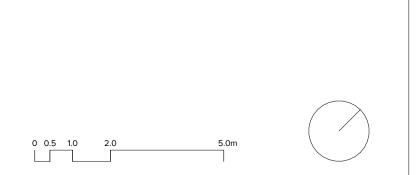




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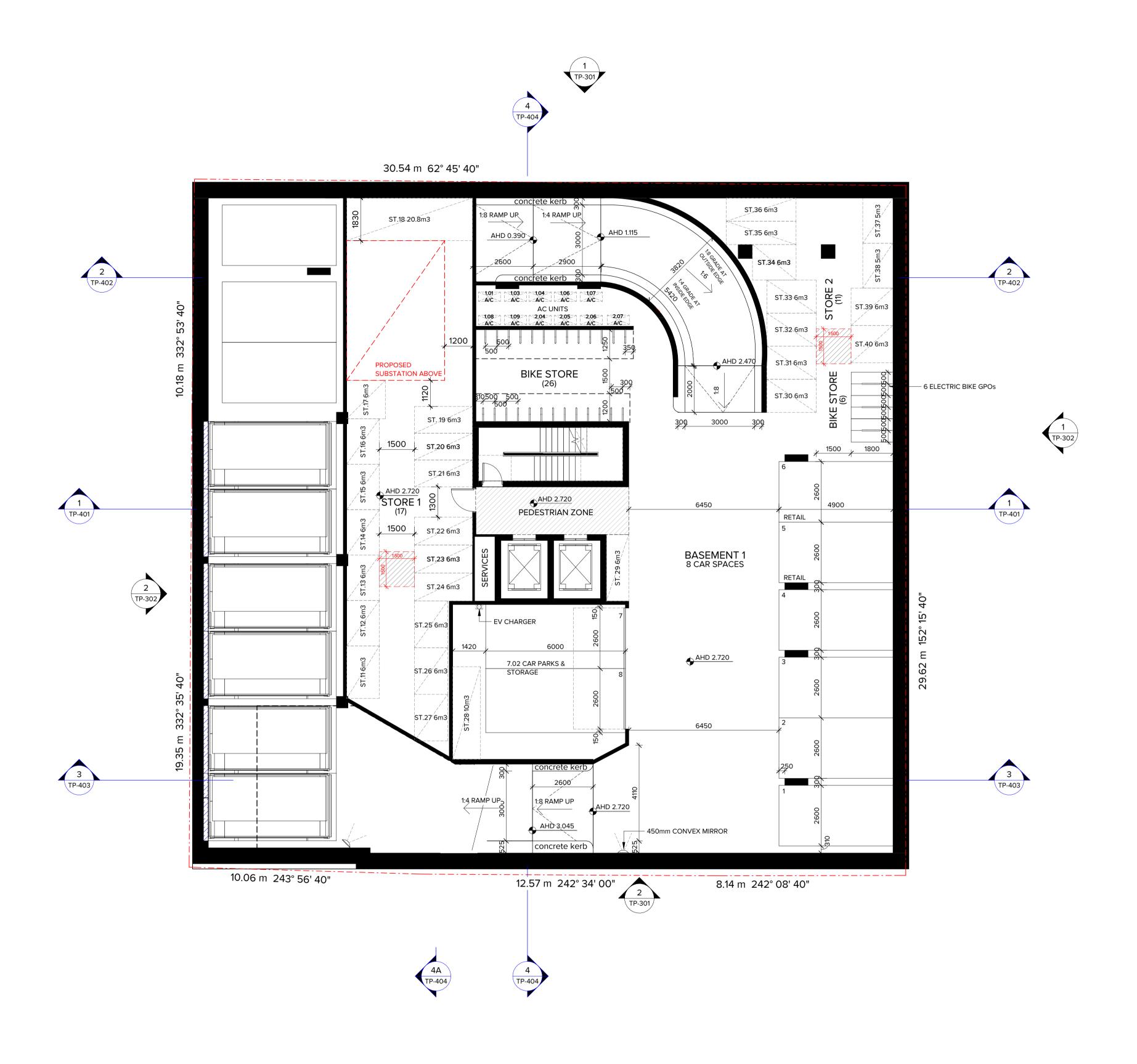
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1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:
PROPOSED BASEMENT 02

			JOB No:	400	20
	SCALE:	1:100@A1	REVISION	No:	G
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	DRAWING	STATUS:	DRAWING	No:	
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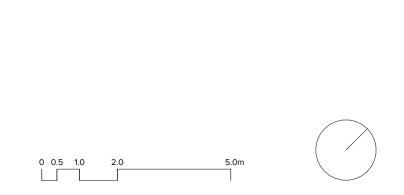




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1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:
PROPOSED BASEMENT 01

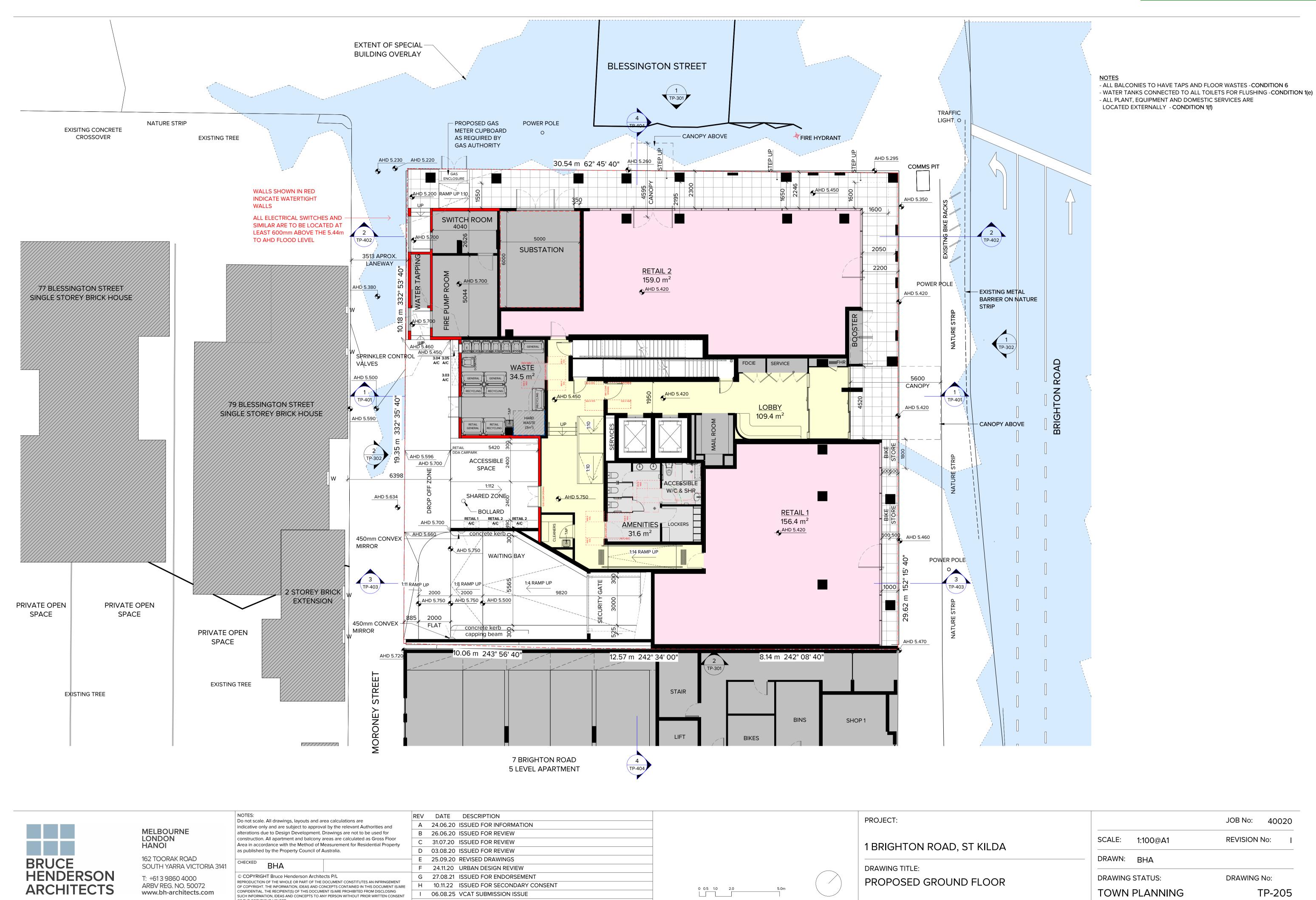
JOB No: 40020

SCALE: 1:100@A1 REVISION No: B

DRAWN: BHA

DRAWING STATUS: DRAWING No:

TOWN PLANNING TP-204



A 24.06.20 ISSUED FOR INFORMATION

B 26.06.20 ISSUED FOR REVIEW

C 31.07.20 ISSUED FOR REVIEW

E 25.09.20 REVISED DRAWINGS

F 24.11.20 URBAN DESIGN REVIEW

G 27.08.21 ISSUED FOR ENDORSEMENT

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JOB No: SCALE: 1:100@A1 **REVISION No:** DRAWN: BHA DRAWING STATUS: DRAWING No: TOWN PLANNING TP-205

1 BRIGHTON ROAD, ST KILDA

PROPOSED GROUND FLOOR

DRAWING TITLE:





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PROJECT: 1 BRIGHTON ROAD, ST KILDA **DRAWING TITLE:** PROPOSED LEVEL 01 PLAN

JOB No: SCALE: 1:100@A1 **REVISION No:** DRAWN: BHA DRAWING STATUS: DRAWING No: TOWN PLANNING TP-206





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PROJECT: 1 BRIGHTON ROAD, ST KILDA DRAWING TITLE: PROPOSED LEVEL 02 PLAN

JOB No: SCALE: 1:100@A1 **REVISION No:** DRAWN: BHA DRAWING STATUS: DRAWING No: TOWN PLANNING TP-207

- ALL BALCONIES TO HAVE TAPS AND FLOOR WASTES - CONDITION 6

- ALL PLANT, EQUIPMENT AND DOMESTIC SERVICES ARE

LOCATED EXTERNALLY - CONDITION 1(f)

- WATER TANKS CONNECTED TO ALL TOILETS FOR FLUSHING -CONDITION 1(e)



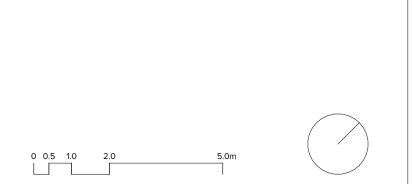
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1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:
PROPOSED LEVEL 03 PLAN

JOB No: 40020

SCALE: 1:100@A1 REVISION No: H

DRAWN: BHA

DRAWING STATUS: DRAWING No:

