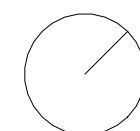


T: +61 3 9860 4000  
ARBV REG. NO. 50072  
[www.bh-architects.com](http://www.bh-architects.com)

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT  
OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE  
CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING  
SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT  
OF THE COPYRIGHT HOLDER.



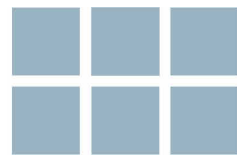
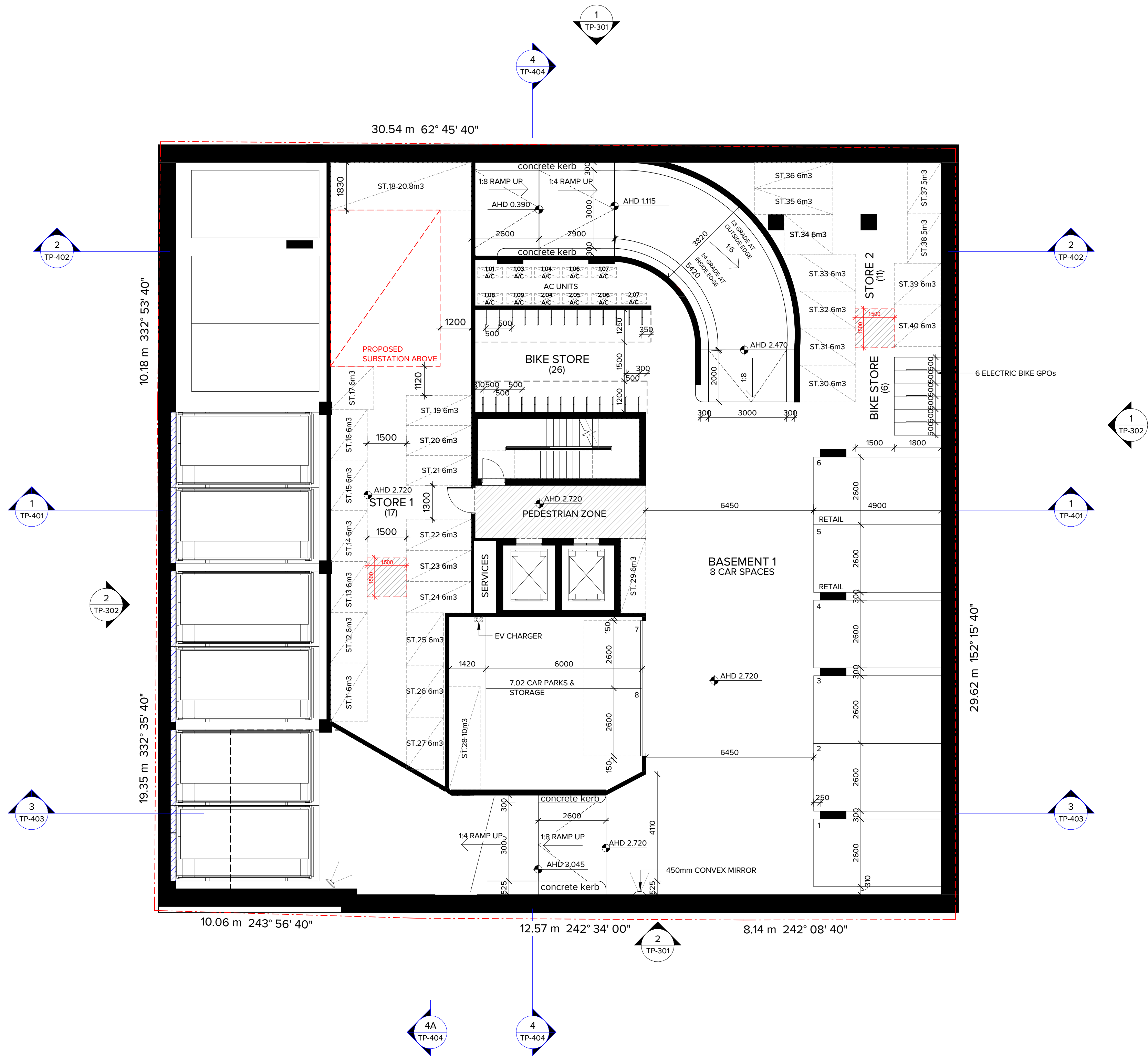
PROPOSED BASEMENT 02

TP-203

**NOTES**

- ALL BALCONIES TO HAVE TAPS AND FLOOR WASTES– CONDITION 6
- WATER TANKS CONNECTED TO ALL TOILETS FOR FLUSHING– CONDITION 1(e)

BRIGHTON ROAD OVER



**BRUCE  
HENDERSON  
ARCHITECTS**

MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:

Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED

BHA

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.02.22	ISSUED FOR SECONDARY CONSENT
B	10.11.22	ISSUED FOR SECONDARY CONSENT

0 0.5 1.0 2.0 5.0m

PROJECT:

1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:

PROPOSED BASEMENT 01

JOB No: 40020

SCALE: 1:100@A1

REVISION No: B

DRAWN: BHA

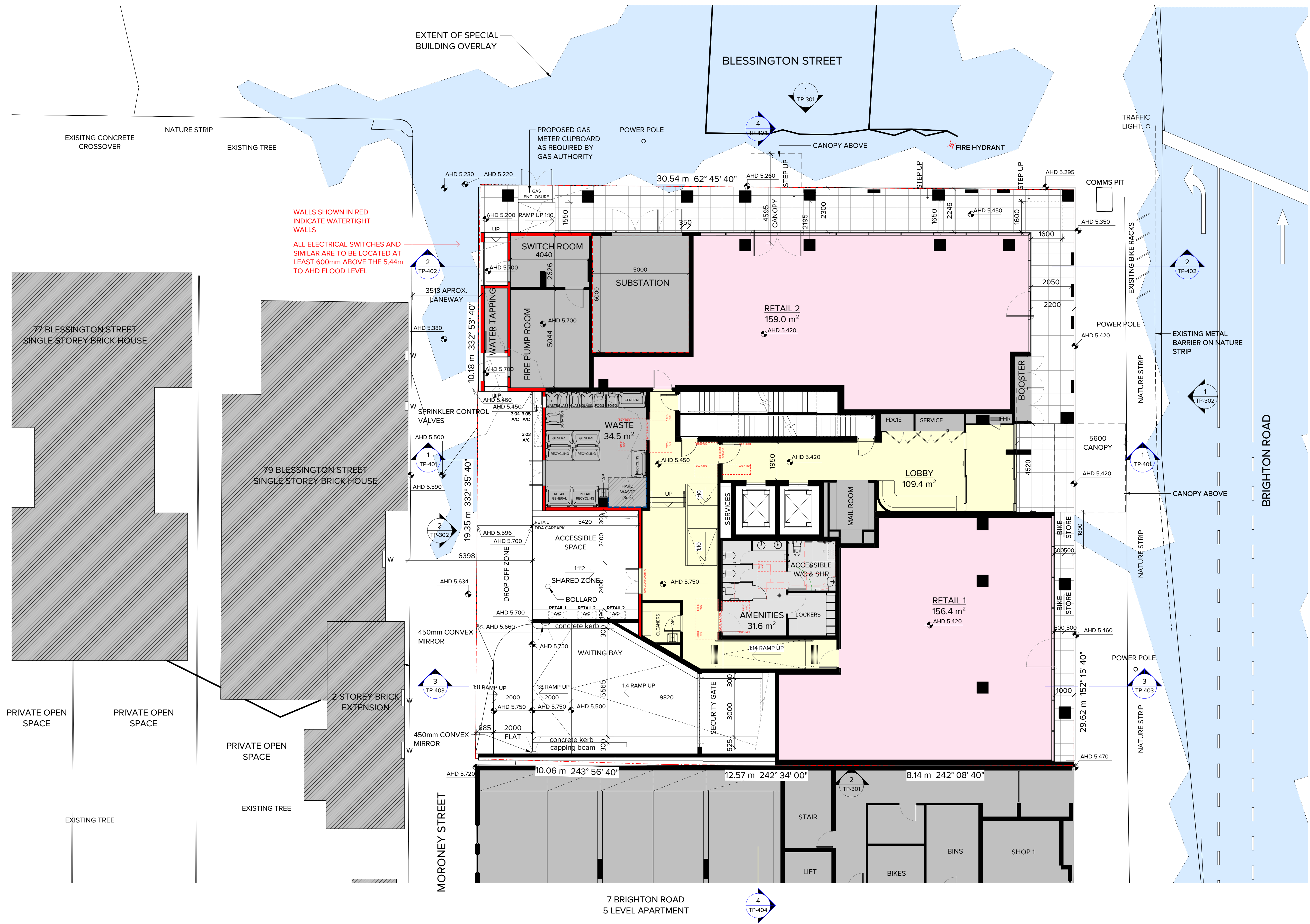
DRAWING STATUS:

TOWN PLANNING

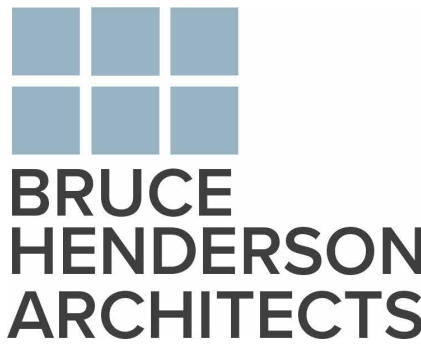
DRAWING No:

TP-204





- NOTES
- ALL BALCONIES TO HAVE TAPS AND FLOOR WASTES - CONDITION 6
  - WATER TANKS CONNECTED TO ALL TOILETS FOR FLUSHING - CONDITION 1(e)
  - ALL PLANT, EQUIPMENT AND DOMESTIC SERVICES ARE LOCATED EXTERNALLY - CONDITION 1(f)



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

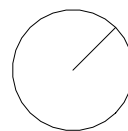
NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED **BHA**

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.06.20	ISSUED FOR INFORMATION
B	26.06.20	ISSUED FOR REVIEW
C	31.07.20	ISSUED FOR REVIEW
D	03.08.20	ISSUED FOR REVIEW
E	25.09.20	REVISED DRAWINGS
F	24.11.20	URBAN DESIGN REVIEW
G	27.08.21	ISSUED FOR ENDORSEMENT
H	10.11.22	ISSUED FOR SECONDARY CONSENT
I	06.08.25	VCAT SUBMISSION ISSUE

0 0.5 1.0 2.0 5.0m



PROJECT:  
**1 BRIGHTON ROAD, ST KILDA**

DRAWING TITLE:  
**PROPOSED GROUND FLOOR**

JOB No: **40020**

SCALE: **1:100@A1** REVISION No: **1**

DRAWN: **BHA**

DRAWING STATUS: **TOWN PLANNING** DRAWING No: **TP-205**



- NOTES
- ALL BALCONIES TO HAVE TAPS AND FLOOR WASTES - CONDITION 6
  - WATER TANKS CONNECTED TO ALL TOILETS FOR FLUSHING - CONDITION 1(e)
  - ALL PLANT, EQUIPMENT AND DOMESTIC SERVICES ARE LOCATED EXTERNALLY - CONDITION 1(f)

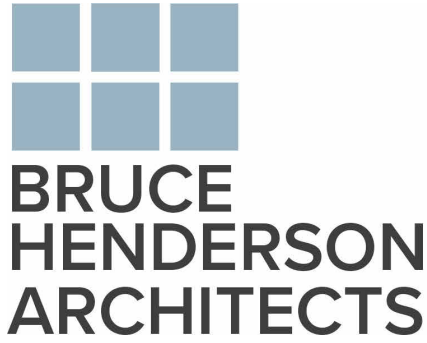


79 BLESSINGTON STREET

BRIGHTON ROAD



7 BRIGHTON ROAD



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED **BHA**

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.06.20	ISSUED FOR INFORMATION
B	26.06.20	ISSUED FOR REVIEW
C	31.07.20	ISSUED FOR REVIEW
D	03.08.20	ISSUED FOR REVIEW
E	27.08.21	ISSUED FOR ENDORSEMENT
F	24.02.22	ISSUED FOR SECONDARY CONSENT
G	10.11.22	ISSUED FOR SECONDARY CONSENT
H	06.08.25	VCAT SUBMISSION ISSUE

0 0.5 1.0 2.0 5.0m

PROJECT:  
**1 BRIGHTON ROAD, ST KILDA**

DRAWING TITLE:  
**PROPOSED LEVEL 01 PLAN**

JOB No: **40020**

SCALE: **1:100@A1** REVISION No: **H**

DRAWN: **BHA**

DRAWING STATUS: **TOWN PLANNING** DRAWING No: **TP-206**



NOTES  
- ALL BALCONIES TO HAVE TAPS AND FLOOR WASTES - CONDITION 6  
- WATER TANKS CONNECTED TO ALL TOILETS FOR FLUSHING - CONDITION 1(e)  
- ALL PLANT, EQUIPMENT AND DOMESTIC SERVICES ARE LOCATED EXTERNALLY - CONDITION 1(f)



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED **BHA**

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.06.20	ISSUED FOR INFORMATION
B	26.06.20	ISSUED FOR REVIEW
C	31.07.20	ISSUED FOR REVIEW
D	03.08.20	ISSUED FOR REVIEW
E	27.08.21	ISSUED FOR ENDORSEMENT
F	10.11.22	ISSUED FOR SECONDARY CONSENT
G	06.08.25	VCAT SUBMISSION ISSUE

0 0.5 1.0 2.0 5.0m

PROJECT:  
**1 BRIGHTON ROAD, ST KILDA**

DRAWING TITLE:  
**PROPOSED LEVEL 02 PLAN**

JOB No: **40020**

SCALE: **1:100@A1** REVISION No: **G**

DRAWN: **BHA**

DRAWING STATUS: **TOWN PLANNING** DRAWING No: **TP-207**



NOTES  
- ALL BALCONIES TO HAVE TAPS AND FLOOR WASTES - CONDITION 6  
- WATER TANKS CONNECTED TO ALL TOILETS FOR FLUSHING - CONDITION 1(e)  
- ALL PLANT, EQUIPMENT AND DOMESTIC SERVICES ARE LOCATED EXTERNALLY - CONDITION 1(f)



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED **BHA**

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.06.20	ISSUED FOR INFORMATION
B	26.06.20	ISSUED FOR REVIEW
C	31.07.20	ISSUED FOR REVIEW
D	03.08.20	ISSUED FOR REVIEW
E	24.11.20	URBAN DESIGN REVIEW
F	27.08.21	ISSUED FOR ENDORSEMENT
G	10.11.22	ISSUED FOR SECONDARY CONSENT
H	06.08.25	VCAT SUBMISSION ISSUE

0 0.5 1.0 2.0 5.0m

PROJECT:  
**1 BRIGHTON ROAD, ST KILDA**

DRAWING TITLE:  
**PROPOSED LEVEL 03 PLAN**

JOB No: **40020**

SCALE: **1:100@A1** REVISION No: **H**

DRAWN: **BHA**

DRAWING STATUS: **TOWN PLANNING** DRAWING No: **TP-208**



NOTES  
- ALL BALCONIES TO HAVE TAPS AND FLOOR WASTES - CONDITION 6  
- WATER TANKS CONNECTED TO ALL TOILETS FOR FLUSHING - CONDITION 1(e)  
- ALL PLANT, EQUIPMENT AND DOMESTIC SERVICES ARE LOCATED EXTERNALLY - CONDITION 1(f)



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED **BHA**

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.06.20	ISSUED FOR INFORMATION
B	26.06.20	ISSUED FOR REVIEW
C	31.07.20	ISSUED FOR REVIEW
D	03.08.20	ISSUED FOR REVIEW
E	24.11.20	URBAN DESIGN REVIEW
F	27.08.21	ISSUED FOR ENDORSEMENT
G	10.11.22	ISSUED FOR SECONDARY CONSENT
H	06.08.25	VCAT SUBMISSION ISSUE