TOWN PLANNING TP-208





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1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:
PROPOSED LEVEL 04 PLAN

JOB No: 40020

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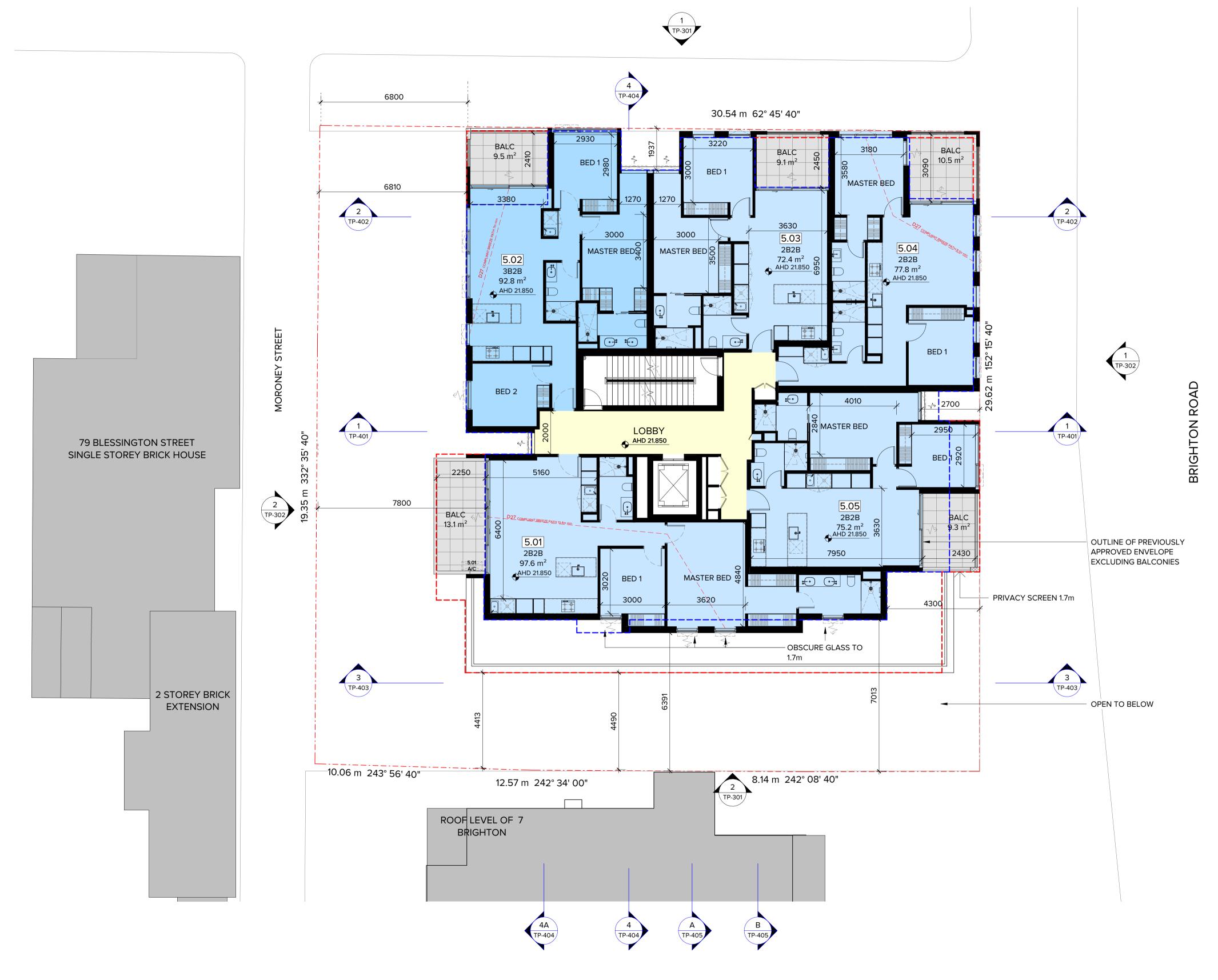
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DRAWING STATUS: DRAWING No:

TOWN PLANNING TP-209

- 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)



**BLESSINGTON STREET** 



MELBOURNE LONDON HANOI

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PROJECT: 1 BRIGHTON ROAD, ST KILDA DRAWING TITLE: PROPOSED LEVEL 05 PLAN

JOB No: 40020 SCALE: 1:100@A1 **REVISION No:** DRAWN: BHA DRAWING STATUS: **DRAWING No:** TOWN PLANNING TP-210

TP-211



PROJECT: JOB No: Do not scale. All drawings, layouts and area calculations are BRUCE HENDERSON ARCHITECTS A 24.06.20 ISSUED FOR INFORMATION indicative only and are subject to approval by the relevant Authorities and MELBOURNE LONDON HANOI alterations due to Design Development. Drawings are not to be used for B 31.07.20 ISSUED FOR REVIEW SCALE: 1:100@A1 construction. All apartment and balcony areas are calculated as Gross Floor **REVISION No:** C 03.08.20 ISSUED FOR REVIEW 1 BRIGHTON ROAD, ST KILDA Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia. D 24.11.20 URBAN DESIGN REVIEW DRAWN: BHA 162 TOORAK ROAD SOUTH YARRA VICTORIA 3141 E 27.08.21 ISSUED FOR ENDORSEMENT **DRAWING TITLE:** F 10.11.22 ISSUED FOR SECONDARY CONSENT © COPYRIGHT Bruce Henderson Architects P/L G 06.08.25 VCAT SUBMISSION ISSUE DRAWING STATUS: T: +613 9860 4000 DRAWING No: PROPOSED LEVEL 06 PLAN 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 ARBV REG. NO. 50072 TOWN PLANNING CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING www.bh-architects.com SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

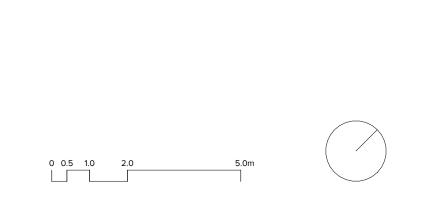




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1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:

PROPOSED LEVEL 07 PLAN

JOB No: 40020

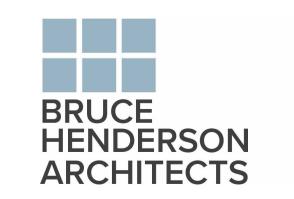
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DRAWN: Author

DRAWING STATUS: DRAWING No:

TOWN PLANNING TP-212

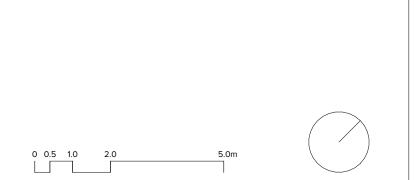




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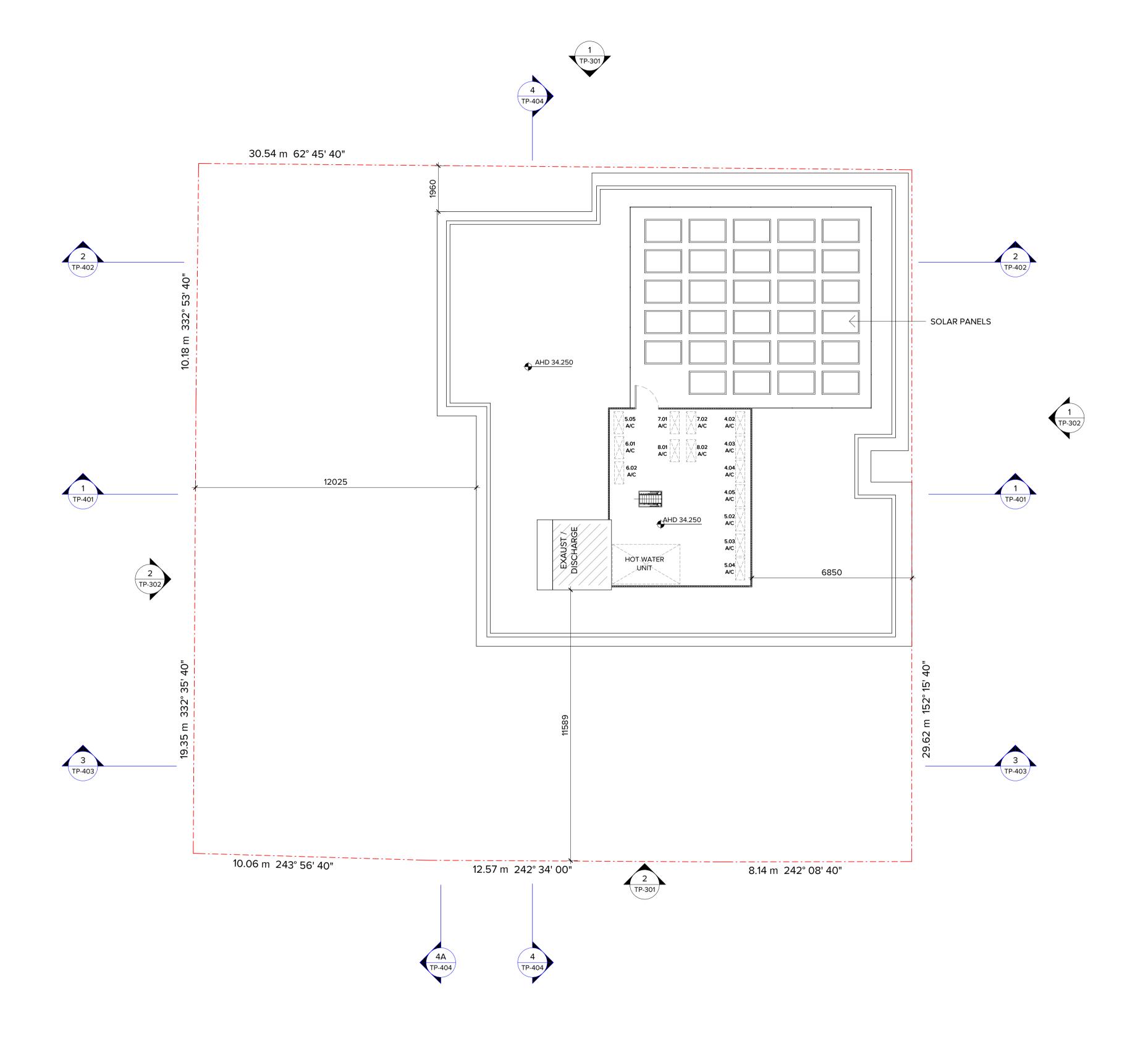


PROJECT: 1 BRIGHTON ROAD, ST KILDA **DRAWING TITLE:** PROPOSED LEVEL 08 PLAN

JOB No: 40020 SCALE: **REVISION No:** 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