0 0.5 1.0 2.0 5.0m

PROJECT:  
**1 BRIGHTON ROAD, ST KILDA**

DRAWING TITLE:  
**PROPOSED LEVEL 04 PLAN**

JOB No: **40020**

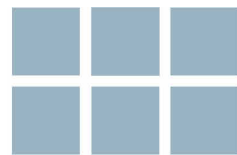
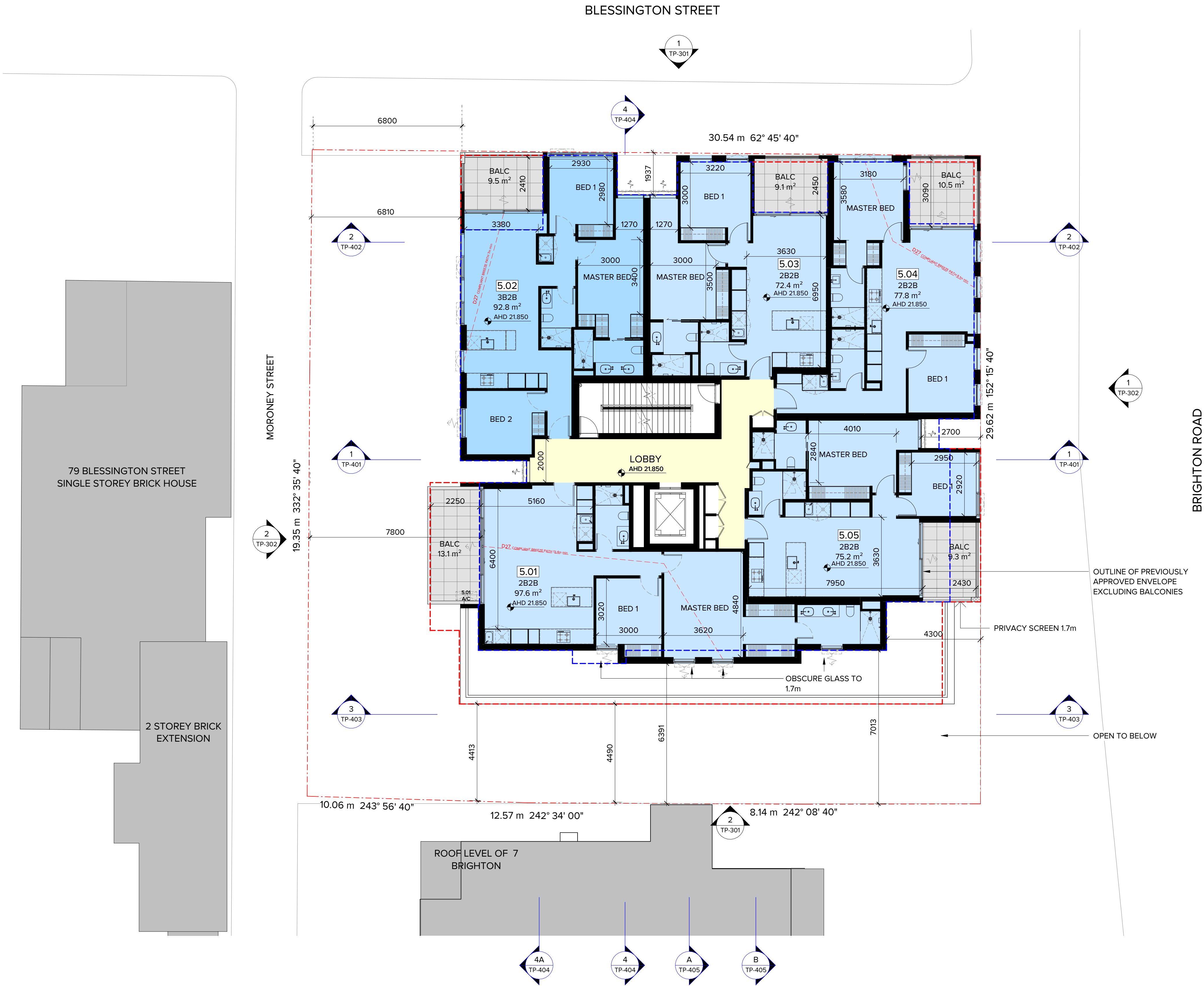
SCALE: **1:100@A1** REVISION No: **H**

DRAWN: **BHA**

DRAWING STATUS: **TOWN PLANNING** DRAWING No: **TP-209**



- NOTES
- ALL BALCONIES TO HAVE TAPS AND FLOOR WASTES - CONDITION 6
  - WATER TANKS CONNECTED TO ALL TOILETS FOR FLUSHING - CONDITION 1(e)
  - ALL PLANT, EQUIPMENT AND DOMESTIC SERVICES ARE LOCATED EXTERNALLY - CONDITION 1(f)



BRUCE  
HENDERSON  
ARCHITECTS

MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

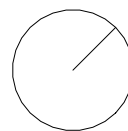
NOTES:  
Do not scale. All drawings, layouts and area calculations are  
indicative only and are subject to approval by the relevant Authorities and  
alterations due to Design Development. Drawings are not to be used for  
construction. All apartment and balcony areas are calculated as Gross Floor  
Area in accordance with the Method of Measurement for Residential Property  
as published by the Property Council of Australia.

CHECKED  
BHA

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT  
OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE  
CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING  
SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT  
OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.06.20	ISSUED FOR INFORMATION
B	26.06.20	ISSUED FOR REVIEW
C	31.07.20	ISSUED FOR REVIEW
D	03.08.20	ISSUED FOR REVIEW
E	24.11.20	URBAN DESIGN REVIEW
F	27.08.21	ISSUED FOR ENDORSEMENT
G	10.11.22	ISSUED FOR SECONDARY CONSENT
H	06.08.25	VCAT SUBMISSION ISSUE

0 0.5 1.0 2.0 5.0m



PROJECT:

1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:

PROPOSED LEVEL 05 PLAN

JOB No: 40020

SCALE: 1:100@A1

REVISION No: H

DRAWN: BHA

DRAWING STATUS:

TOWN PLANNING

DRAWING No:

TP-210





NOTES

- ALL BALCONIES TO HAVE TAPS AND FLOOR WASTES - CONDITION 6
- WATER TANKS CONNECTED TO ALL TOILETS FOR FLUSHING - CONDITION 1(e)
- ALL PLANT, EQUIPMENT AND DOMESTIC SERVICES ARE LOCATED EXTERNALLY - CONDITION 1(f)



BRUCE  
HENDERSON  
ARCHITECTS

MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are  
indicative only and are subject to approval by the relevant Authorities and  
alterations due to Design Development. Drawings are not to be used for  
construction. All apartment and balcony areas are calculated as Gross Floor  
Area in accordance with the Method of Measurement for Residential Property  
as published by the Property Council of Australia.

CHECKED BHA

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT  
OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE  
CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING  
SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT  
OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.06.20	ISSUED FOR INFORMATION
B	31.07.20	ISSUED FOR REVIEW
C	03.08.20	ISSUED FOR REVIEW
D	24.11.20	URBAN DESIGN REVIEW
E	27.08.21	ISSUED FOR ENDORSEMENT
F	10.11.22	ISSUED FOR SECONDARY CONSENT
G	06.08.25	VCAT SUBMISSION ISSUE

0 0.5 1.0 2.0 5.0m

PROJECT:

1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:

PROPOSED LEVEL 06 PLAN

JOB No: 40020

SCALE: 1:100@A1

REVISION No: G

DRAWN: BHA

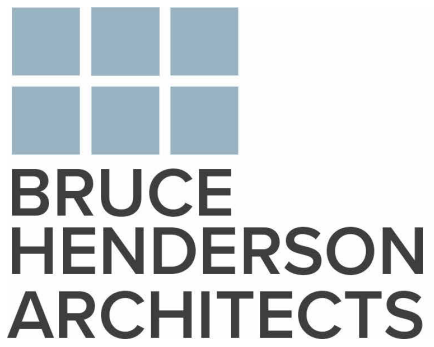
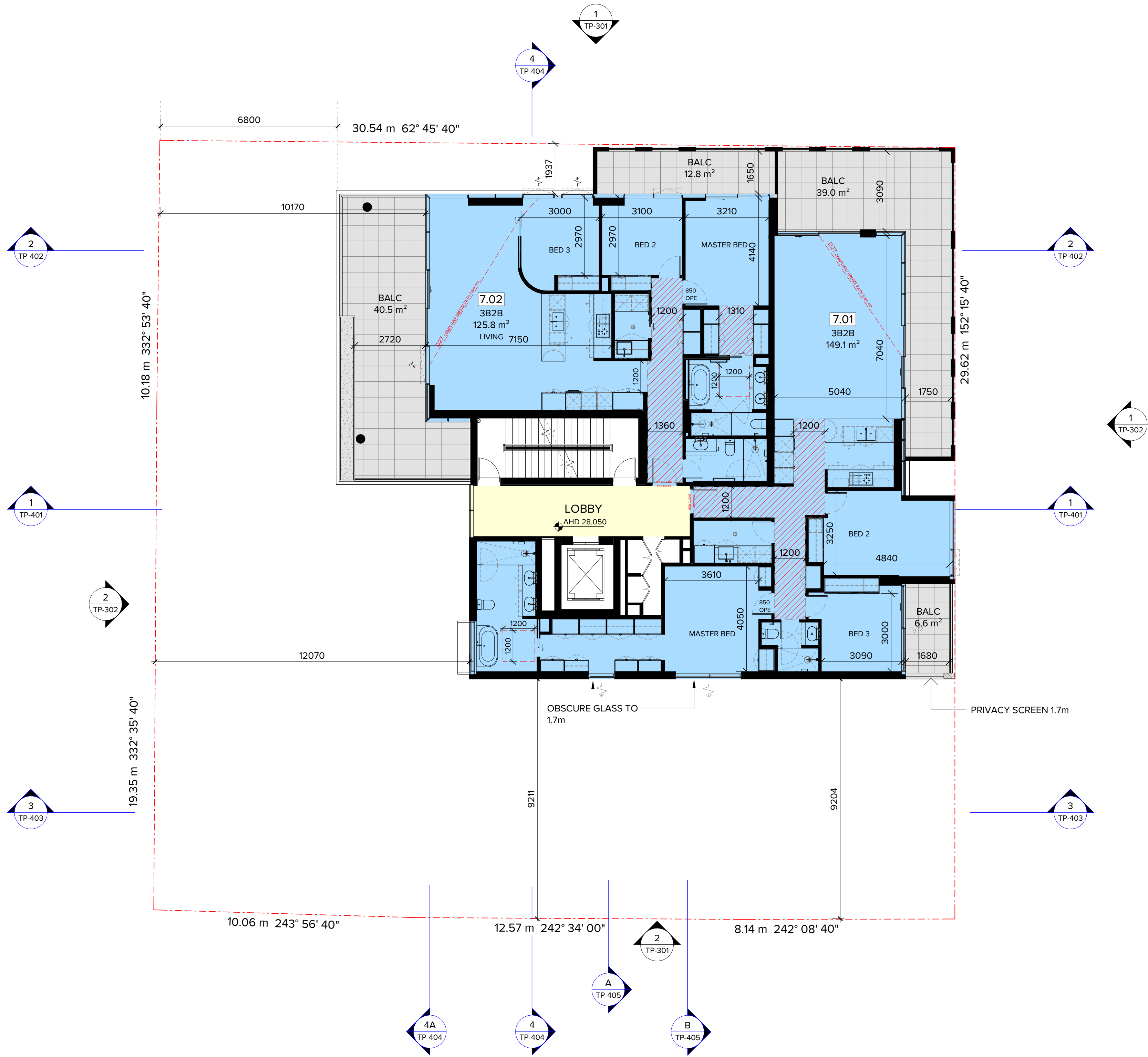
DRAWING STATUS:

TOWN PLANNING

DRAWING No:

TP-211





MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

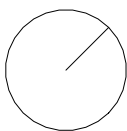
NOTES:  
Do not scale. All drawings, layouts and area calculations are  
indicative only and are subject to approval by the relevant Authorities and  
alterations due to Design Development. Drawings are not to be used for  
construction. All apartment and balcony areas are calculated as Gross Floor  
Area in accordance with the Method of Measurement for Residential Property  
as published by the Property Council of Australia.

CHECKED  
Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT  
OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE  
CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING  
SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT  
OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	06.08.25	VCAT SUBMISSION ISSUE

0 0.5 1.0 2.0 5.0m



PROJECT:  
  
1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:  
PROPOSED LEVEL 07 PLAN

JOB No: 40020

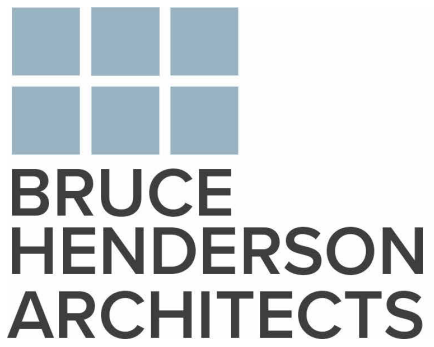
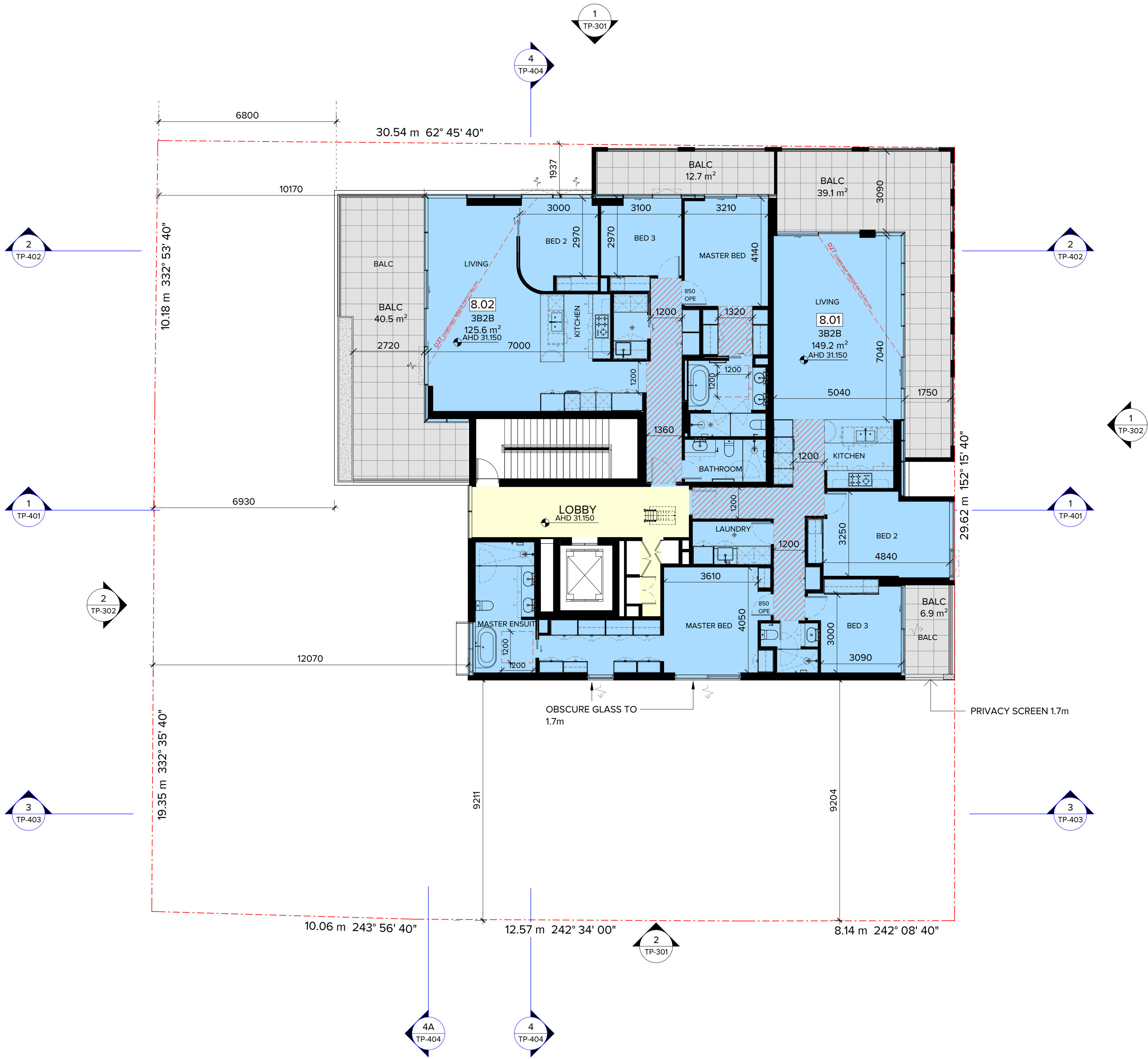
SCALE: REVISION No: A

DRAWN: Author

DRAWING STATUS: TOWN PLANNING

DRAWING No: TP-212





MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

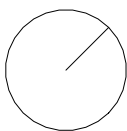
NOTES:  
Do not scale. All drawings, layouts and area calculations are  
indicative only and are subject to approval by the relevant Authorities and  
alterations due to Design Development. Drawings are not to be used for  
construction. All apartment and balcony areas are calculated as Gross Floor  
Area in accordance with the Method of Measurement for Residential Property  
as published by the Property Council of Australia.

CHECKED	Checker

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT  
OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE  
CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING  
SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT  
OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	06.08.25	VCAT SUBMISSION ISSUE

0 0.5 1.0 2.0 5.0m



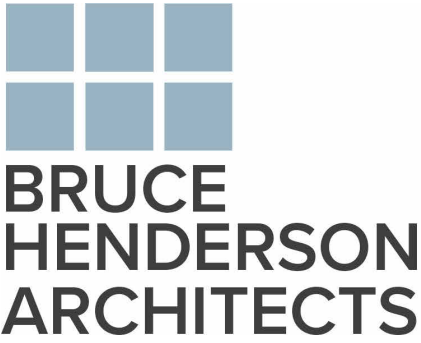
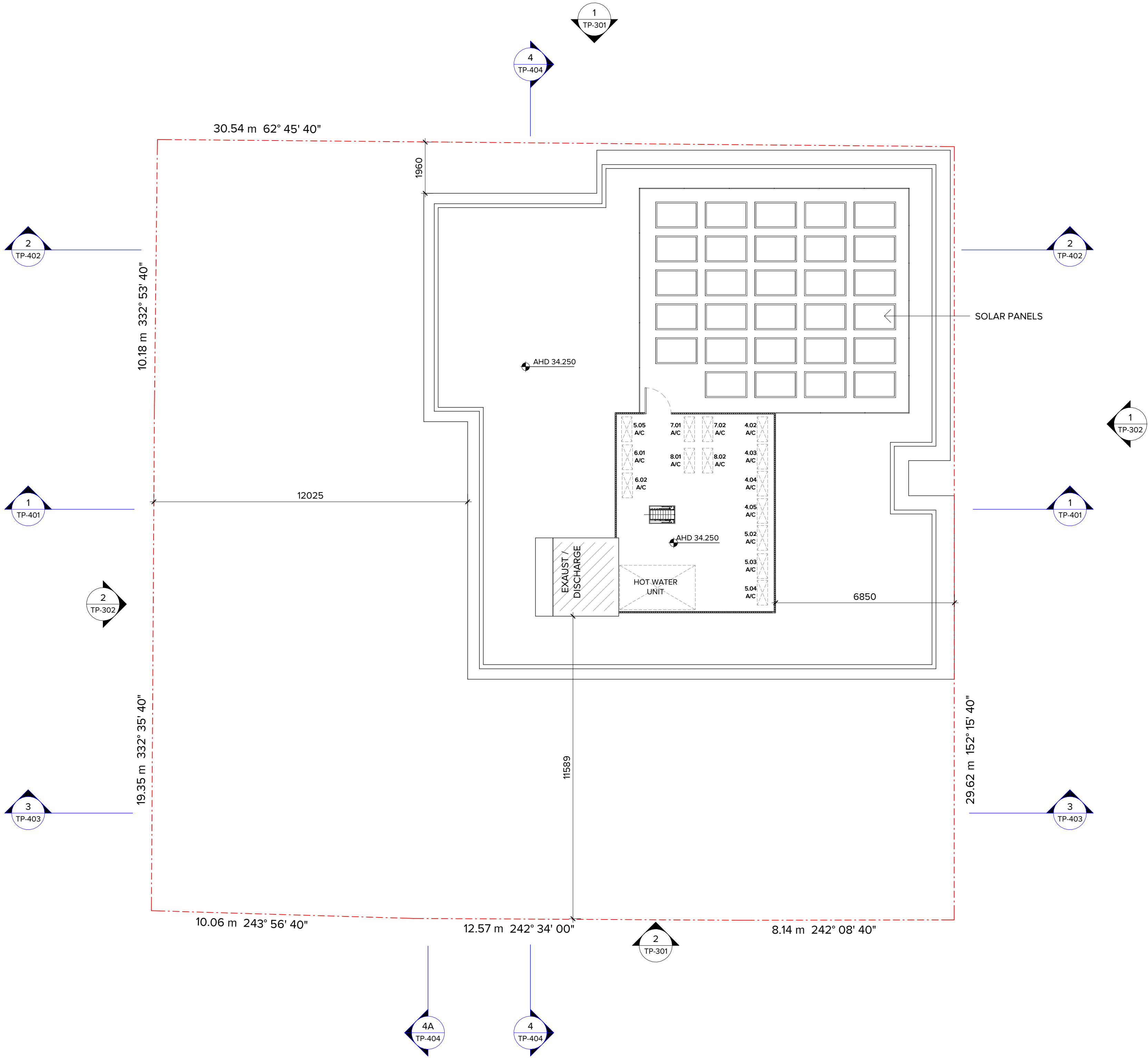
PROJECT:  
  
1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:  
PROPOSED LEVEL 08 PLAN

JOB No:	40020
SCALE:	REVISION No: A
DRAWN: Author	
DRAWING STATUS:	DRAWING No:
TOWN PLANNING	TP-213



NOTES  
- ALL BALCONIES TO HAVE TAPS AND FLOOR WASTES - CONDITION 6  
- WATER TANKS CONNECTED TO ALL TOILETS FOR FLUSHING - CONDITION 1(e)  
- ALL PLANT, EQUIPMENT AND DOMESTIC SERVICES ARE LOCATED EXTERNALLY - CONDITION 1(f)



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

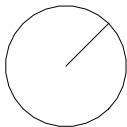
NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED **BHA**

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.06.20	ISSUED FOR INFORMATION
B	31.07.20	ISSUED FOR REVIEW
C	03.08.20	ISSUED FOR REVIEW
D	24.11.20	URBAN DESIGN REVIEW
E	27.08.21	ISSUED FOR ENDORSEMENT
F	10.11.22	ISSUED FOR SECONDARY CONSENT
G	06.08.25	VCAT SUBMISSION ISSUE

0 0.5 1.0 2.0 5.0m



PROJECT:  
**1 BRIGHTON ROAD, ST KILDA**

DRAWING TITLE:  
**PROPOSED ROOF PLAN**

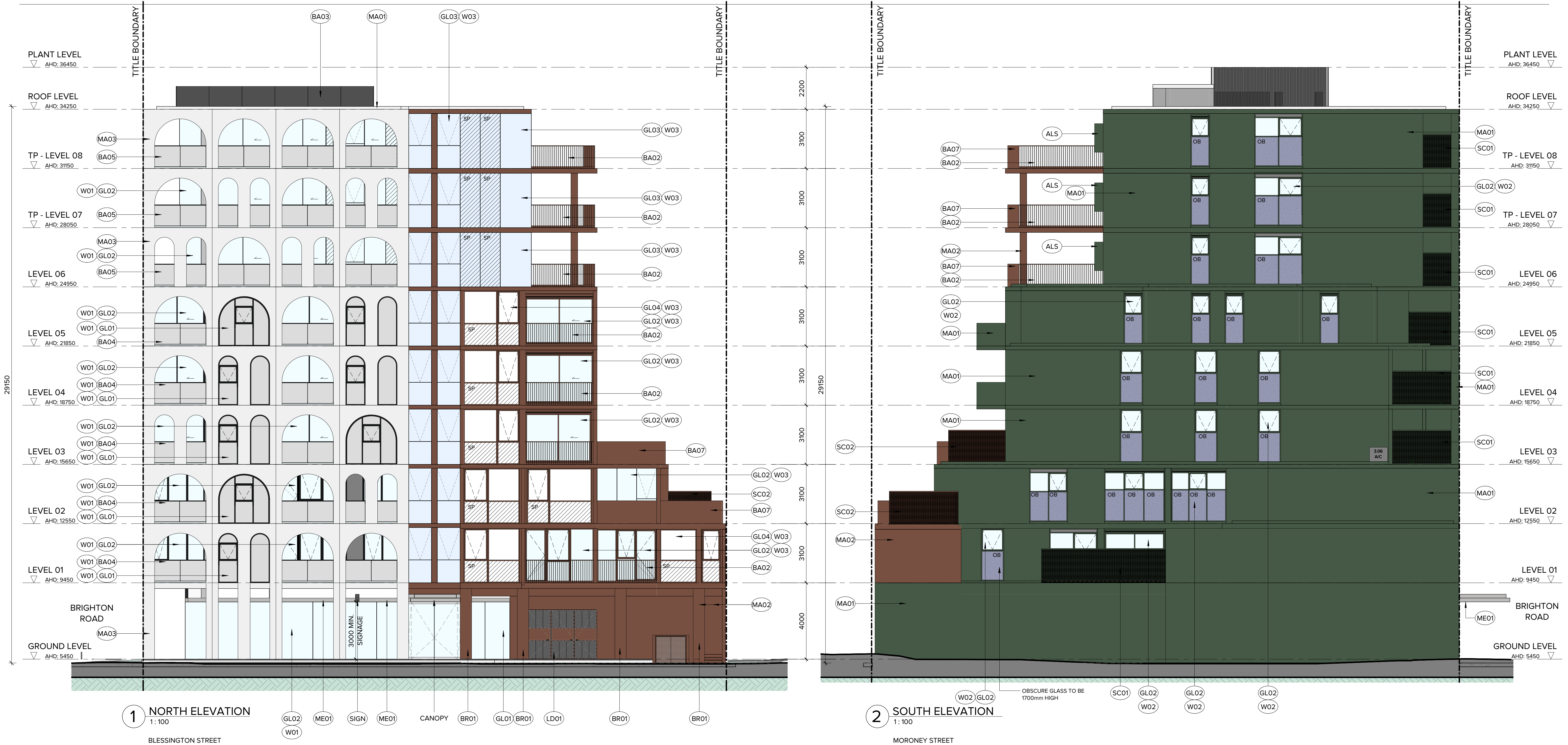
JOB No: **40020**

SCALE: **1:100@A1** REVISION No: **G**

DRAWN: **BHA**

DRAWING STATUS: **TOWN PLANNING** DRAWING No: **TP-214**





- (ALS) POWDERCOATED ALUMINIUM SHROUD COLOUR 'DARK GREEN'

(GL01) DARK GREY TINTED GLASS

(GL02) CLEAR GLASS. WHERE DENOTED 'OB' GLAZED WINDOWS TO INCORPORATE OBSCURE GLASS AS APPROVED

(GL03) MID GREY GLASS INCLUDING SPANDREL PANELS

(GL04) LIGHT GREY REFLECTIVE GLASS. WHERE DENOTED 'OB' GLAZED WINDOWS TO INCORPORATE OBSCURE GLASS AS APPROVED

(SC01) PROPOSED METAL BALUSTRADE / PRIVACY SCREEN TO BALCONIES. HORIZONTAL METAL BLADES TO DIMENSIONS / SPACING TO APPROVED DETAIL SUPPORTED OFF VERTICAL UPRIGHTS. ADDITIONAL VERTICAL FOLDED PERFORATED METAL SCREENING AT MAX. 25% OPEN AREA BETWEEN HORIZONTAL METAL BLADES. POWDERCOATED 'DARK GREEN' (SC01) AND DEEP RED OCHRE (SC02)
- (MA01) PRECAST CONCRETE WALLS COLOUR - DARK GREEN APPLIED FINISH

(MA02) PRECAST CONCRETE WALLS COLOUR - DEEP RED OCHRE APPLIED FINISH

(MA03) PRECAST CONCRETE WALLS COLOUR - 'BRIGHT AND LIGHT' (WHITE) APPLIED FINISH

(MA04) PRECAST CONCRETE WALLS COLOUR - BLACK APPLIED FINISH

(W01) COMMERCIAL ALUMINIUM WINDOW FRAMING POWDERCOATED 'DARK GREY'

(W02) COMMERCIAL ALUMINIUM WINDOW FRAMING POWDERCOATED 'DARK GREEN'

(W03) COMMERCIAL ALUMINIUM WINDOW FRAMING POWDERCOATED 'DEEP RED OCHRE'
- (SP) SPANDREL PANEL

(OB) OBSCURE GLASS

(ST01) NATURAL STONE – LIGHT BLUE TUNDRA\* OR SIMILAR APPROVED EQUIVALENT

(ME01) FEATURE METAL CLADDING / STRIPS IN NATURAL METAL STAINLESS FINISH

(SIGN) PROPOSED CUSTOM SIGNAGE BOXES

(LD01) ALUMINIUM FRAMED LOUVRED DOORS. POWDERCOATED 'DEEP RED OCHRE'
- (BA01) METAL PICKET BALUSTRADE FIXED INTO BASE CHANNEL WITH TOP-MOUNTED HANDRAIL. SELECTED DARK GREEN POWDERCOAT FINISH TO HANDRAIL, BASE CHANNEL AND PICKETS

(BA02) METAL PICKET BALUSTRADE FIXED INTO BASE CHANNEL WITH TOP-MOUNTED HANDRAIL. SELECTED DEEP RED OCHRE POWDERCOAT FINISH TO HANDRAIL, BASE CHANNEL AND PICKETS

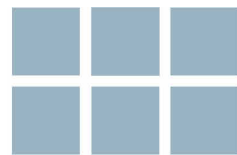
(BA03) BLACKENED STEEL PLATE BALUSTRADE

(BA04) GLASS BALUSTRADE - DARK GREY TINTED GLASS GL01

(BA05) OBSCURE GLASS BALUSTRADE

(BA06) GRC PLANTER BOX - COLOR DARK GREEN

(BA07) GRC PLANTER BOX - COLOR DEEP RED OCHRE



BRUCE  
HENDERSON  
ARCHITECTS

MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES: Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.	
CHECKED	BHA
© COPYRIGHT Bruce Henderson Architects P/L REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENTS OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.	

REV	DATE	DESCRIPTION
A	24.06.20	ISSUED FOR INFORMATION
B	31.07.20	ISSUED FOR REVIEW
C	03.08.20	ISSUED FOR REVIEW
D	24.11.20	URBAN DESIGN REVIEW
E	27.08.21	ISSUED FOR ENDORSEMENT
F	24.02.22	ISSUED FOR SECONDARY CONSENT
G	10.11.22	ISSUED FOR SECONDARY CONSENT
H	06.08.25	VCAT SUBMISSION ISSUE

PROJECT:

1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:

NORTH & SOUTH ELEVATION

JOB No: 40020

SCALE: 1:100@A1

REVISION No: H

DRAWN: BHA

DRAWING STATUS:

TOWN PLANNING

DRAWING No:

TP-301





- ALS

POWDERCOATED ALUMINIUM SHROUD  
COLOUR 'DARK GREEN'
- GL01

DARK GREY TINTED GLASS
- GL02

CLEAR GLASS. WHERE DENOTED 'OB' GLAZED WINDOWS  
TO INCORPORATE OBSCURE GLASS AS APPROVED
- GL03

MID GREY GLASS INCLUDING SPANDREL PANELS
- GL04

LIGHT GREY REFLECTIVE GLASS. WHERE DENOTED 'OB'  
GLAZED WINDOWS TO INCORPORATE OBSCURE GLASS  
AS APPROVED
- SC01

PROPOSED METAL BALUSTRADE / PRIVACY SCREEN TO  
BALCONIES. HORIZONTAL METAL BLADES TO  
DIMENSIONS / SPACING TO APPROVED DETAIL  
SUPPORTED OFF VERTICAL UPRIGHTS. ADDITIONAL  
VERTICAL FOLDED PERFORATED METAL SCREENING AT  
MAX. 25% OPEN AREA BETWEEN HORIZONTAL METAL  
BLADES. POWDERCOATED 'DARK GREEN' (SC01) AND  
DEEP RED OCHRE (SC02)
- MA01

PRECAST CONCRETE WALLS COLOUR - DARK GREEN  
APPLIED FINISH
- MA02

PRECAST CONCRETE WALLS COLOUR - DEEP RED  
OCHRE APPLIED FINISH
- MA03

PRECAST CONCRETE WALLS COLOUR - 'BRIGHT AND  
LIGHT' (WHITE) APPLIED FINISH
- MA04

PRECAST CONCRETE WALLS COLOUR - BLACK  
APPLIED FINISH
- W01

COMMERCIAL ALUMINIUM WINDOW FRAMING  
POWDERCOATED 'DARK GREY'
- W02

COMMERCIAL ALUMINIUM WINDOW FRAMING  
POWDERCOATED 'DARK GREEN'
- W03

COMMERCIAL ALUMINIUM WINDOW FRAMING  
POWDERCOATED 'DEEP RED OCHRE'
- SP

SPANDREL PANEL
- OB

OBSCURE GLASS
- ST01

NATURAL STONE – LIGHT BLUE TUNDRA" OR SIMILAR  
APPROVED EQUIVALENT
- ME01

FEATURE METAL CLADDING / STRIPS IN NATURAL METAL  
STAINLESS FINISH
- SIGN

PROPOSED CUSTOM SIGNAGE BOXES
- LD01

ALUMINIUM FRAMED LOUVRED DOORS.  
POWDERCOATED 'DEEP RED OCHRE'

- BA01

METAL PICKET BALUSTRADE FIXED INTO BASE CHANNEL  
WITH TOP-MOUNTED HANDRAIL. SELECTED DARK GREEN  
POWDERCOAT FINISH TO HANDRAIL, BASE CHANNEL AND  
PICKETS
- BA02

METAL PICKET BALUSTRADE FIXED INTO BASE CHANNEL  
WITH TOP-MOUNTED HANDRAIL. SELECTED DEEP RED  
OCHRE POWDERCOAT FINISH TO HANDRAIL, BASE  
CHANNEL AND PICKETS
- BA03

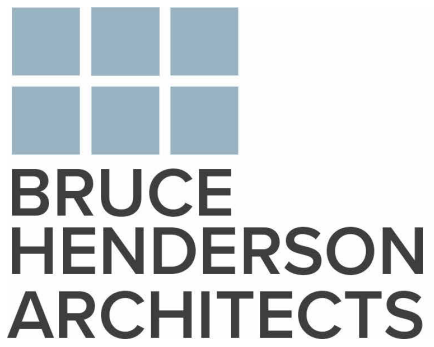
BLACKENED STEEL PLATE BALUSTRADE
- BA04

GLASS BALUSTRADE - DARK GREY TINTED GLASS GL01
- BA05

OBSCURE GLASS BALUSTRADE
- BA06

GRC PLANTER BOX - COLOR DARK GREEN
- BA07

GRC PLANTER BOX - COLOR DEEP RED OCHRE



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are  
indicative only and are subject to approval by the relevant Authorities and  
alterations due to Design Development. Drawings are not to be used for  
construction. All apartment and balcony areas are calculated as Gross Floor  
Area in accordance with the Method of Measurement for Residential Property  
as published by the Property Council of Australia.