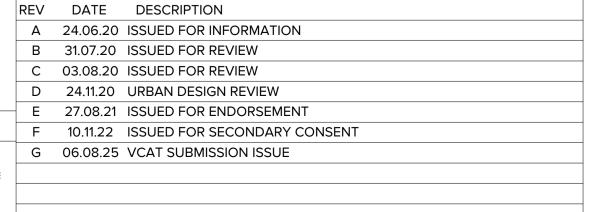
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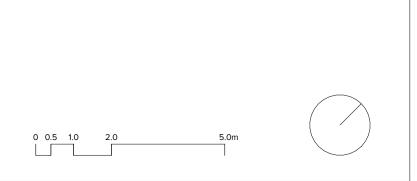
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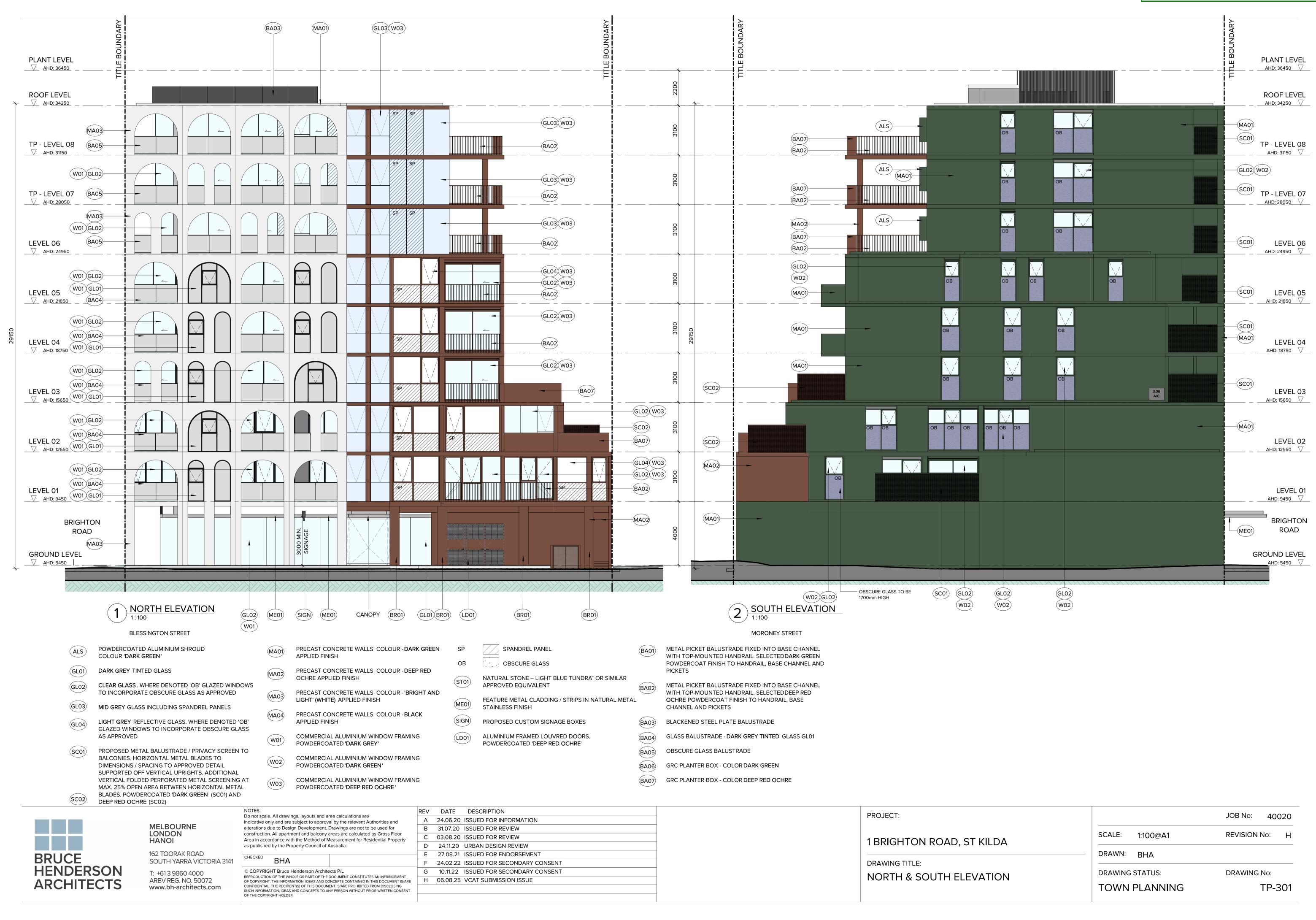
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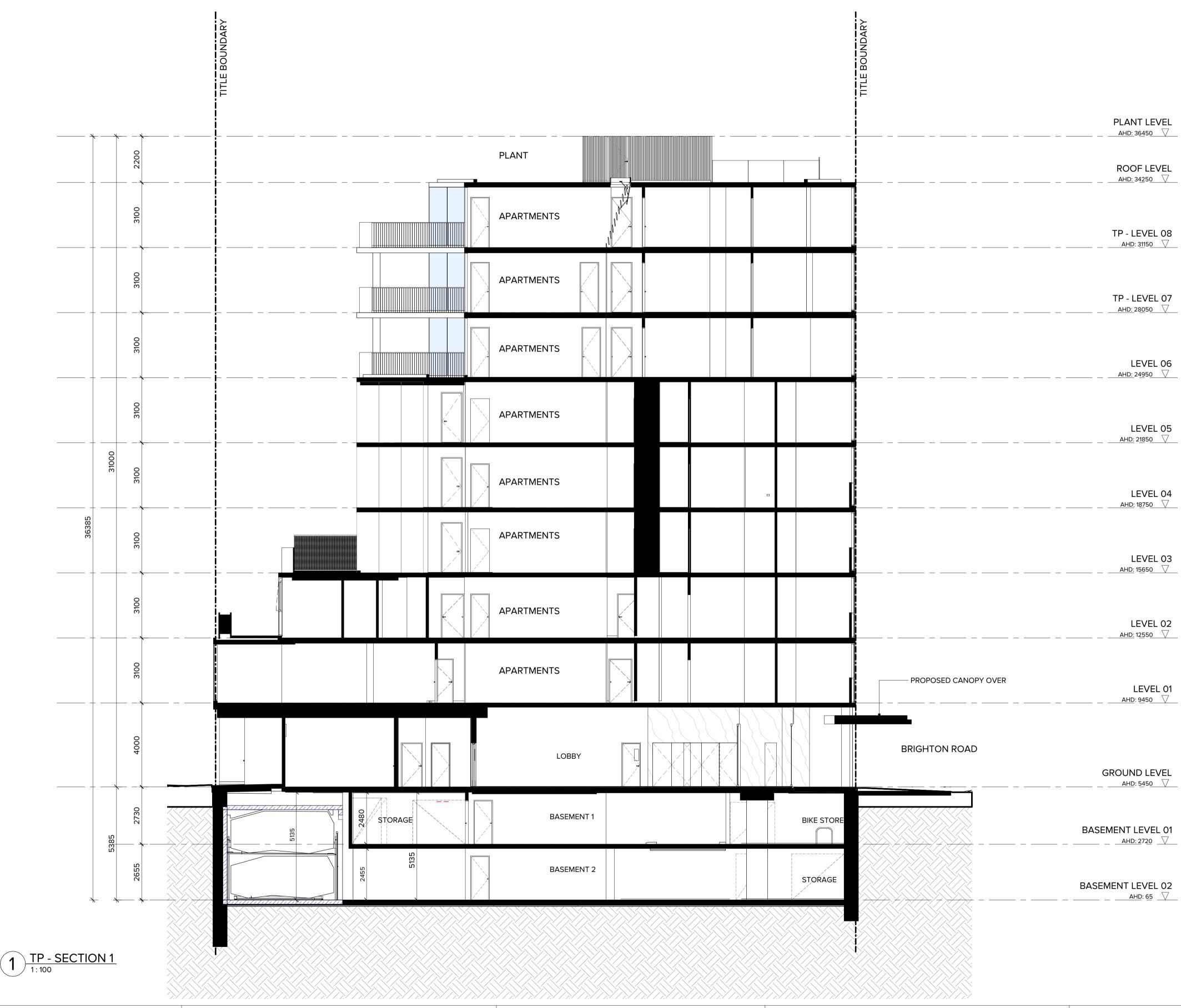


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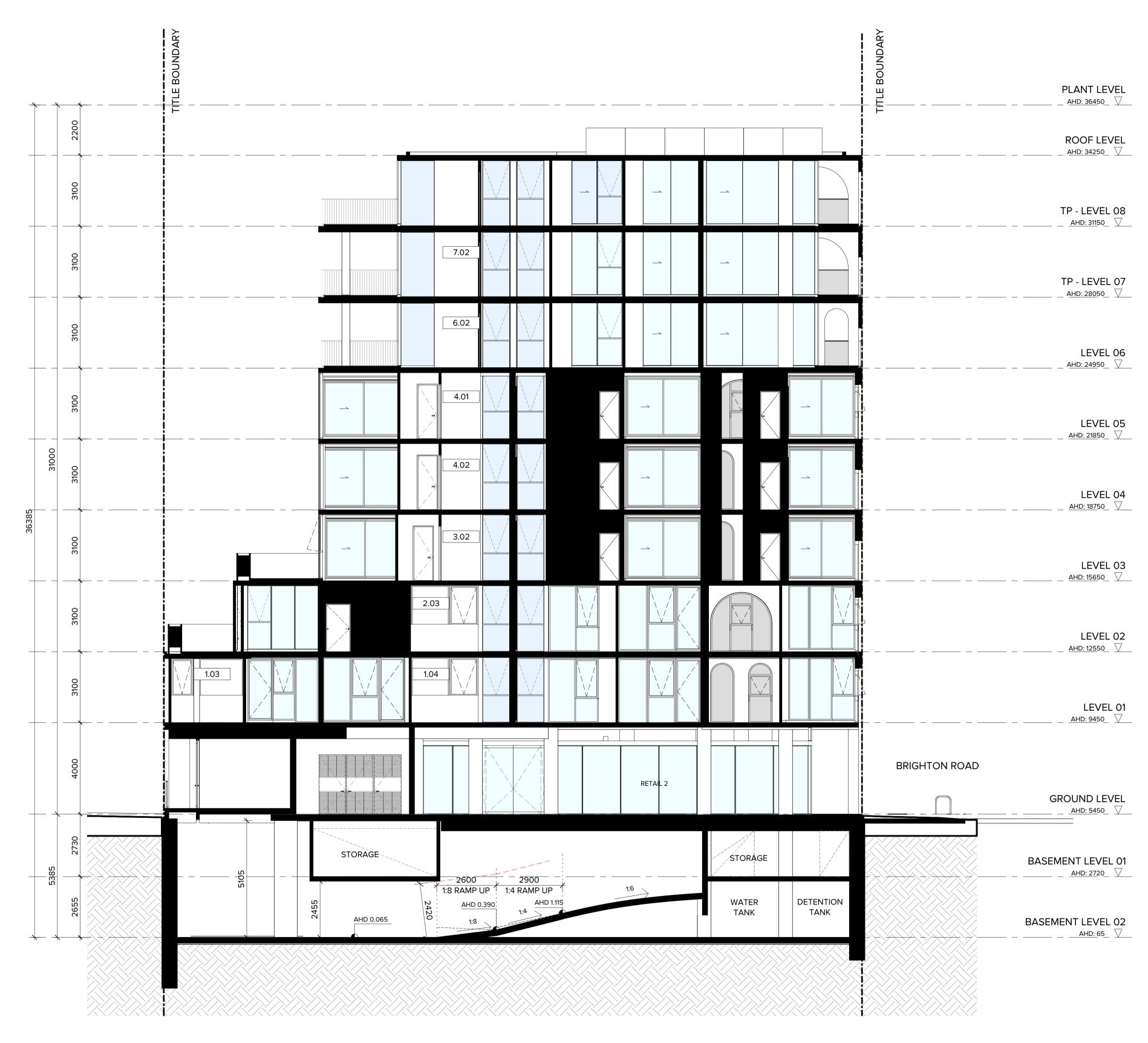
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PROJECT: 1 BRIGHTON ROAD, ST KILDA DRAWING TITLE: PROPOSED SECTION 1