CHECKED **BHA**

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT  
OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE  
CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING  
SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT  
OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.06.20	ISSUED FOR INFORMATION
B	31.07.20	ISSUED FOR REVIEW
C	03.08.20	ISSUED FOR REVIEW
D	24.11.20	URBAN DESIGN REVIEW
E	27.08.21	ISSUED FOR ENDORSEMENT
F	10.11.22	ISSUED FOR SECONDARY CONSENT
G	06.08.25	VCAT SUBMISSION ISSUE

PROJECT:

1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:

EAST & WEST ELEVATION

JOB No: 40020

SCALE: 1:100@A1

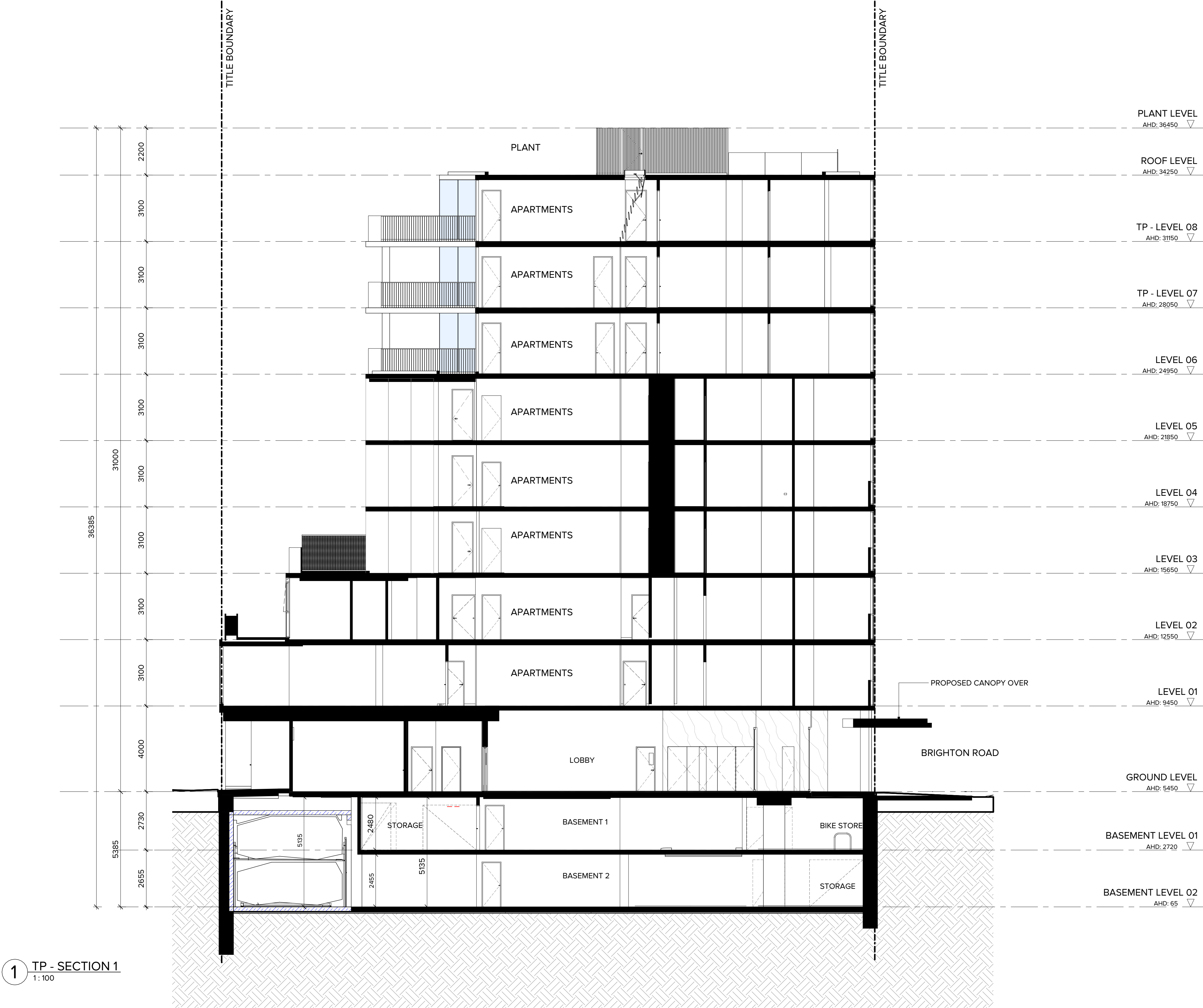
REVISION No: G

DRAWN: BHA

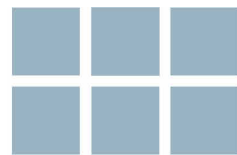
DRAWING STATUS: TOWN PLANNING

DRAWING No: TP-302





1 TP - SECTION 1  
1:100



BRUCE  
HENDERSON  
ARCHITECTS

MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES: Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.	
CHECKED	BHA
© COPYRIGHT Bruce Henderson Architects P/L REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.	

REV	DATE	DESCRIPTION
A	24.06.20	ISSUED FOR INFORMATION
B	31.07.20	ISSUED FOR REVIEW
C	03.08.20	ISSUED FOR REVIEW
D	27.08.21	ISSUED FOR ENDORSEMENT
E	24.02.22	ISSUED FOR SECONDARY CONSENT
F	10.11.22	ISSUED FOR SECONDARY CONSENT
G	06.08.25	VCAT SUBMISSION ISSUE

PROJECT:

1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:

PROPOSED SECTION 1

JOB No: 40020

SCALE: 1:100@A1

REVISION No: G

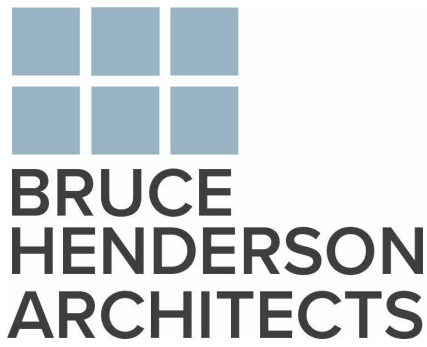
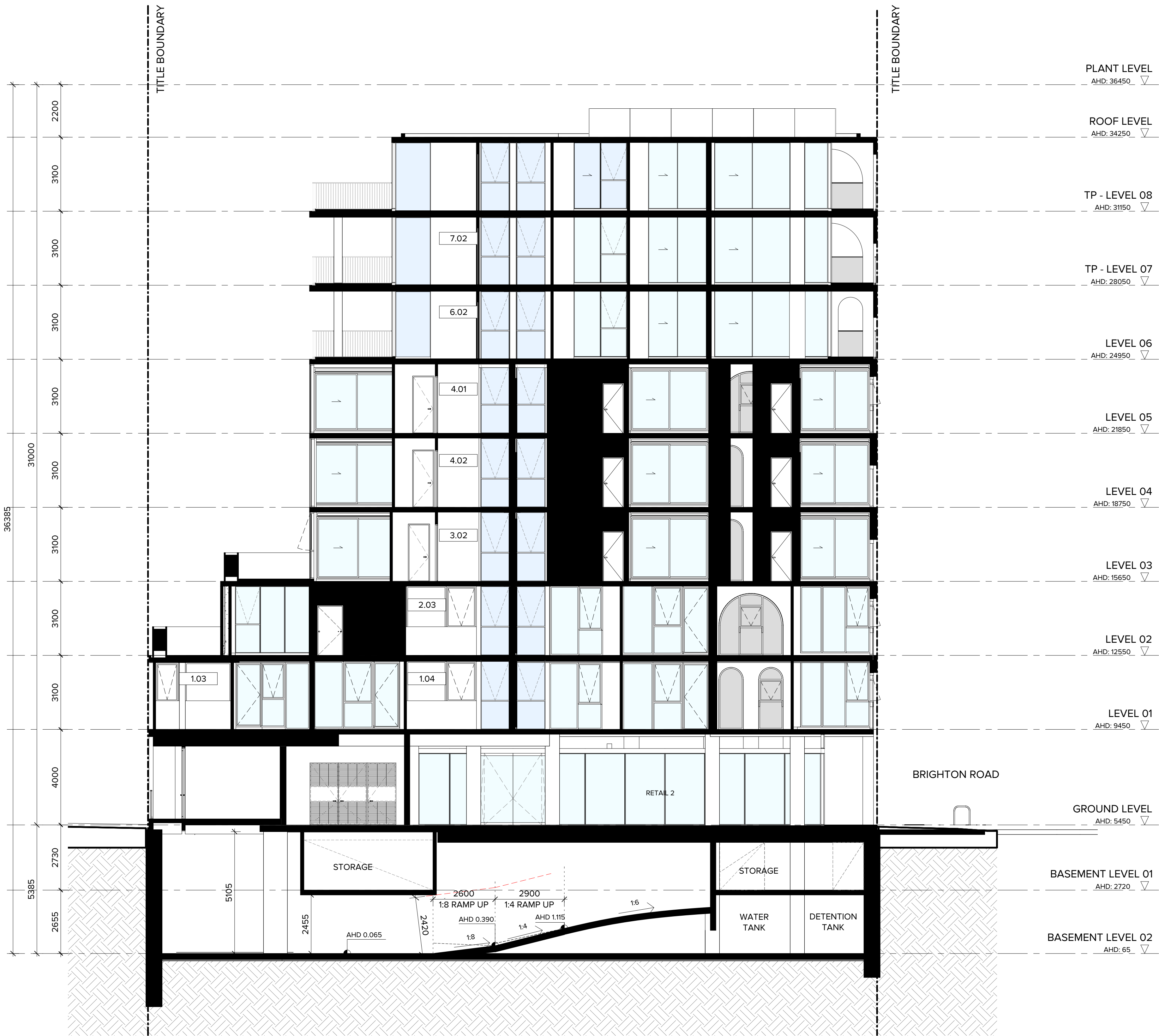
DRAWN: BHA

DRAWING STATUS:

TOWN PLANNING

DRAWING No:

TP-401



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are  
indicative only and are subject to approval by the relevant Authorities and  
alterations due to Design Development. Drawings are not to be used for  
construction. All apartment and balcony areas are calculated as Gross Floor  
Area in accordance with the Method of Measurement for Residential Property  
as published by the Property Council of Australia.

CHECKED **BHA**

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT  
OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE  
CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING  
SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT  
OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.06.20	ISSUED FOR INFORMATION
B	31.07.20	ISSUED FOR REVIEW
C	03.08.20	ISSUED FOR REVIEW
D	27.08.21	ISSUED FOR ENDORSEMENT
E	24.02.22	ISSUED FOR SECONDARY CONSENT
F	10.11.22	ISSUED FOR SECONDARY CONSENT
G	06.08.25	VCAT SUBMISSION ISSUE

PROJECT:

1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:

PROPOSED SECTION 2

JOB No: 40020

SCALE: 1:100@A1

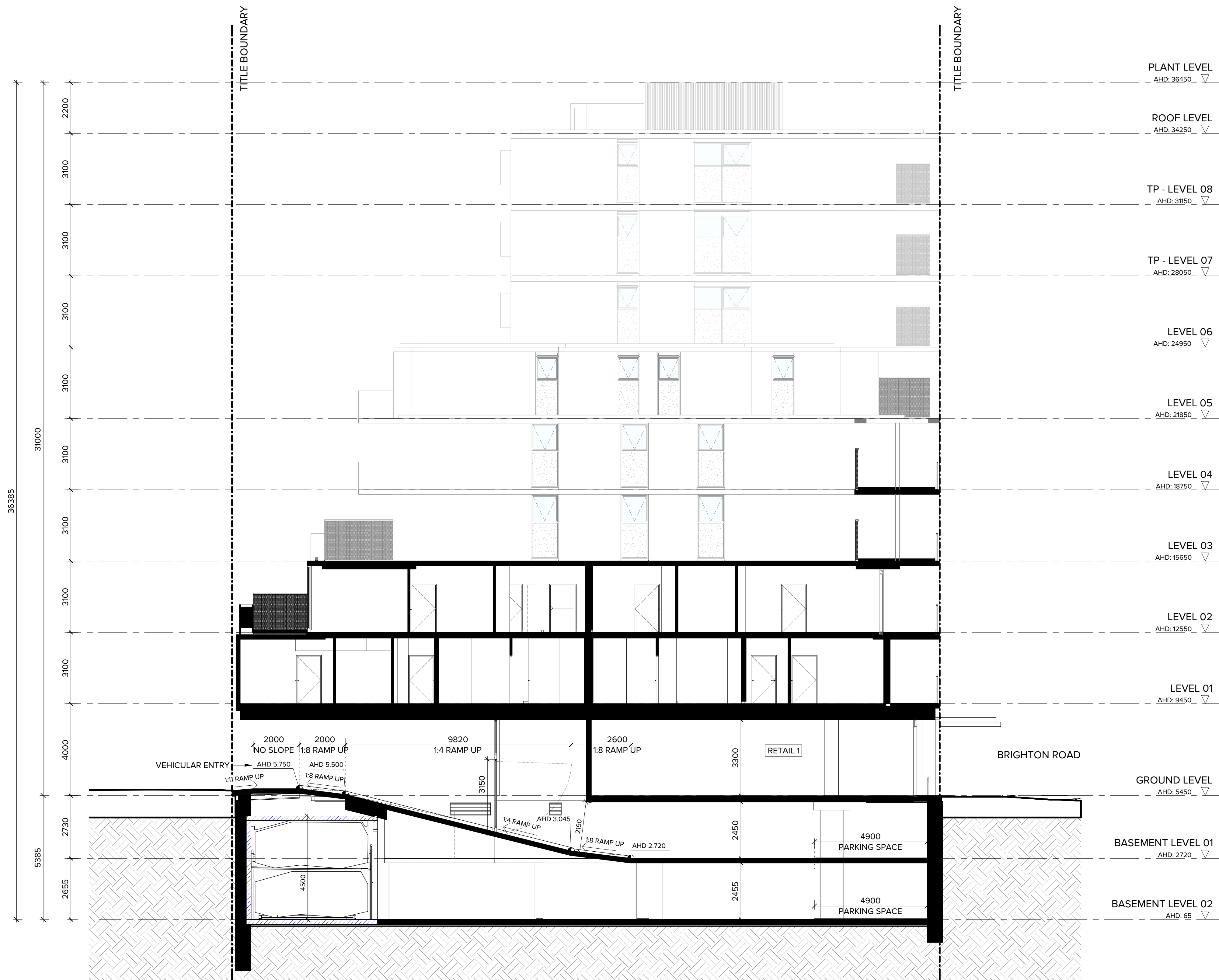
REVISION No: G

DRAWN: BHA

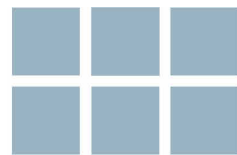
DRAWING STATUS: TOWN PLANNING

DRAWING No: TP-402





3 TP - SECTION 3  
1:100



BRUCE  
HENDERSON  
ARCHITECTS

MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are  
indicative only and are subject to approval by the relevant Authorities and  
alterations due to Design Development. Drawings are not to be used for  
construction. All apartment and balcony areas are calculated as Gross Floor  
Area in accordance with the Method of Measurement for Residential Property  
as published by the Property Council of Australia.

CHECKED BHA

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT  
OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE  
CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING  
SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT  
OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.06.20	ISSUED FOR INFORMATION
B	31.07.20	ISSUED FOR REVIEW
C	03.08.20	ISSUED FOR REVIEW
D	27.08.21	ISSUED FOR ENDORSEMENT
E	24.02.22	ISSUED FOR SECONDARY CONSENT
F	10.11.22	ISSUED FOR SECONDARY CONSENT
G	06.08.25	VCAT SUBMISSION ISSUE

PROJECT:

1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:

PROPOSED SECTION 3

JOB No: 40020

SCALE: 1:100@A1

REVISION No: G

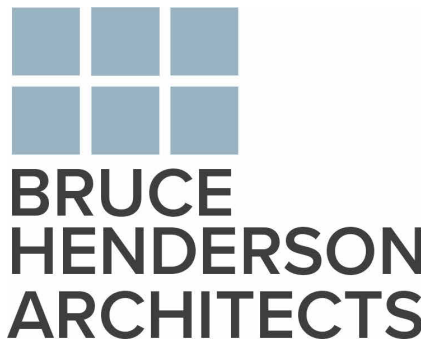
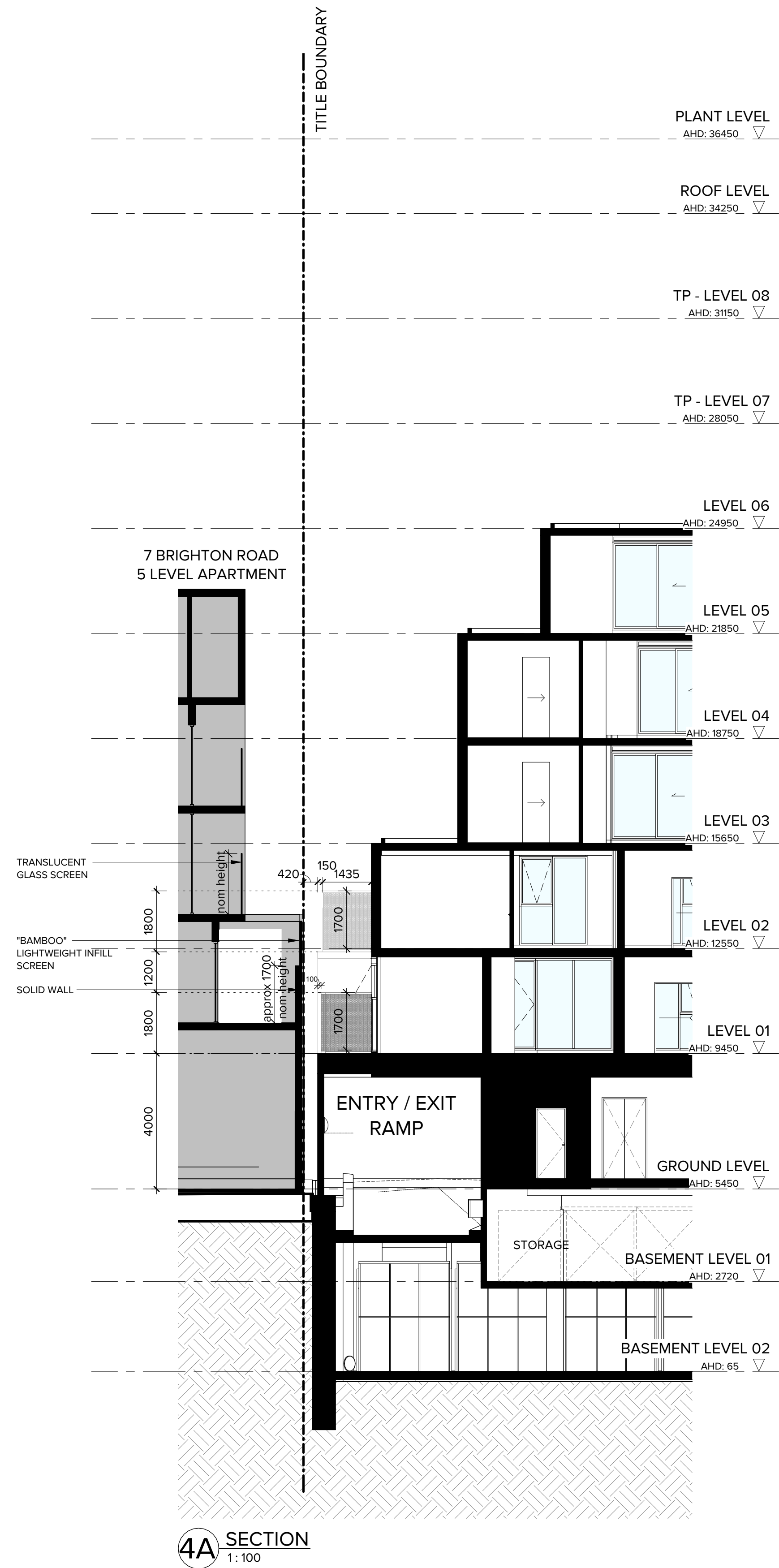
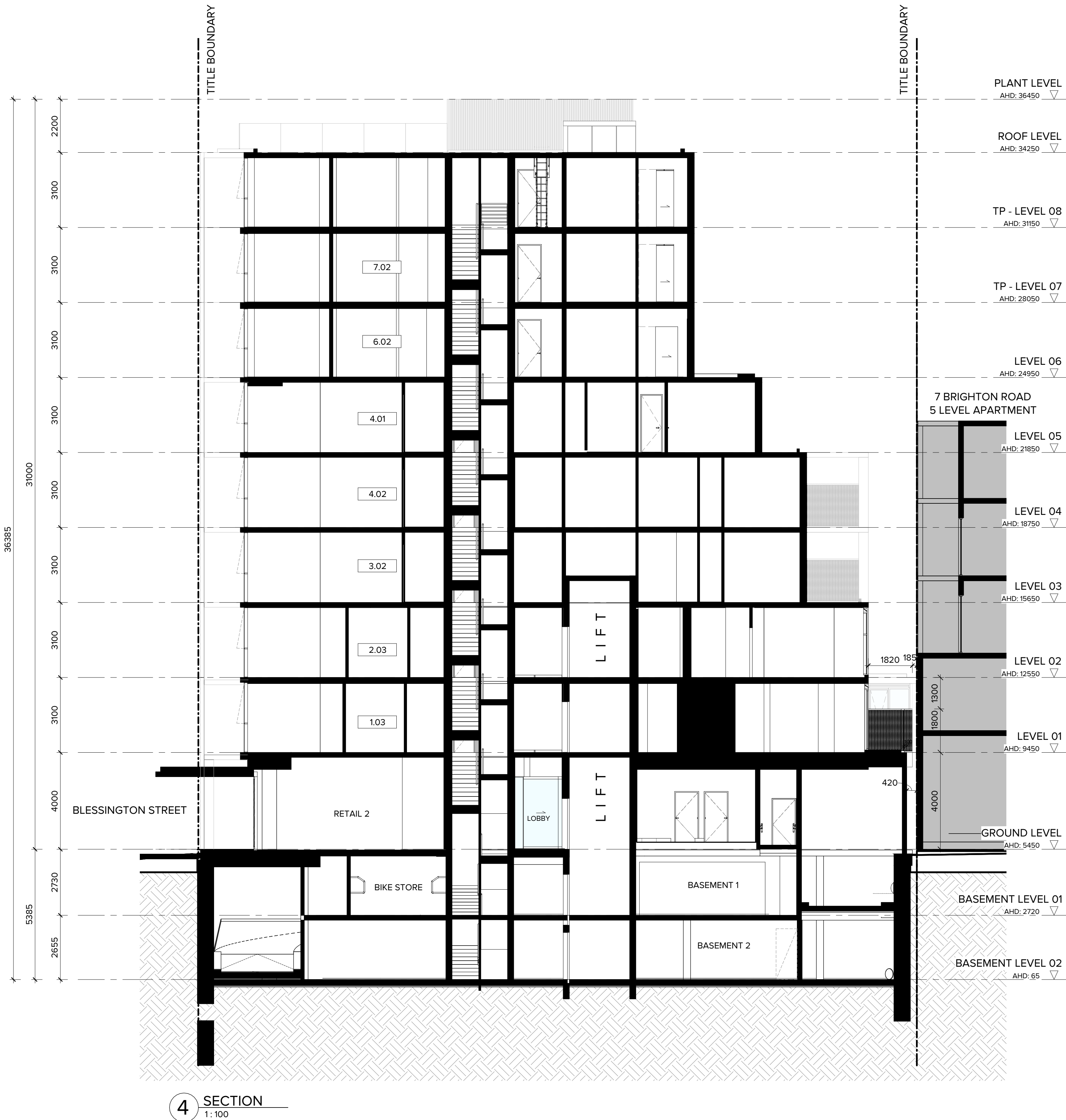
DRAWN: BHA

DRAWING STATUS:

TOWN PLANNING

DRAWING No:

TP-403



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are  
indicative only and are subject to approval by the relevant Authorities and  
alterations due to Design Development. Drawings are not to be used for  
construction. All apartment and balcony areas are calculated as Gross Floor  
Area in accordance with the Method of Measurement for Residential Property  
as published by the Property Council of Australia.

CHECKED BHA

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT  
OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE  
CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING  
SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT  
OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	27.08.21	ISSUED FOR ENDORSEMENT
B	24.02.22	ISSUED FOR SECONDARY CONSENT
C	10.11.22	ISSUED FOR SECONDARY CONSENT
D	06.08.25	VCAT SUBMISSION ISSUE

PROJECT:  
1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:  
PROPOSED SECTION 4

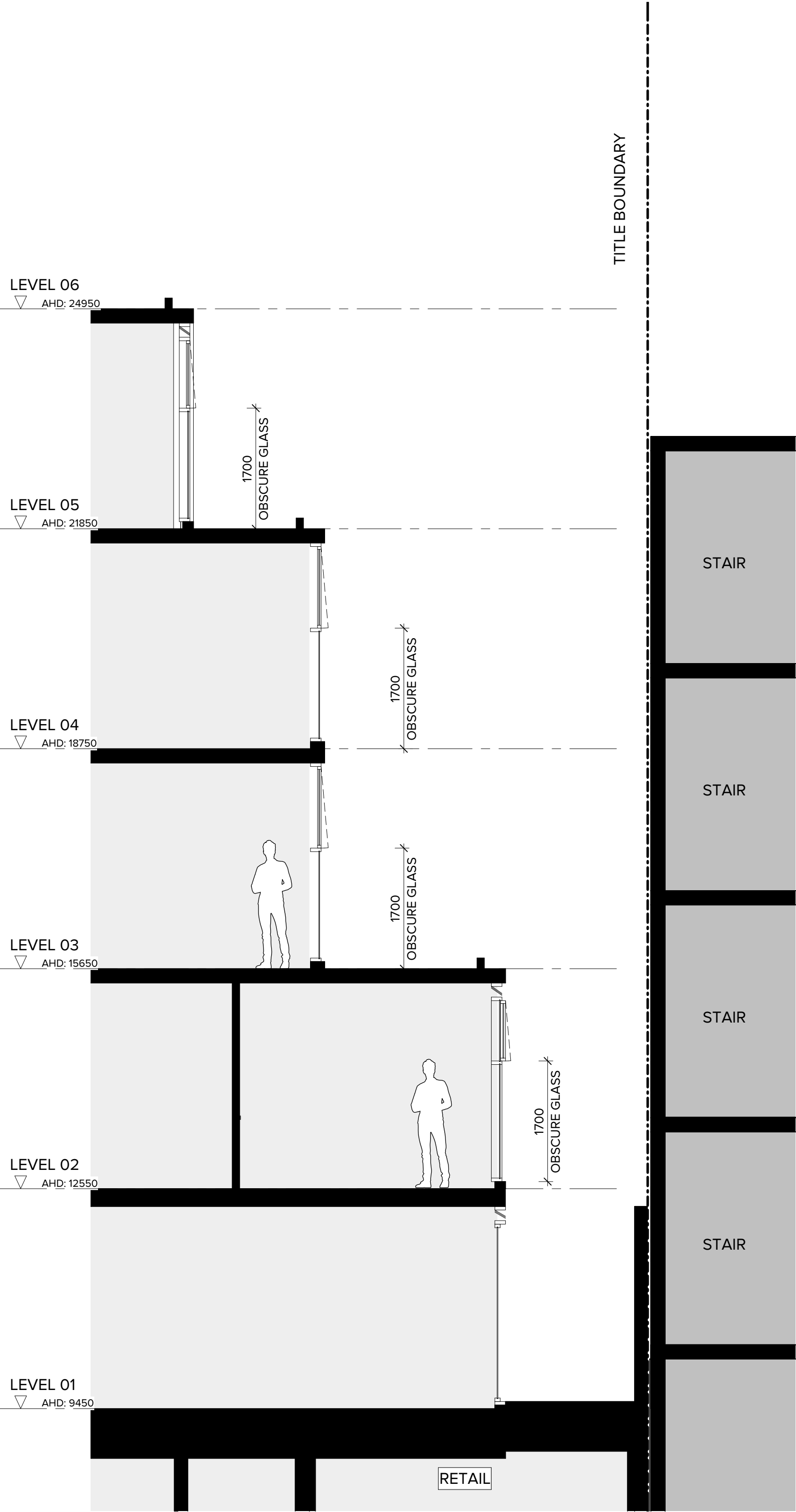
JOB No: 40020

SCALE: 1:100@A1 REVISION No: D

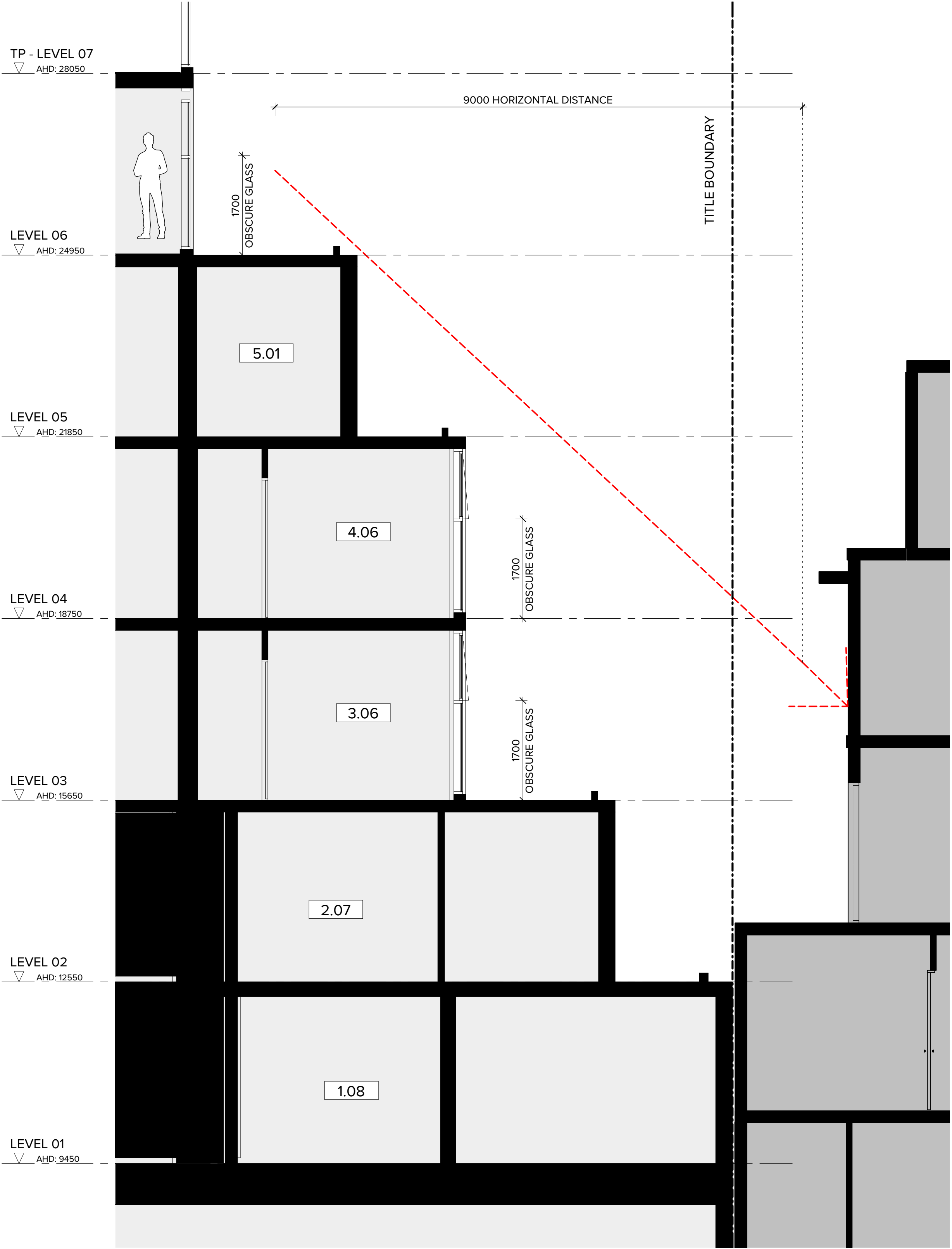
DRAWN: BHA

DRAWING STATUS: TOWN PLANNING DRAWING No: TP-404

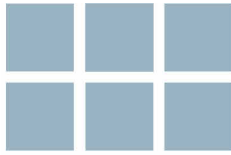




**A** OVERLOOKING 5.01  
1: 50



**B** OVERLOOKING 6.02  
1: 50



**BRUCE  
HENDERSON  
ARCHITECTS**

**MELBOURNE  
LONDON  
HANOI**

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are  
indicative only and are subject to approval by the relevant Authorities and  
alterations due to Design Development. Drawings are not to be used for  
construction. All apartment and balcony areas are calculated as Gross Floor  
Area in accordance with the Method of Measurement for Residential Property  
as published by the Property Council of Australia.