JOB No: 40020 SCALE: 1:100@A1 **REVISION No:** DRAWN: BHA DRAWING STATUS: DRAWING No:

TP-401

TOWN PLANNING



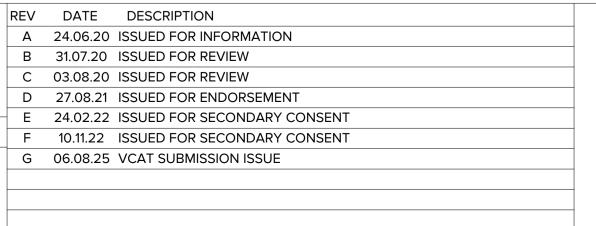


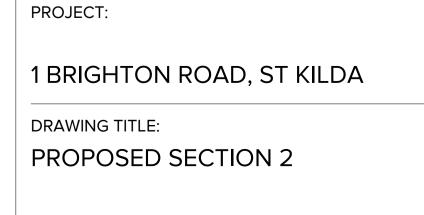
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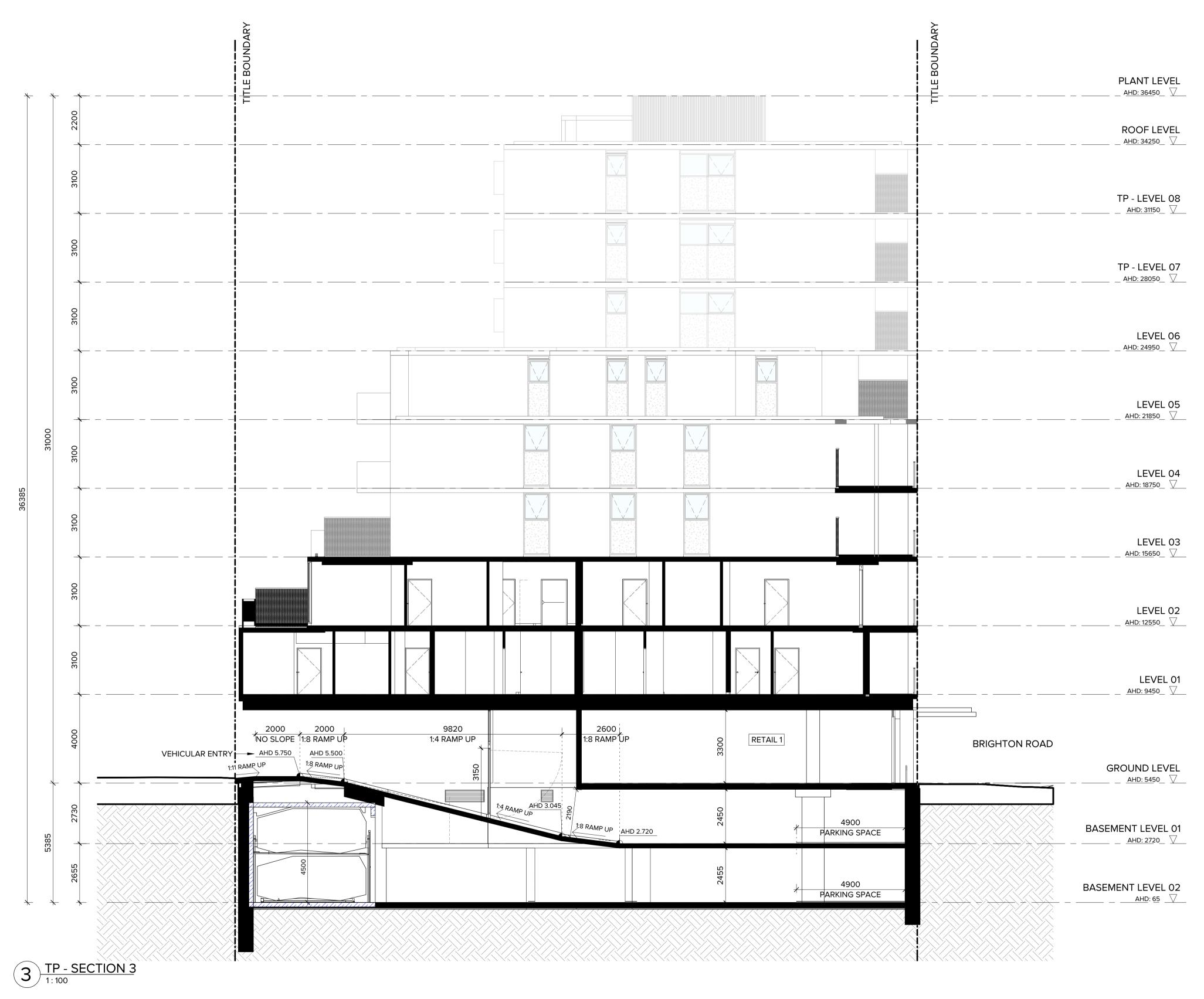
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DRAWING STATUS: DRAWING No:

TOWN PLANNING TP-402





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PROJECT:

1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:

PROPOSED SECTION 3

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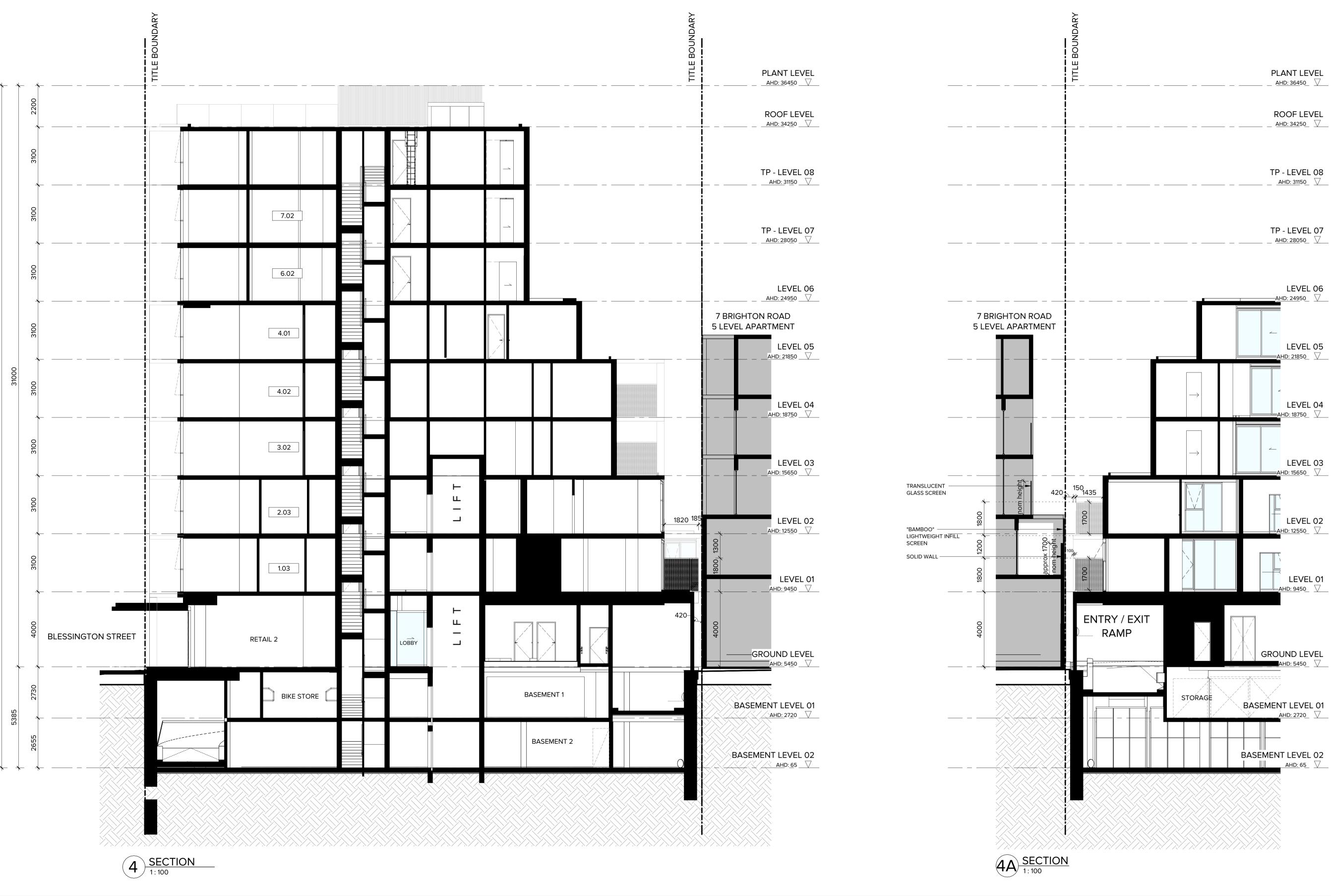
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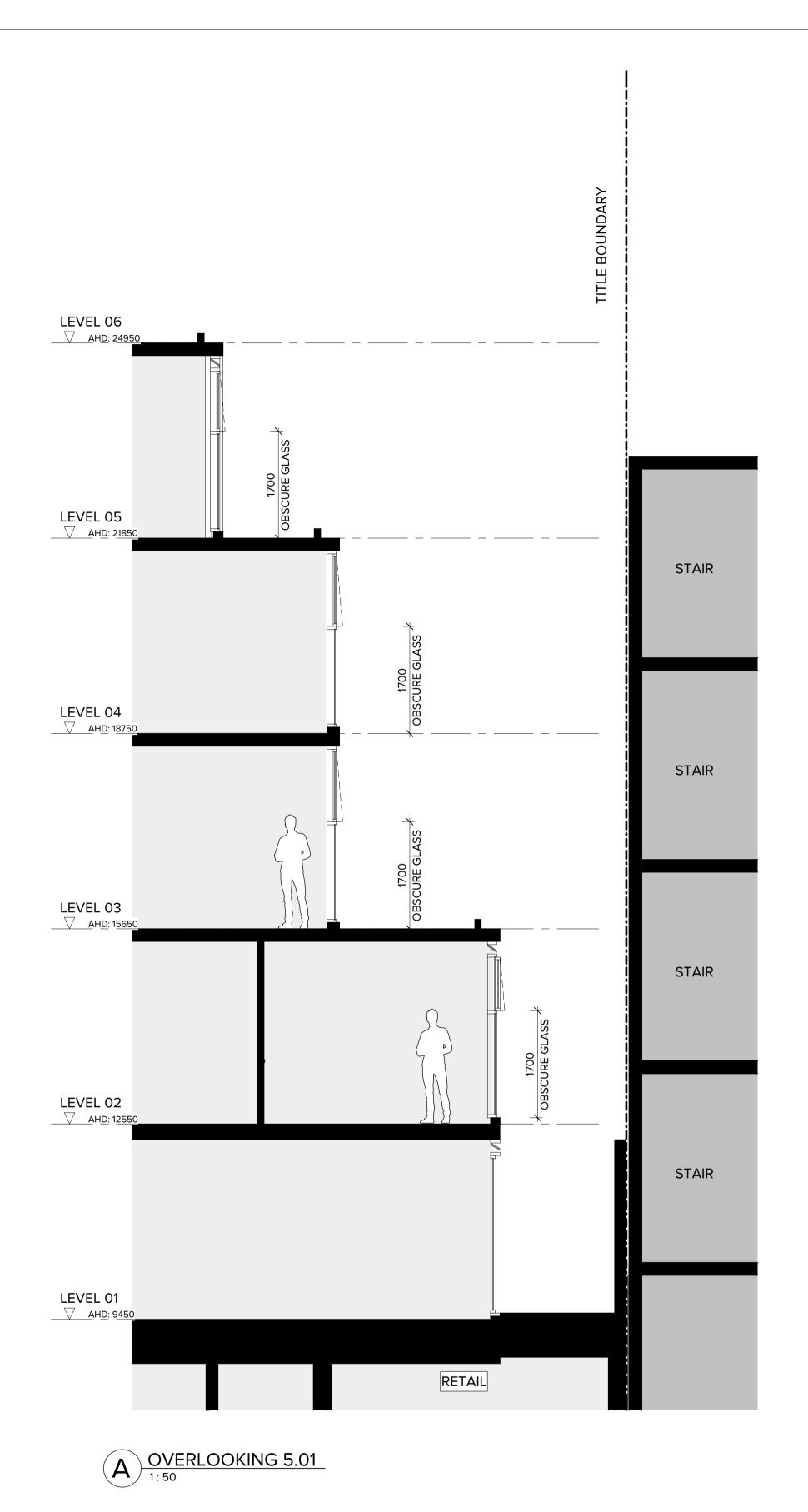
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PROPOSED SECTION 4	DRAWING STATUS: TOWN PLANNING	DRAWING No:

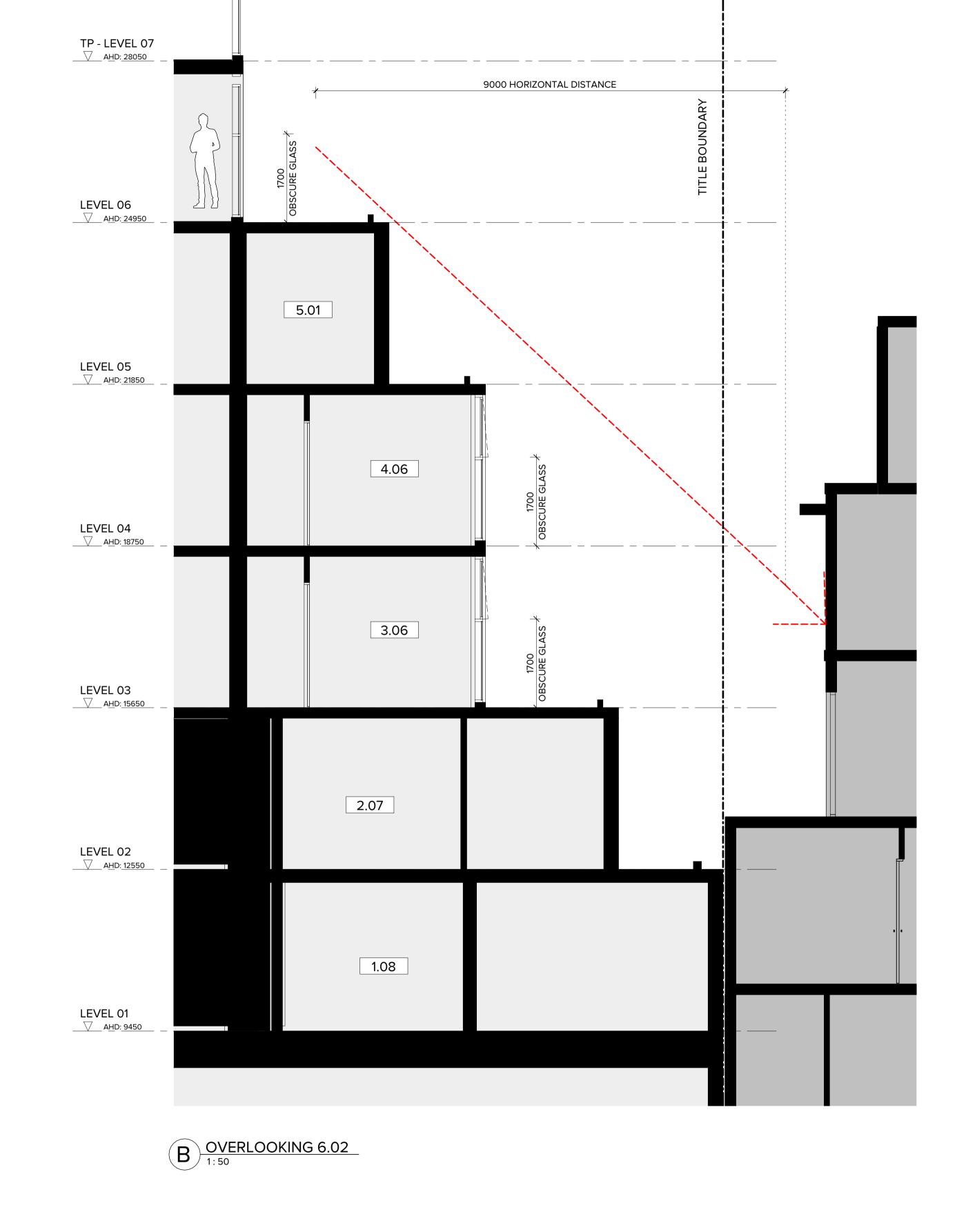
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**REVISION No:** 

DRAWING No:

TP-405





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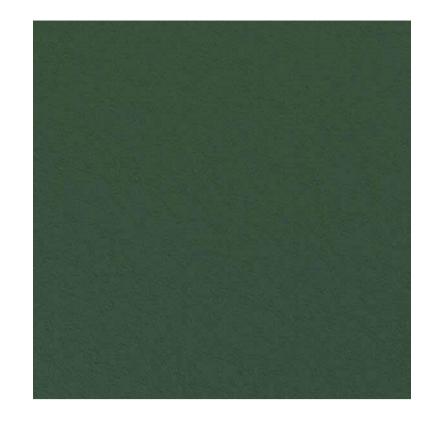
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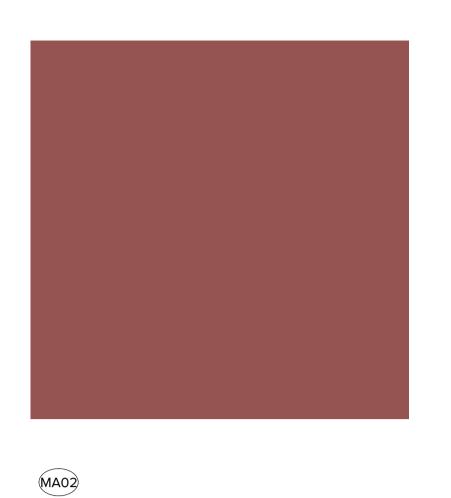
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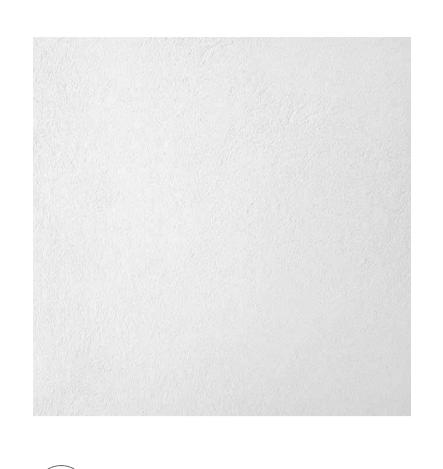
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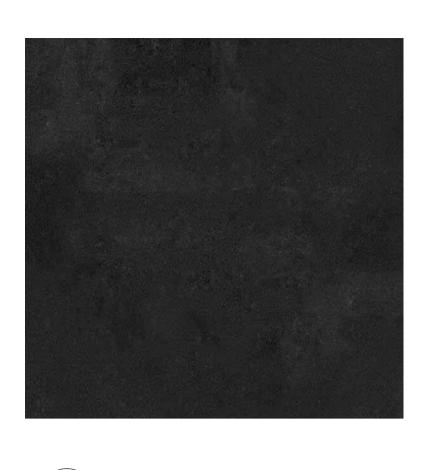
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DRAWING TITLE:	DRAWN: BHA
OVERLOOKING MITIGATION STRATEGY	DRAWING STATUS:
	TOWN PLANNING

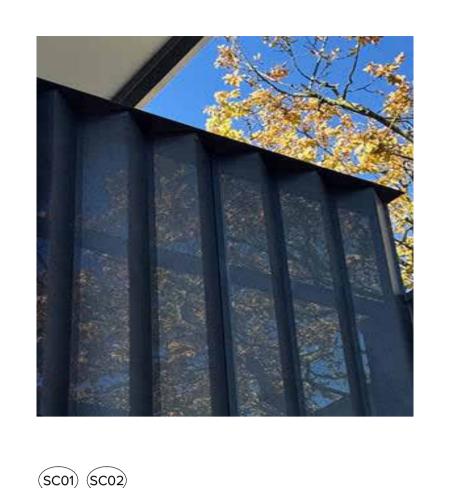




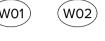






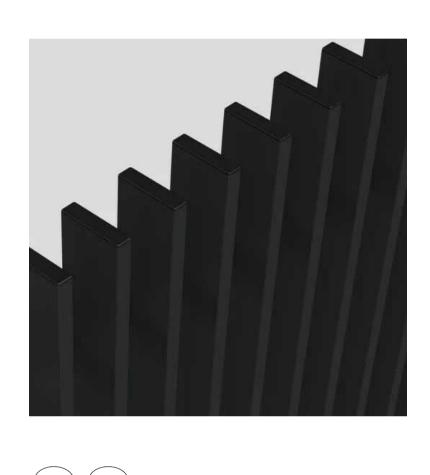


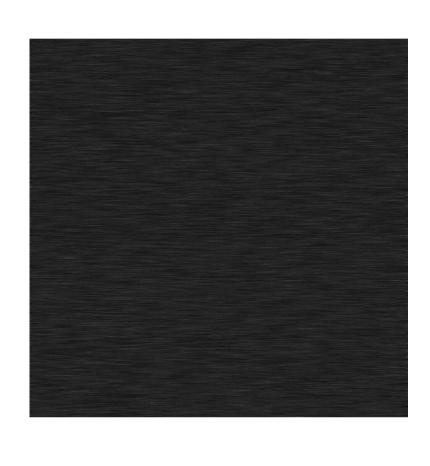


























DARK GREY TINTED GLASS

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

MID GREY GLASS INCLUDING SPANDREL PANELS

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

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)

PRECAST CONCRETE WALLS COLOUR - DARK GREEN APPLIED FINISH

PRECAST CONCRETE WALLS COLOUR - DEEP RED OCHRE APPLIED FINISH

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

PRECAST CONCRETE WALLS COLOUR - BLACK

MA04 APPLIED FINISH COMMERCIAL ALUMINIUM WINDOW FRAMING

POWDERCOATED 'DARK GREY'

COMMERCIAL ALUMINIUM WINDOW FRAMING POWDERCOATED 'DARK GREEN' COMMERCIAL ALUMINIUM WINDOW FRAMING

POWDERCOATED 'DEEP RED OCHRE'

SPANDREL PANEL

OBSCURE GLASS

NATURAL STONE – LIGHT BLUE TUNDRA" OR SIMILAR APPROVED EQUIVALENT

FEATURE METAL CLADDING / STRIPS IN NATURAL METAL STAINLESS FINISH

PROPOSED CUSTOM SIGNAGE BOXES

ALUMINIUM FRAMED LOUVRED DOORS. POWDERCOATED 'DEEP RED OCHRE'

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

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

CHANNEL AND PICKETS BLACKENED STEEL PLATE BALUSTRADE

GLASS BALUSTRADE - DARK GREY TINTED GLASS GL01 (BA04) OBSCURE GLASS BALUSTRADE

GRC PLANTER BOX - COLOR DARK GREEN

GRC PLANTER BOX - COLOR DEEP RED OCHRE

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MELBOURNE LONDON HANOI

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PROJECT: 1 BRIGHTON ROAD, ST KILDA DRAWING TITLE: FINISHES SCHEDULE

ME01

JOB No: 40020 SCALE: REVISION No: A C DRAWN: BHA DRAWING STATUS: DRAWING No: TOWN PLANNING TP-501

# APARTMENT AREA SCHEDULE

APT. NO. LEVEL 01	APT. TYPE	INTERNAL AREA	EXTERNAL AREA	TOTAL AREA
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>
1.02	2B2B	86.0 m <sup>2</sup>	8.0 m <sup>2</sup>	94.0 m <sup>2</sup>
1.03	1B1B	73.7 m <sup>2</sup>	9.2 m <sup>2</sup>	82.8 m <sup>2</sup>
		68.1 m <sup>2</sup>	12.6 m <sup>2</sup>	
1.05 1.06	1B1B	75.5 m <sup>2</sup>	12.6 III 10.5 m <sup>2</sup>	80.7 m <sup>2</sup> 86.0 m <sup>2</sup>
1.06	1B1B 2B2B	78.5 m <sup>2</sup>	8.3 m <sup>2</sup>	86.8 m <sup>2</sup>
1.07		78.5 m <sup>2</sup>	19.2 m <sup>2</sup>	91.8 m <sup>2</sup>
	1B1B		5.9 m <sup>2</sup>	
1.09	OOA	45.2 m <sup>2</sup>		51.2 m <sup>2</sup>
1.10	OOA	42.3 m <sup>2</sup> 687.9 m <sup>2</sup>	10.3 m <sup>2</sup>	52.6 m <sup>2</sup> 794.7 m <sup>2</sup>
10		687.9 111	106.9 111	/94./ III
LEVEL 02	2020	400.02	40.02	422.02
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 LEVEL 03		610.4 m <sup>2</sup>	117.3 m <sup>2</sup>	727.7 m <sup>2</sup>
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	2020	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		4404 2	4= = 2	40.4.5. 3
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 TD   EVEL	00	274.9 m <sup>2</sup>	98.7 m <sup>2</sup>	373.6 m <sup>2</sup>
TP - LEVEL		140.22	46.02	10E 22
8.01	3B2B	149.2 m <sup>2</sup>	46.0 m <sup>2</sup> 53.1 m <sup>2</sup>	195.2 m <sup>2</sup> 178.8 m <sup>2</sup>
0.00	1 2020		6 2 1 m-	1/2 2 m²
8.02 2	3B2B	125.6 m <sup>2</sup> 274.8 m <sup>2</sup>	99.1 m <sup>2</sup>	374.0 m <sup>2</sup>

# **APARTMENT MIX**

RETAIL TE	ENANCY
GROUND LEV	/EL
RETAIL 1	156 m <sup>2</sup>
RETAIL 2	159 m <sup>2</sup>
TOTAL RETAIL: 2	315 m <sup>2</sup>

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

LEVEL 05: 5

GROSS FLOOP	R AREA
GROUND	582 m <sup>2</sup>
LEVEL	
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>

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

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

TOTAL BIKE STORES 36

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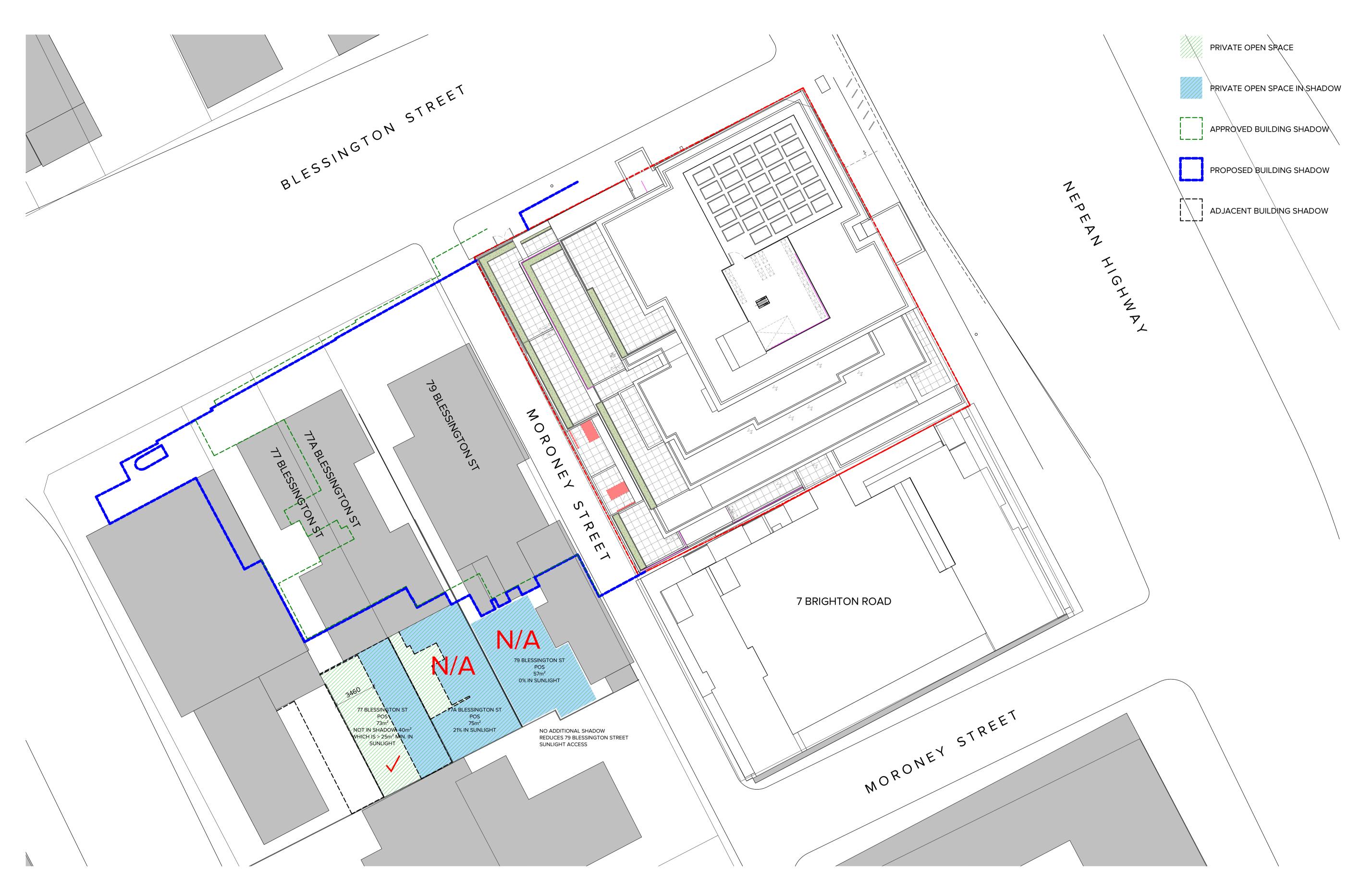
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PROJECT: 1 BRIGHTON ROAD, ST KILDA DRAWING TITLE: AREA SCHEDULES