CHECKED **BHA**

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT  
OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE  
CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING  
SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT  
OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.11.20	URBAN DESIGN REVIEW
B	27.08.21	ISSUED FOR ENDORSEMENT
C	10.11.22	ISSUED FOR SECONDARY CONSENT
D	06.08.25	VCAT SUBMISSION ISSUE

PROJECT:

**1 BRIGHTON ROAD, ST KILDA**

DRAWING TITLE:

**OVERLOOKING MITIGATION STRATEGY**

JOB No: **40020**

SCALE:

REVISION No: **D**

DRAWN: **BHA**

DRAWING STATUS:

**TOWN PLANNING**

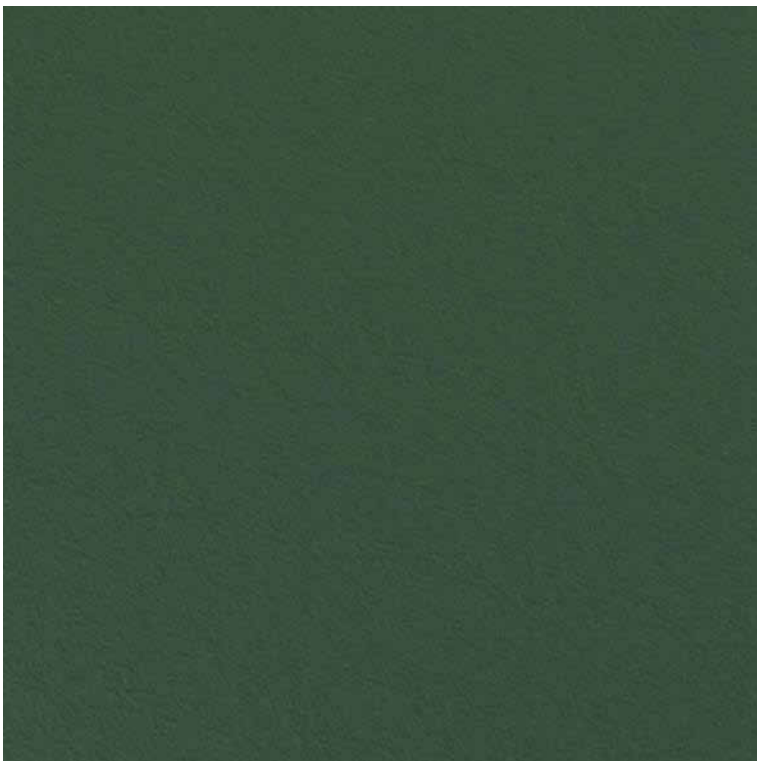
DRAWING No:

**TP-405**





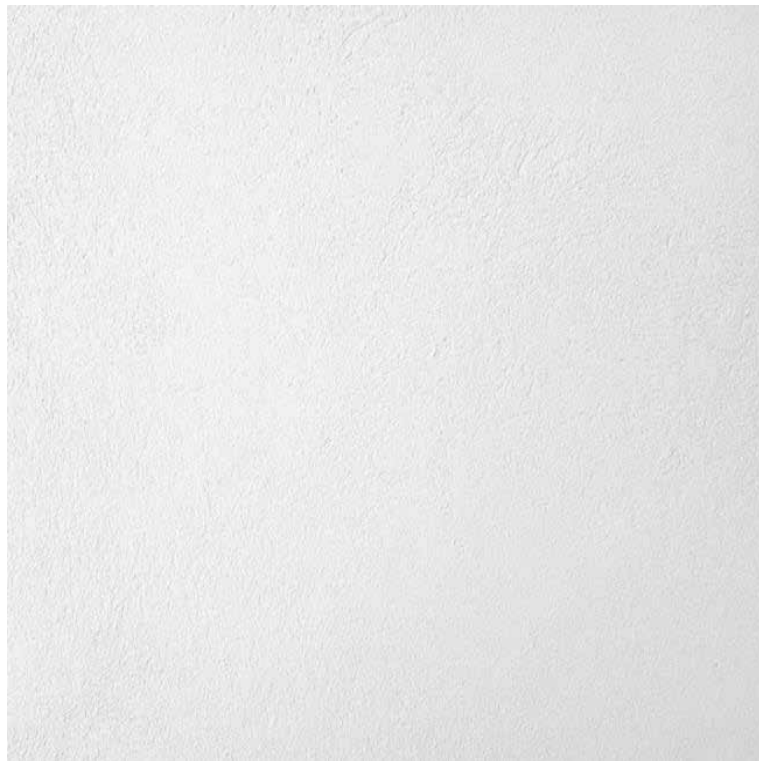
ALS



MA01



MA02



MA03



MA04



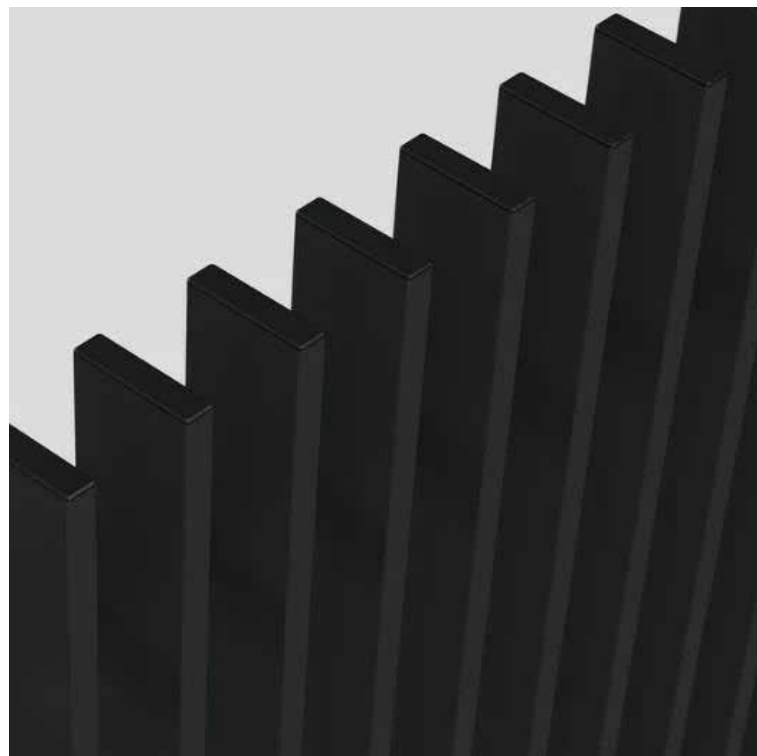
SC01 SC02



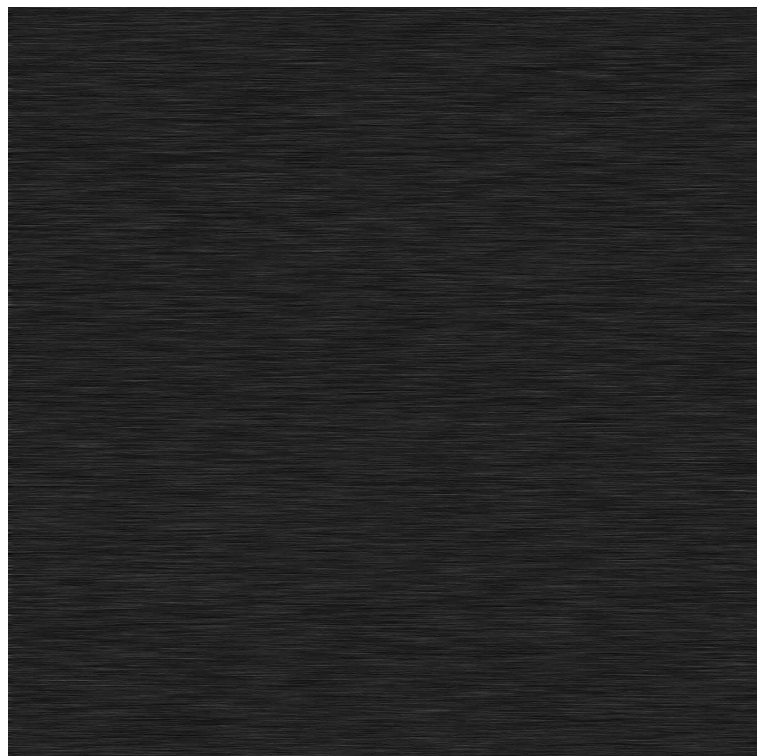
W01 W02 W03



ME01



BA01 BA02



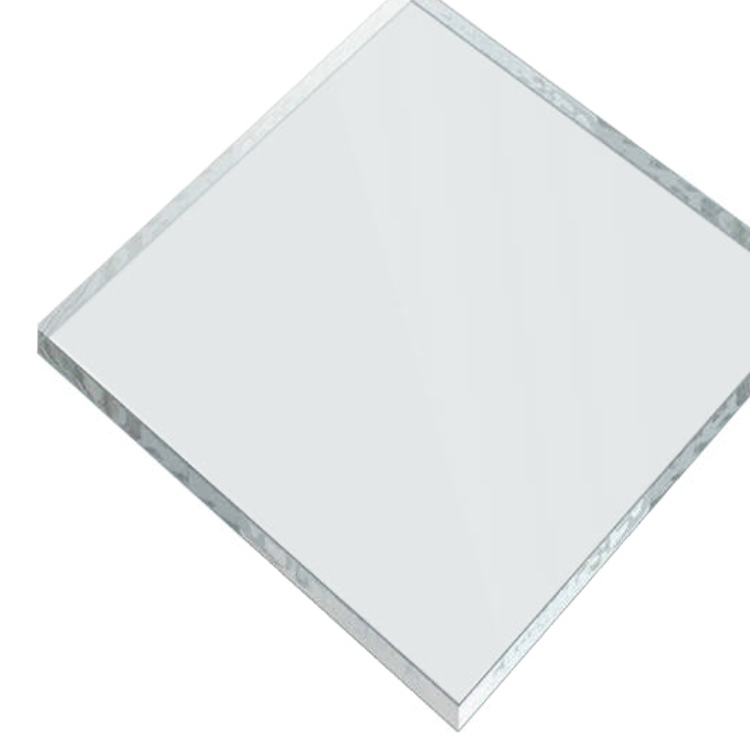
BA03



LD01



GL01 BA04



GL02



GL03



GL04

- ALS

POWDERCOATED ALUMINIUM SHROUD COLOUR 'DARK GREEN'
- GL01

DARK GREY TINTED GLASS
- GL02

CLEAR GLASS. WHERE DENOTED 'OB' GLAZED WINDOWS TO INCORPORATE OBSCURE GLASS AS APPROVED
- GL03

MID GREY GLASS INCLUDING SPANDREL PANELS
- GL04

LIGHT GREY REFLECTIVE GLASS. WHERE DENOTED 'OB' GLAZED WINDOWS TO INCORPORATE OBSCURE GLASS AS APPROVED
- SC01

PROPOSED METAL BALUSTRADE / PRIVACY SCREEN TO BALCONIES. HORIZONTAL METAL BLADES TO DIMENSIONS / SPACING TO APPROVED DETAIL SUPPORTED OFF VERTICAL UPRIGHTS. ADDITIONAL VERTICAL FOLDED PERFORATED METAL SCREENING AT MAX. 25% OPEN AREA BETWEEN HORIZONTAL METAL BLADES. POWDERCOATED 'DARK GREEN' (SC01) AND DEEP RED OCHRE (SC02)

- MA01

PRECAST CONCRETE WALLS COLOUR -DARK GREEN APPLIED FINISH
- MA02

PRECAST CONCRETE WALLS COLOUR -DEEP RED OCHRE APPLIED FINISH
- MA03

PRECAST CONCRETE WALLS COLOUR -'BRIGHT AND LIGHT' (WHITE) APPLIED FINISH
- MA04

PRECAST CONCRETE WALLS COLOUR -BLACK APPLIED FINISH
- W01

COMMERCIAL ALUMINIUM WINDOW FRAMING POWDERCOATED 'DARK GREY'
- W02

COMMERCIAL ALUMINIUM WINDOW FRAMING POWDERCOATED 'DARK GREEN'
- W03

COMMERCIAL ALUMINIUM WINDOW FRAMING POWDERCOATED 'DEEP RED OCHRE'

- SP

SPANDREL PANEL
- OB

OBSCURE GLASS
- ST01

NATURAL STONE – LIGHT BLUE TUNDRA\* OR SIMILAR APPROVED EQUIVALENT
- ME01

FEATURE METAL CLADDING / STRIPS IN NATURAL METAL STAINLESS FINISH
- SIGN

PROPOSED CUSTOM SIGNAGE BOXES
- LD01

ALUMINIUM FRAMED LOUVRED DOORS. POWDERCOATED 'DEEP RED OCHRE'

- BA01

METAL PICKET BALUSTRADE FIXED INTO BASE CHANNEL WITH TOP-MOUNTED HANDRAIL. SELECTEDDARK GREEN POWDERCOAT FINISH TO HANDRAIL, BASE CHANNEL AND PICKETS
- BA02

METAL PICKET BALUSTRADE FIXED INTO BASE CHANNEL WITH TOP-MOUNTED HANDRAIL. SELECTEDDEEP RED OCHRE POWDERCOAT FINISH TO HANDRAIL, BASE CHANNEL AND PICKETS
- BA03

BLACKENED STEEL PLATE BALUSTRADE
- BA04

GLASS BALUSTRADE - DARK GREY TINTED GLASS GL01
- BA05

OBSCURE GLASS BALUSTRADE
- BA06

GRC PLANTER BOX - COLOR DARK GREEN
- BA07

GRC PLANTER BOX - COLOR DEEP RED OCHRE

REV	DATE	DESCRIPTION
A	27.08.21	ISSUED FOR ENDORSEMENT
B	10.11.22	ISSUED FOR SECONDARY CONSENT
C	06.08.25	VCAT SUBMISSION ISSUE



APARTMENT AREA SCHEDULE

APT. NO.	APT. TYPE	INTERNAL AREA	EXTERNAL AREA	TOTAL AREA
LEVEL 01				
1.01	1B1B	76.4 m <sup>2</sup>	8.5 m <sup>2</sup>	84.8 m <sup>2</sup>
1.02	1B1B	69.6 m <sup>2</sup>	14.4 m <sup>2</sup>	84.0 m <sup>2</sup>
1.03	2B2B	86.0 m <sup>2</sup>	8.0 m <sup>2</sup>	94.0 m <sup>2</sup>
1.04	1B1B	73.7 m <sup>2</sup>	9.2 m <sup>2</sup>	82.8 m <sup>2</sup>
1.05	1B1B	68.1 m <sup>2</sup>	12.6 m <sup>2</sup>	80.7 m <sup>2</sup>
1.06	1B1B	75.5 m <sup>2</sup>	10.5 m <sup>2</sup>	86.0 m <sup>2</sup>
1.07	2B2B	78.5 m <sup>2</sup>	8.3 m <sup>2</sup>	86.8 m <sup>2</sup>
1.08	1B1B	72.6 m <sup>2</sup>	19.2 m <sup>2</sup>	91.8 m <sup>2</sup>
1.09	OOA	45.2 m <sup>2</sup>	5.9 m <sup>2</sup>	51.2 m <sup>2</sup>
1.10	OOA	42.3 m <sup>2</sup>	10.3 m <sup>2</sup>	52.6 m <sup>2</sup>
10		687.9 m <sup>2</sup>	106.9 m <sup>2</sup>	794.7 m <sup>2</sup>
LEVEL 02				
2.01	2B2B	106.0 m <sup>2</sup>	16.9 m <sup>2</sup>	122.9 m <sup>2</sup>
2.02	2B2B	85.5 m <sup>2</sup>	22.6 m <sup>2</sup>	108.1 m <sup>2</sup>
2.03	2B2B	105.0 m <sup>2</sup>	29.3 m <sup>2</sup>	134.2 m <sup>2</sup>
2.04	1B1B	68.1 m <sup>2</sup>	12.6 m <sup>2</sup>	80.7 m <sup>2</sup>
2.05	1B1B	75.7 m <sup>2</sup>	10.4 m <sup>2</sup>	86.0 m <sup>2</sup>
2.06	2B2B	78.5 m <sup>2</sup>	8.3 m <sup>2</sup>	86.8 m <sup>2</sup>
2.07	2B2B	91.7 m <sup>2</sup>	17.2 m <sup>2</sup>	108.9 m <sup>2</sup>
7		610.4 m <sup>2</sup>	117.3 m <sup>2</sup>	727.7 m <sup>2</sup>
LEVEL 03				
3.01	2B2B	70.1 m <sup>2</sup>	40.0 m <sup>2</sup>	110.0 m <sup>2</sup>
3.02	3B2B	95.9 m <sup>2</sup>	48.8 m <sup>2</sup>	144.7 m <sup>2</sup>
3.03	2B2B	72.4 m <sup>2</sup>	9.1 m <sup>2</sup>	81.5 m <sup>2</sup>
3.04	2B2B	77.7 m <sup>2</sup>	10.5 m <sup>2</sup>	88.3 m <sup>2</sup>
3.05	2B2B	75.5 m <sup>2</sup>	9.0 m <sup>2</sup>	84.5 m <sup>2</sup>
3.06	2B2B	77.2 m <sup>2</sup>	17.0 m <sup>2</sup>	94.2 m <sup>2</sup>
6		468.9 m <sup>2</sup>	134.4 m <sup>2</sup>	603.3 m <sup>2</sup>
LEVEL 04				
4.01	2B2B	76.7 m <sup>2</sup>	12.9 m <sup>2</sup>	89.6 m <sup>2</sup>
4.02	3B2B	93.0 m <sup>2</sup>	9.5 m <sup>2</sup>	102.5 m <sup>2</sup>
4.03	2B2B	72.5 m <sup>2</sup>	8.9 m <sup>2</sup>	81.4 m <sup>2</sup>
4.04	2B2B	77.8 m <sup>2</sup>	10.5 m <sup>2</sup>	88.3 m <sup>2</sup>
4.05	2B2B	75.4 m <sup>2</sup>	9.0 m <sup>2</sup>	84.4 m <sup>2</sup>
4.06	2B2B	77.2 m <sup>2</sup>	17.0 m <sup>2</sup>	94.2 m <sup>2</sup>
6		472.5 m <sup>2</sup>	67.9 m <sup>2</sup>	540.4 m <sup>2</sup>
LEVEL 05				
5.01	2B2B	97.6 m <sup>2</sup>	13.1 m <sup>2</sup>	110.6 m <sup>2</sup>
5.02	3B2B	92.8 m <sup>2</sup>	9.5 m <sup>2</sup>	102.4 m <sup>2</sup>
5.03	2B2B	72.4 m <sup>2</sup>	9.1 m <sup>2</sup>	81.5 m <sup>2</sup>
5.04	2B2B	77.8 m <sup>2</sup>	10.5 m <sup>2</sup>	88.3 m <sup>2</sup>
5.05	2B2B	75.2 m <sup>2</sup>	9.3 m <sup>2</sup>	84.5 m <sup>2</sup>
5		415.8 m <sup>2</sup>	51.5 m <sup>2</sup>	467.3 m <sup>2</sup>
LEVEL 06				
6.01	3B2B	149.1 m <sup>2</sup>	45.7 m <sup>2</sup>	194.8 m <sup>2</sup>
6.02	3B2B	125.3 m <sup>2</sup>	53.0 m <sup>2</sup>	178.4 m <sup>2</sup>
2		274.5 m <sup>2</sup>	98.7 m <sup>2</sup>	373.2 m <sup>2</sup>
TP - LEVEL 07				
7.01	3B2B	149.1 m <sup>2</sup>	45.5 m <sup>2</sup>	194.6 m <sup>2</sup>
7.02	3B2B	125.8 m <sup>2</sup>	53.2 m <sup>2</sup>	179.0 m <sup>2</sup>
2		274.9 m <sup>2</sup>	98.7 m <sup>2</sup>	373.6 m <sup>2</sup>
TP - LEVEL 08				
8.01	3B2B	149.2 m <sup>2</sup>	46.0 m <sup>2</sup>	195.2 m <sup>2</sup>
8.02	3B2B	125.6 m <sup>2</sup>	53.1 m <sup>2</sup>	178.8 m <sup>2</sup>
2		274.8 m <sup>2</sup>	99.1 m <sup>2</sup>	374.0 m <sup>2</sup>
APARTMENT TOTAL: 40		3479.7 m <sup>2</sup>	774.5 m <sup>2</sup>	4254.2 m <sup>2</sup>