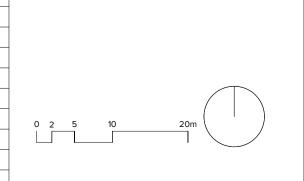
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		B 05.08.25	VCAT SUBMISSION ISSUE		
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DRAWING TITLE:
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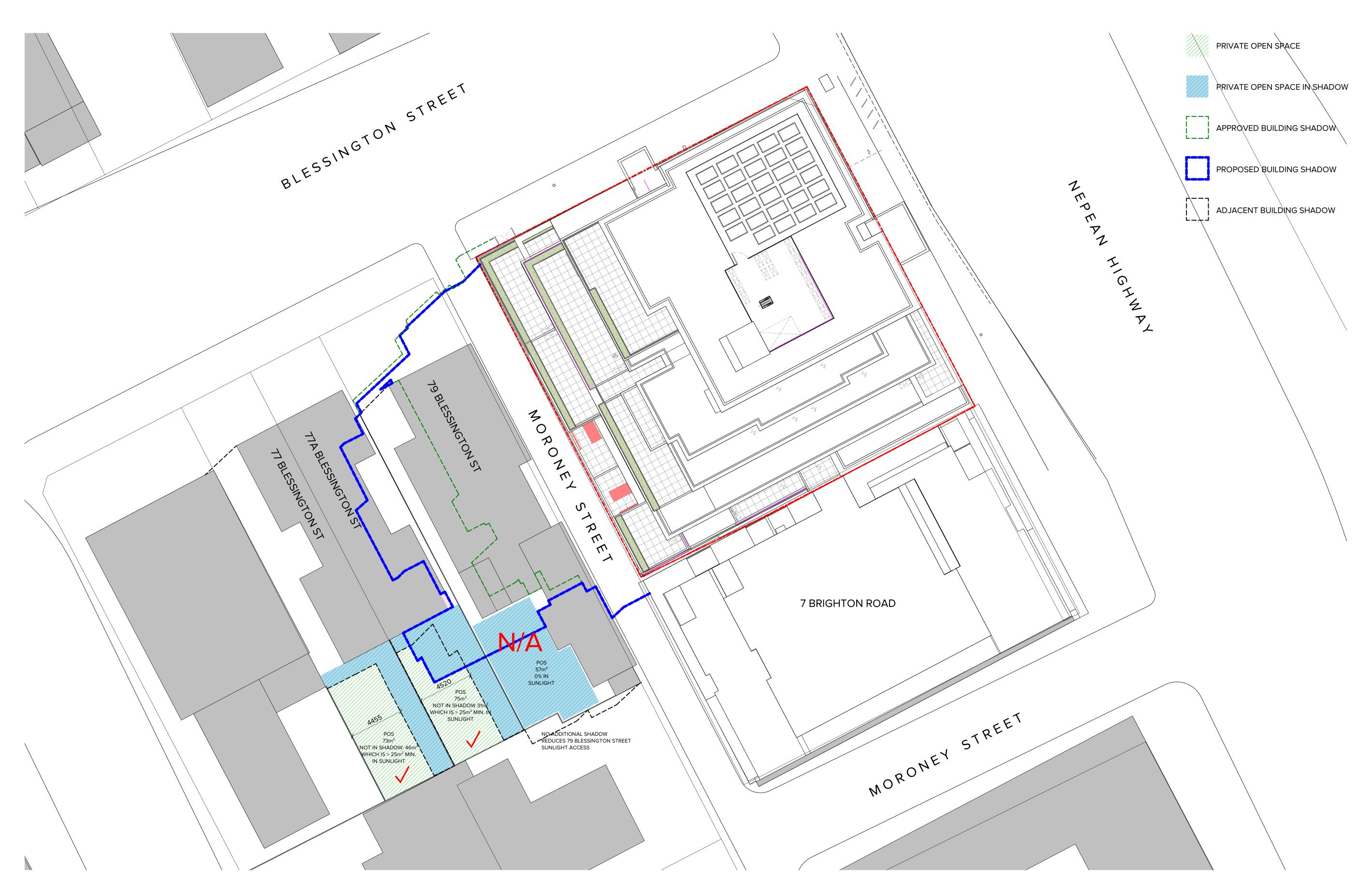
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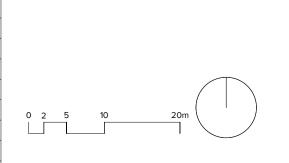
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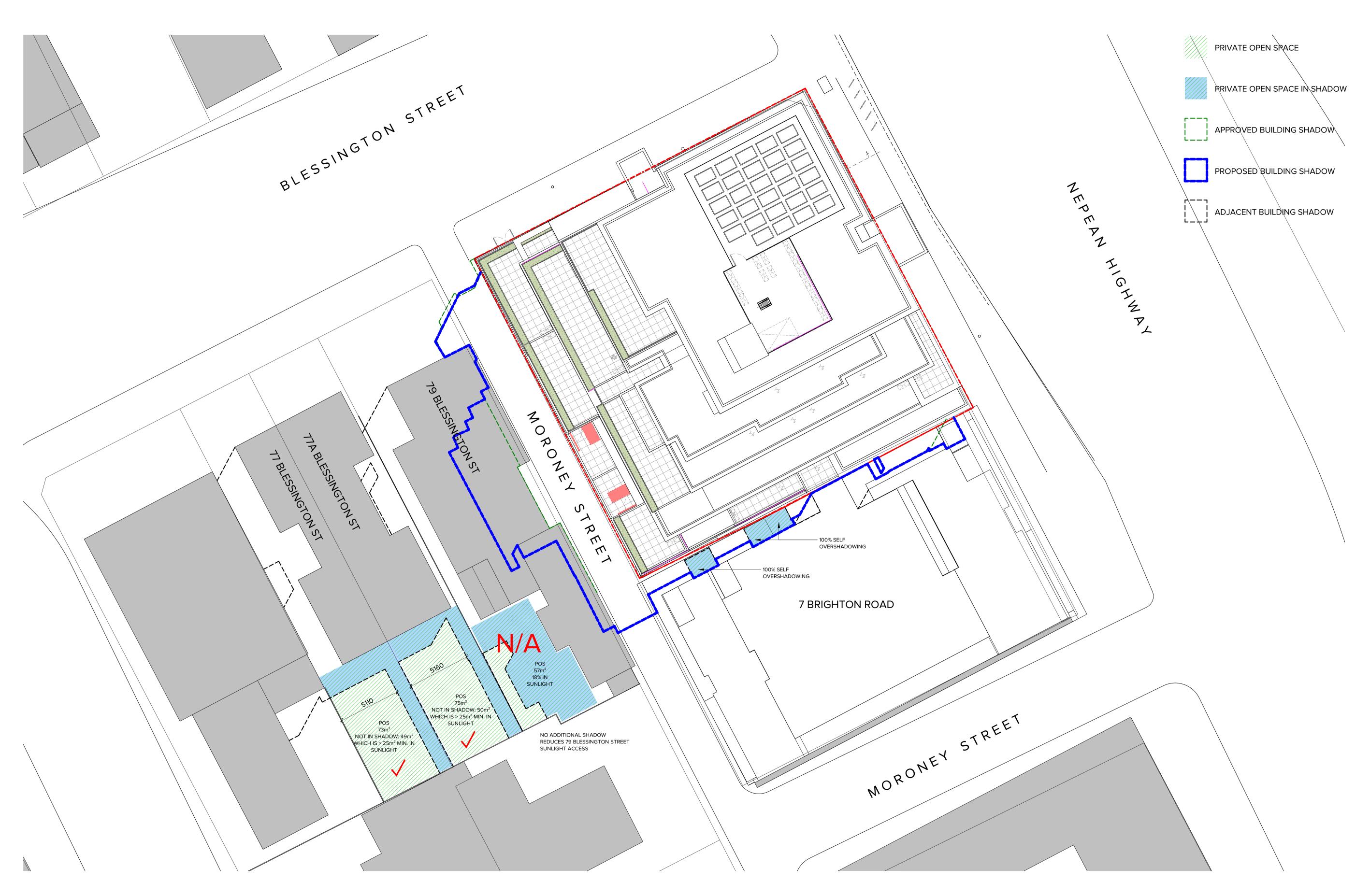
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DRAWING TITLE:
SHADOW DIAGRAMS - 22 SEP - 10AM

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 23.05.25
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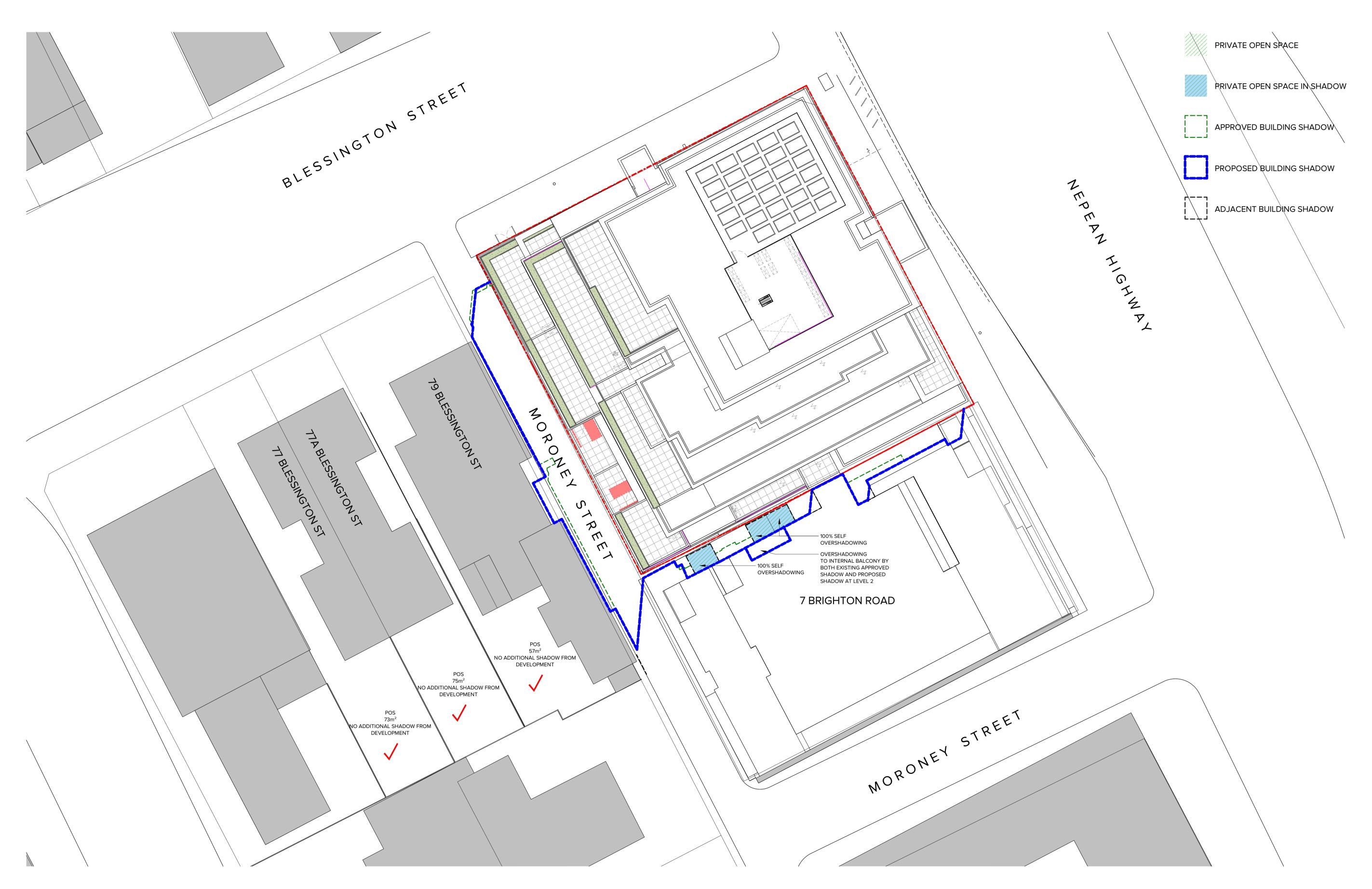
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PROJECT:
1 BRIGHTON ROAD, ST KILDA
DRAWING TITLE:
SHADOW DIAGRAMS - 22 SEP - 11AM