RETAIL TENANCY	
GROUND LEVEL	
RETAIL 1	156 m <sup>2</sup>
RETAIL 2	159 m <sup>2</sup>
TOTAL RETAIL: 2	315 m <sup>2</sup>

SITE AREA
910 m <sup>2</sup>

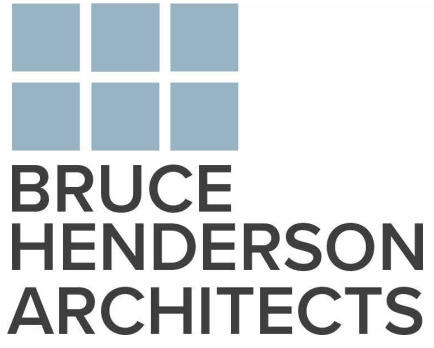
APARTMENT MIX

LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 06
1B1B	1B1B	2B2B	3B2B
1B1B: 6	1B1B: 2	2B2B: 5	3B2B: 2
2B2B	2B2B	3B2B	LEVEL 06: 2
2B2B: 2	2B2B: 5	3B2B: 1	
OOA	LEVEL 02: 7	LEVEL 03: 6	TP - LEVEL 07
OOA: 2			3B2B
LEVEL 01: 10		LEVEL 04	3B2B: 2
		2B2B	TP - LEVEL 07: 2
		2B2B: 5	
		3B2B	TP - LEVEL 08
		3B2B: 1	3B2B
		LEVEL 04: 6	3B2B: 2
			TP - LEVEL 08: 2
		LEVEL 05	TOTAL: 40
		2B2B	
		2B2B: 4	
		3B2B	
		3B2B: 1	
		LEVEL 05: 5	

CARPARKS	LEVEL	CAR SPACE NO.
SINGLE ACCESSIBLE CARS IN STACKERS	AT GRADE SPACE GROUND LEVEL BASEMENT	23 1 11
		35

TOTAL BIKE STORES	36
-------------------	----

GROSS FLOOR AREA	
GROUND LEVEL	582 m <sup>2</sup>
LEVEL 01	844 m <sup>2</sup>
LEVEL 02	773 m <sup>2</sup>
LEVEL 03	706 m <sup>2</sup>
LEVEL 04	540 m <sup>2</sup>
LEVEL 05	496 m <sup>2</sup>
LEVEL 06	473 m <sup>2</sup>
TP - LEVEL 07	390 m <sup>2</sup>
TP - LEVEL 08	393 m <sup>2</sup>
TOTAL GFA	5198 m <sup>2</sup>



MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED  
BHA

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	27.08.21	ISSUED FOR ENDORSEMENT
B	10.11.22	ISSUED FOR SECONDARY CONSENT
C	06.08.25	VCAT SUBMISSION ISSUE

PROJECT:

1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:

AREA SCHEDULES

JOB No: 40020

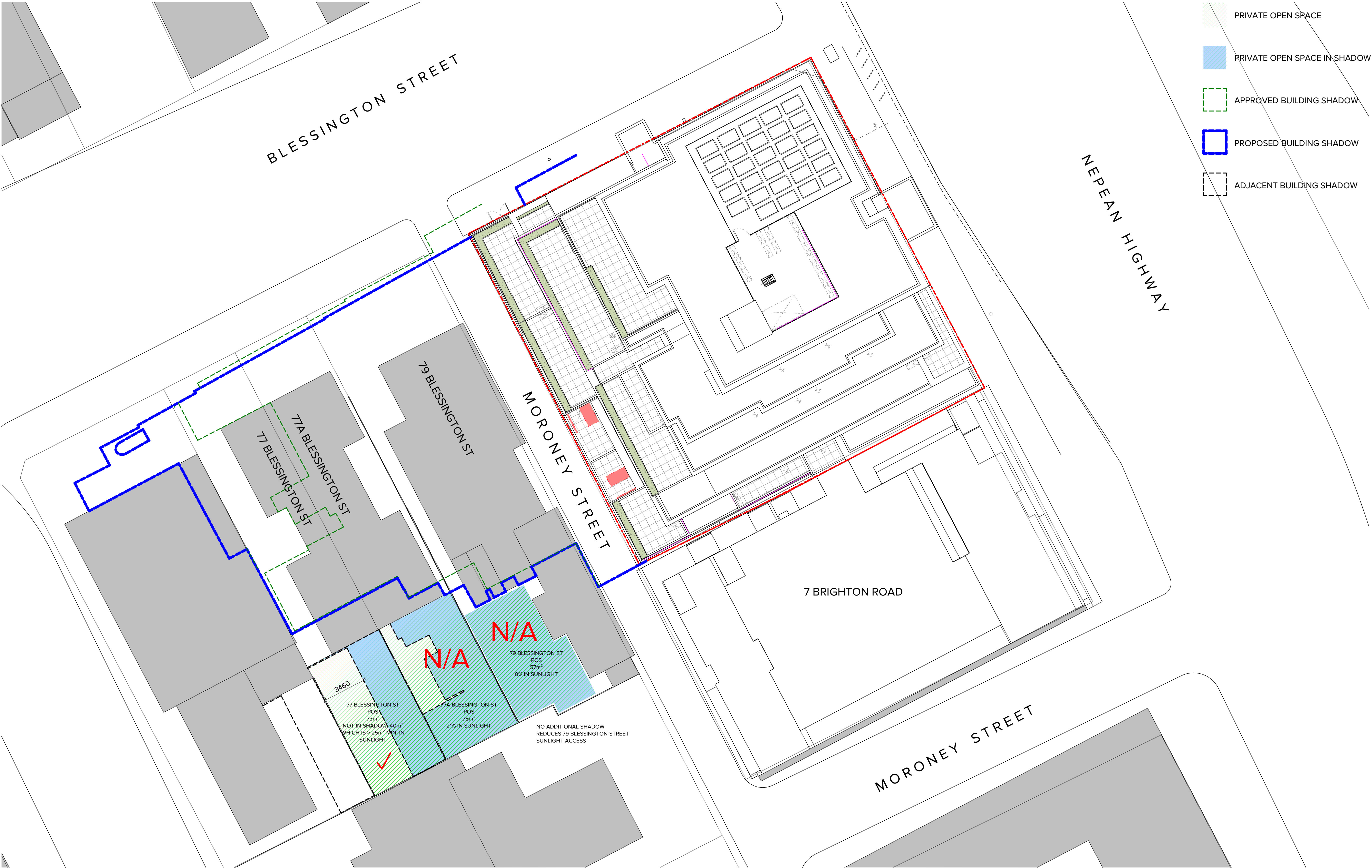
SCALE: REVISION No: C

DRAWN: BHA

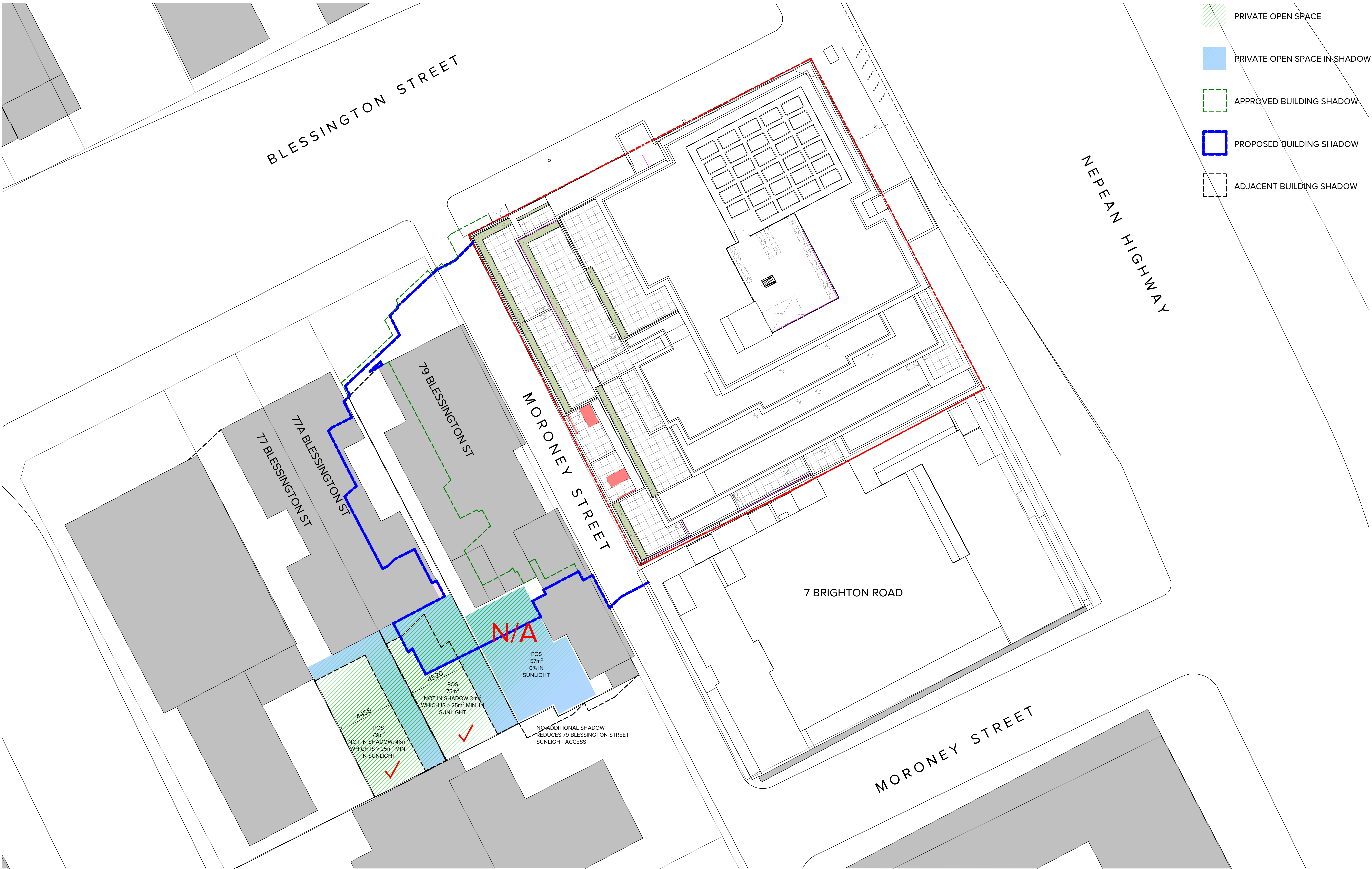
DRAWING STATUS: TOWN PLANNING

DRAWING No: TP-502

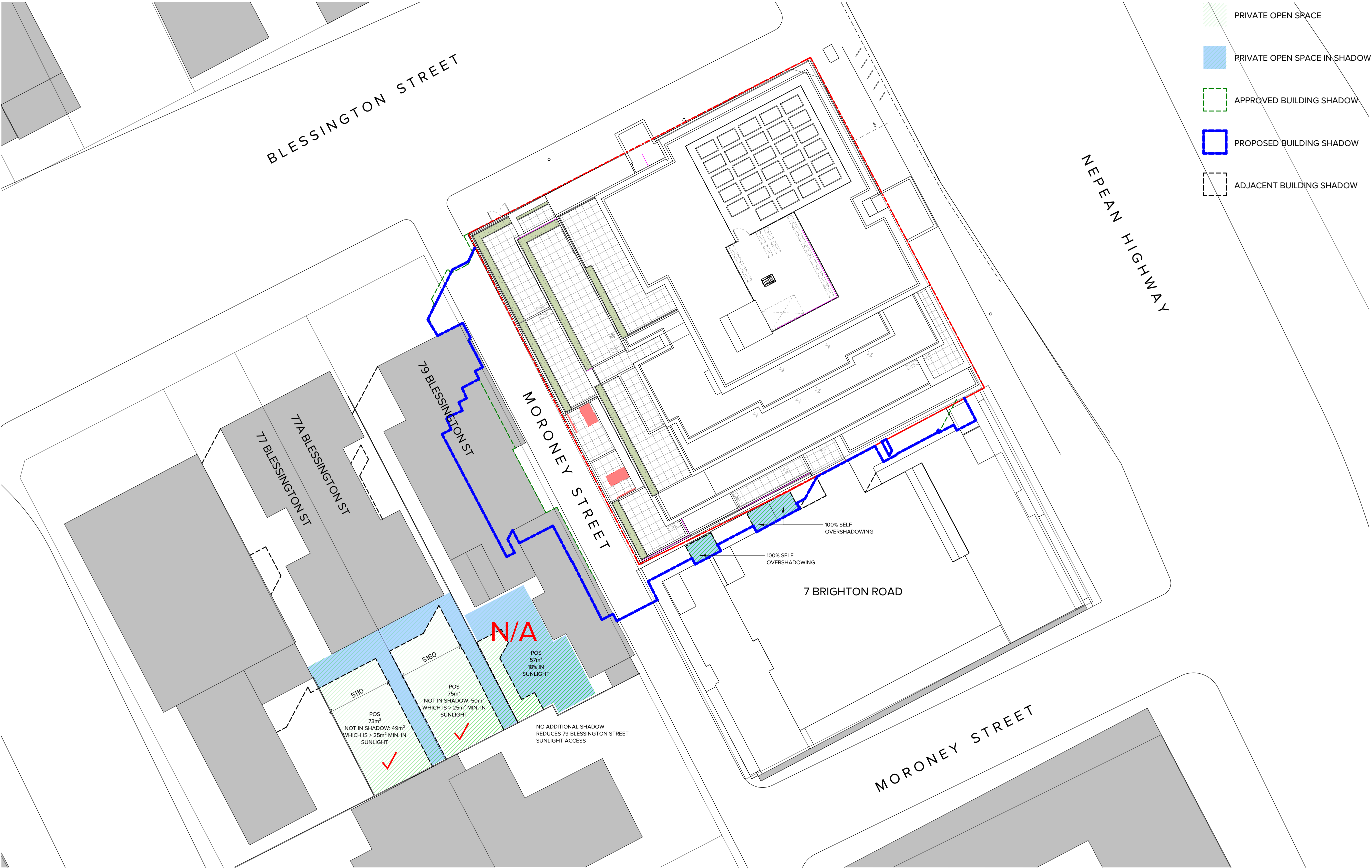




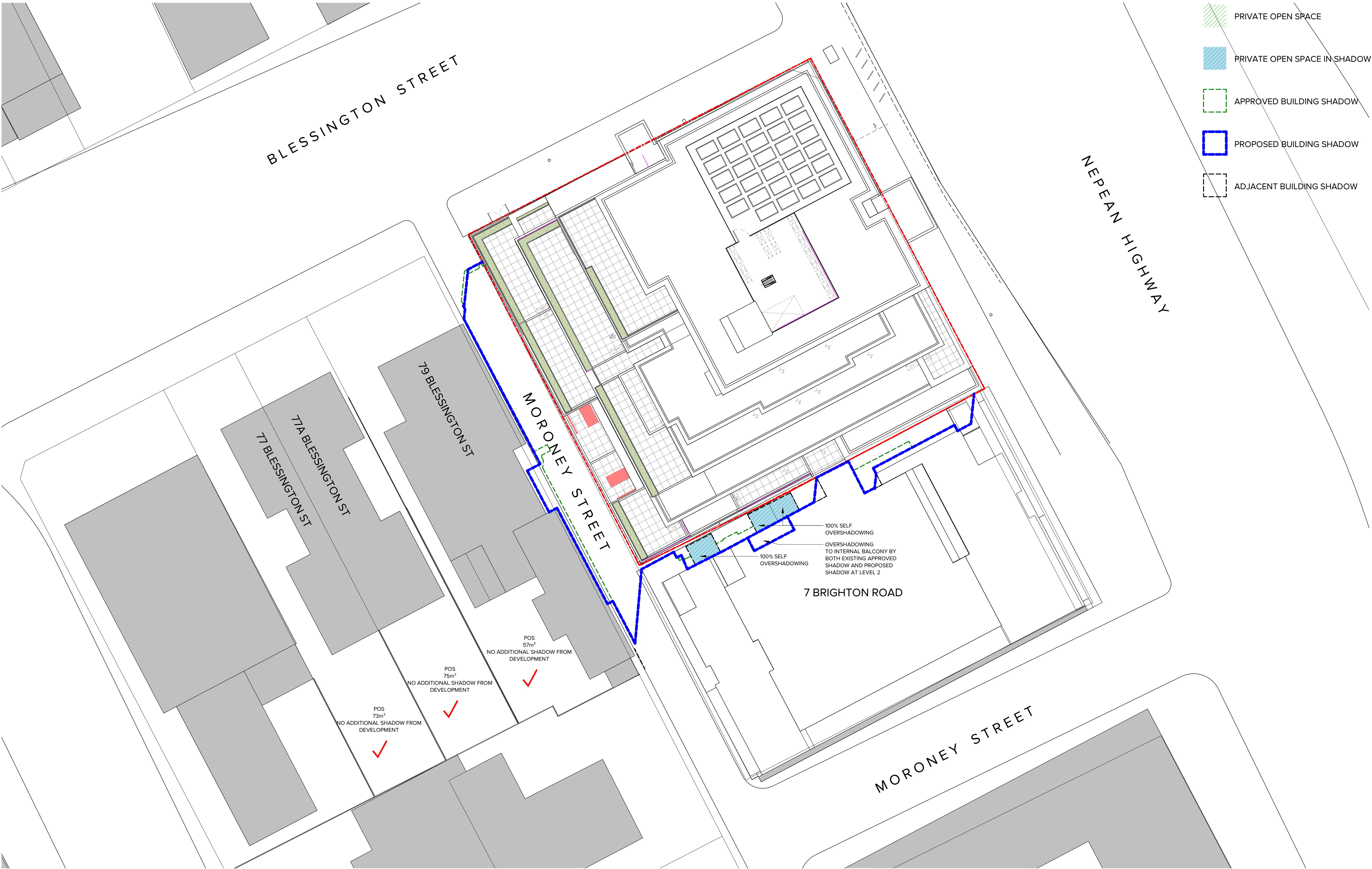












**BRUCE  
HENDERSON  
ARCHITECTS**

**MELBOURNE  
LONDON  
HANOI**

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141  
T: +61 3 9860 4000  
ARBV REG. NO. 50072  
[www.bh-architects.com](http://www.bh-architects.com)

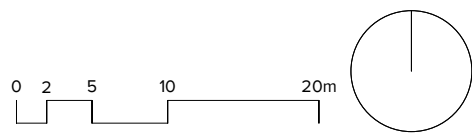
**NOTES:**  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

**CHECKED** **BHA**

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.11.20	URBAN DESIGN REVIEW
B	05.08.25	VCAT SUBMISSION ISSUE

REV	DATE	DESCRIPTION



**PROJECT:**  
**1 BRIGHTON ROAD, ST KILDA**

**DRAWING TITLE:**  
**SHADOW DIAGRAMS - 22 SEP - 12 NOON**

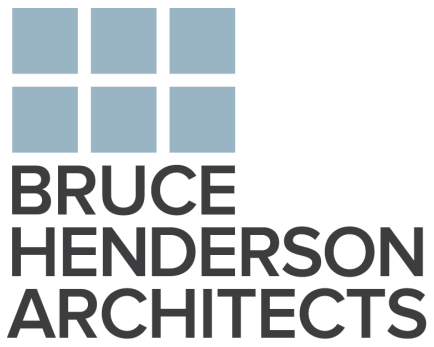
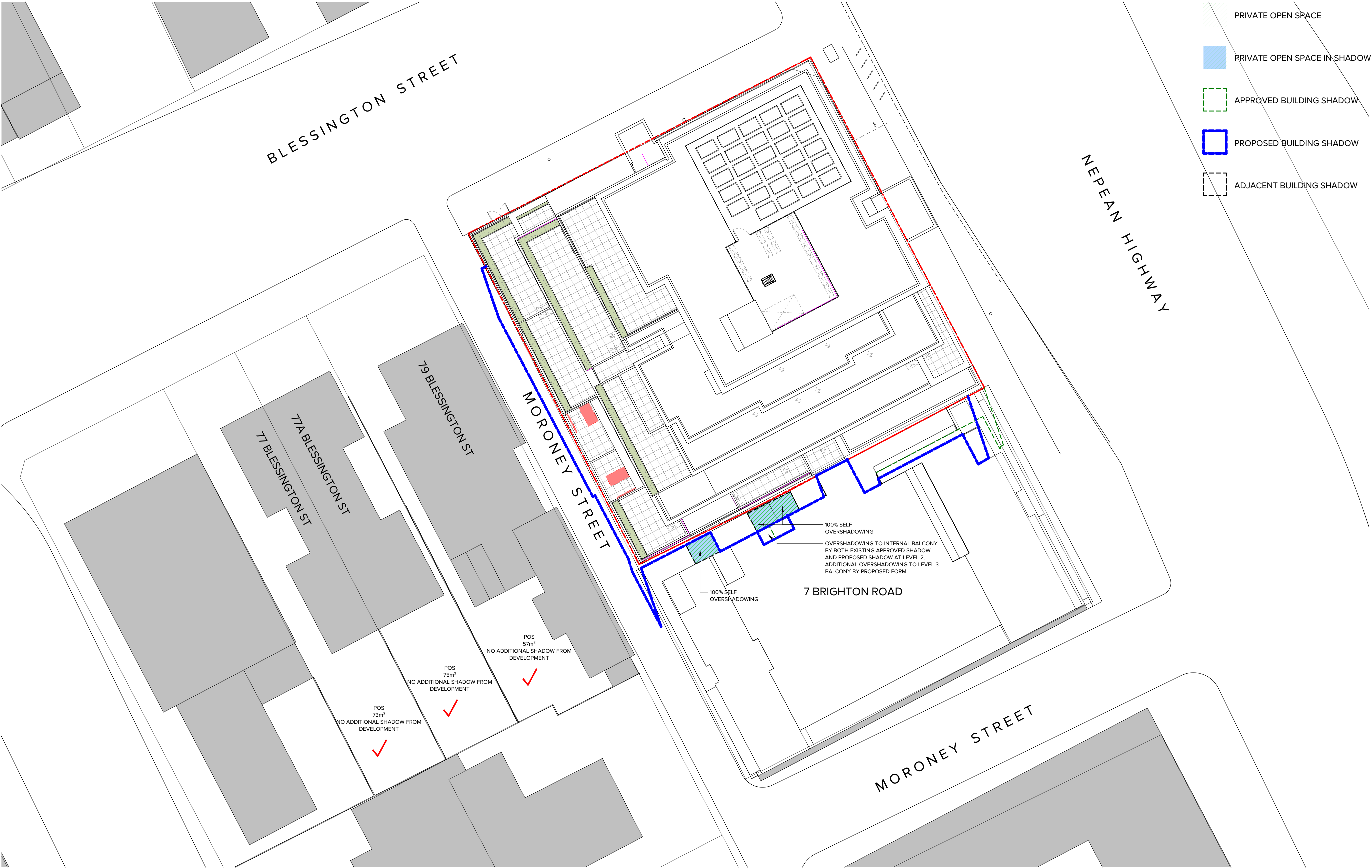
**DATE:** 23.05.25 **JOB N°:** 40020

**SCALE:** 1:150@A1 **REVISION N°:** B

**DRAWN:** YC

**DRAWING STATUS:** TOWN PLANNING **DRAWING N°:** TP-603





MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED **BHA**

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.11.20	URBAN DESIGN REVIEW
B	05.08.25	VCAT SUBMISSION ISSUE

REV	DATE	DESCRIPTION

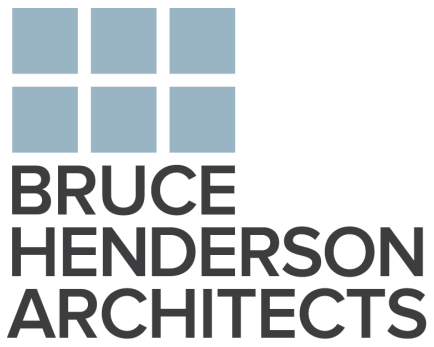


PROJECT:  
**1 BRIGHTON ROAD, ST KILDA**

DRAWING TITLE:  
**SHADOW DIAGRAMS - 22 SEP - 1PM**

DATE:	23.05.25	JOB N°:	40020
SCALE:	1:150@A1	REVISION N°:	B
DRAWN:	YC		
DRAWING STATUS:	TOWN PLANNING	DRAWING N°:	TP-604





MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

NOTES:  
Do not scale. All drawings, layouts and area calculations are indicative only and are subject to approval by the relevant Authorities and alterations due to Design Development. Drawings are not to be used for construction. All apartment and balcony areas are calculated as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia.

CHECKED **BHA**

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.11.20	URBAN DESIGN REVIEW
B	05.08.25	VCAT SUBMISSION ISSUE

REV	DATE	DESCRIPTION

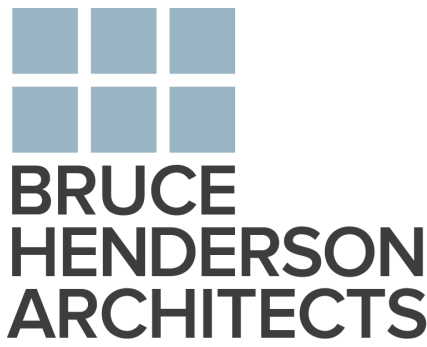
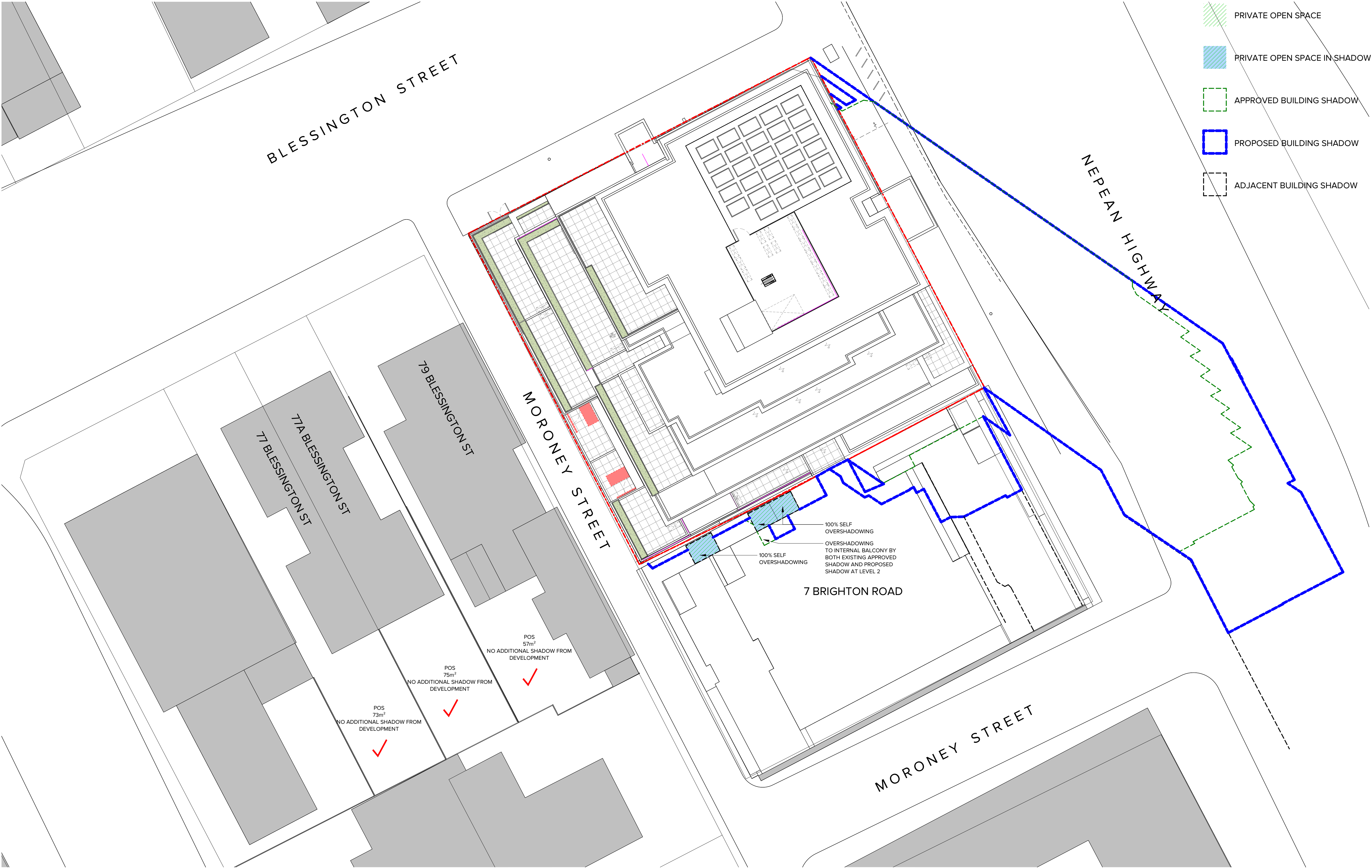


PROJECT:  
**1 BRIGHTON ROAD, ST KILDA**

DRAWING TITLE:  
**SHADOW DIAGRAMS - 22 SEP - 2PM**

DATE:	23.05.25	JOB N°:	40020
SCALE:	1:150@A1	REVISION N°:	B
DRAWN:	LA		
DRAWING STATUS:	TOWN PLANNING	DRAWING N°:	TP-605





MELBOURNE  
LONDON  
HANOI

162 TOORAK ROAD  
SOUTH YARRA VICTORIA 3141

T: +61 3 9860 4000  
ARBV REG. NO. 50072  
www.bh-architects.com

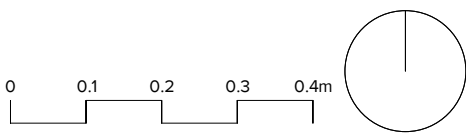
NOTES:  
Do not scale. All drawings, layouts and area calculations are  
indicative only and are subject to approval by the relevant Authorities and  
alterations due to Design Development. Drawings are not to be used for  
construction. All apartment and balcony areas are calculated as Gross Floor  
Area in accordance with the Method of Measurement for Residential Property  
as published by the Property Council of Australia.

CHECKED	Checker
---------	---------

© COPYRIGHT Bruce Henderson Architects P/L  
REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT  
OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE  
CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING  
SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT  
OF THE COPYRIGHT HOLDER.

REV	DATE	DESCRIPTION
A	24.11.20	URBAN DESIGN REVIEW
B	05.08.25	VCAT SUBMISSION ISSUE

REV	DATE	DESCRIPTION



PROJECT:

1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:

SHADOW DIAGRAMS - 22 SEP - 3PM

DATE:	23.05.25	JOB N°:	40020
SCALE:	1:150@A1	REVISION N°:	B
DRAWN:	LA		
DRAWING STATUS:	TOWN PLANNING	DRAWING N°:	TP-606