JOB №: 40020 DATE: 23.05.25 SCALE: 1:150@A1 REVISION N°: DRAWN: YC DRAWING STATUS: DRAWING N°: TOWN PLANNING TP-602





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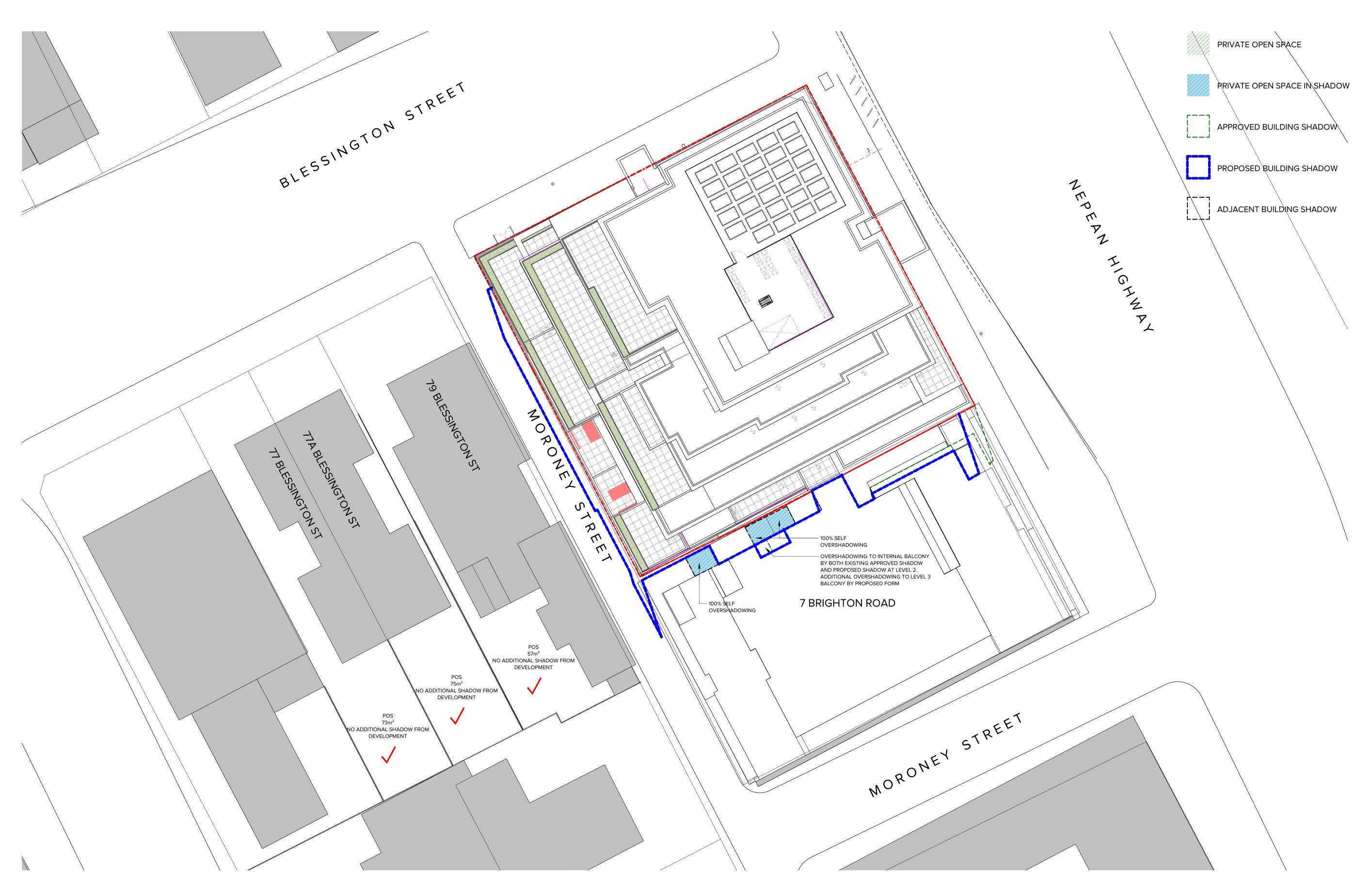
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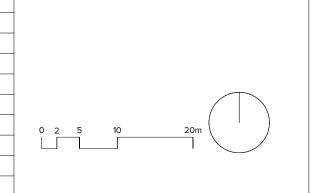
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1 BRIGHTON ROAD, ST KILDA

DRAWING TITLE:

SHADOW DIAGRAMS - 22 SEP - 1PM

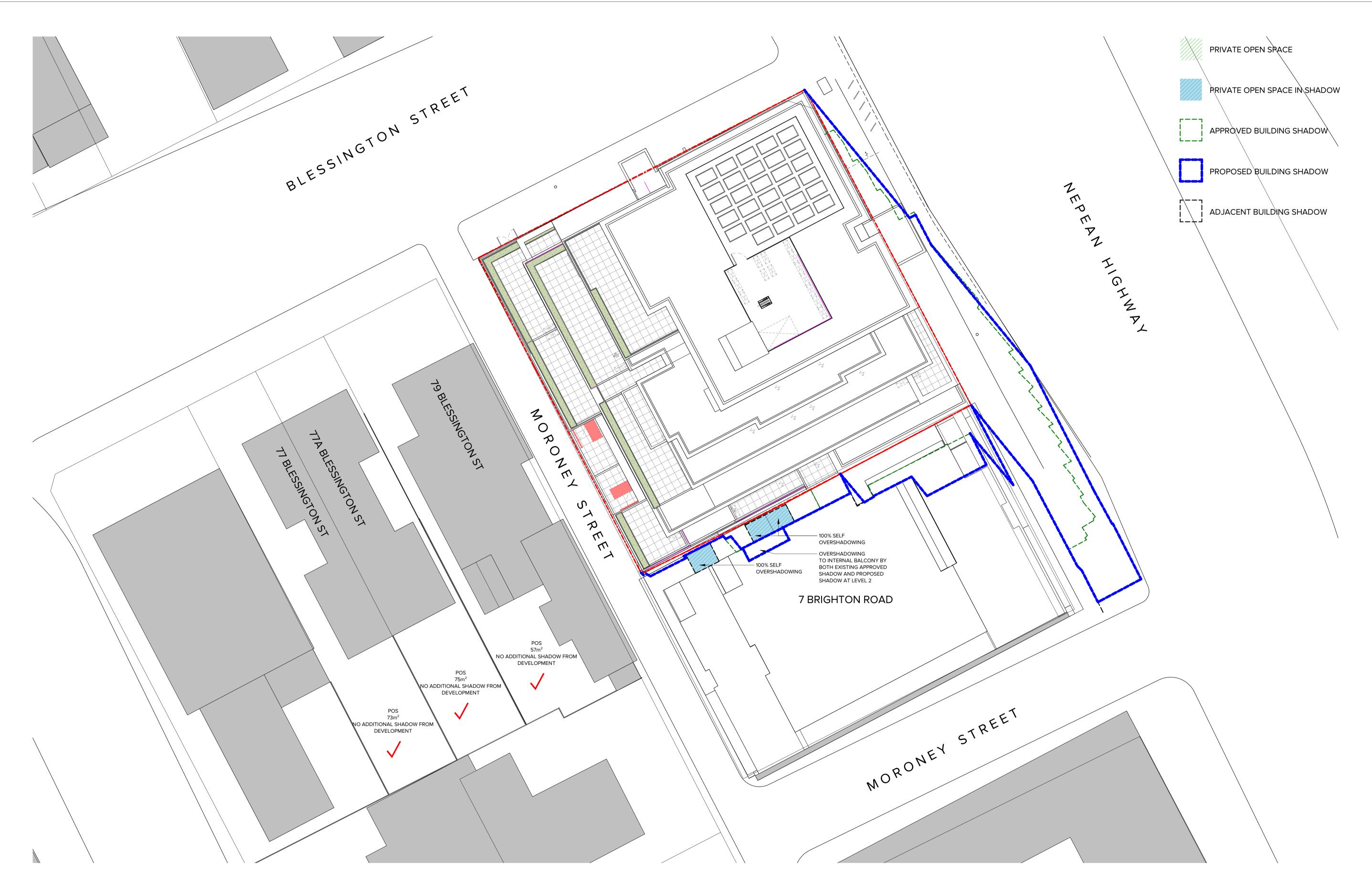
DATE: 23.05.25 JOB N°: 40020

SCALE: 1:150@A1 REVISION N°: B

DRAWN: YC

DRAWING STATUS: DRAWING N°:

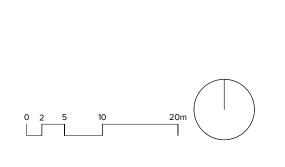
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PROJECT:
1 BRIGHTON ROAD, ST KILDA
DRAWING TITLE: SHADOW DIAGRAMS - 22 SEP - 2PM

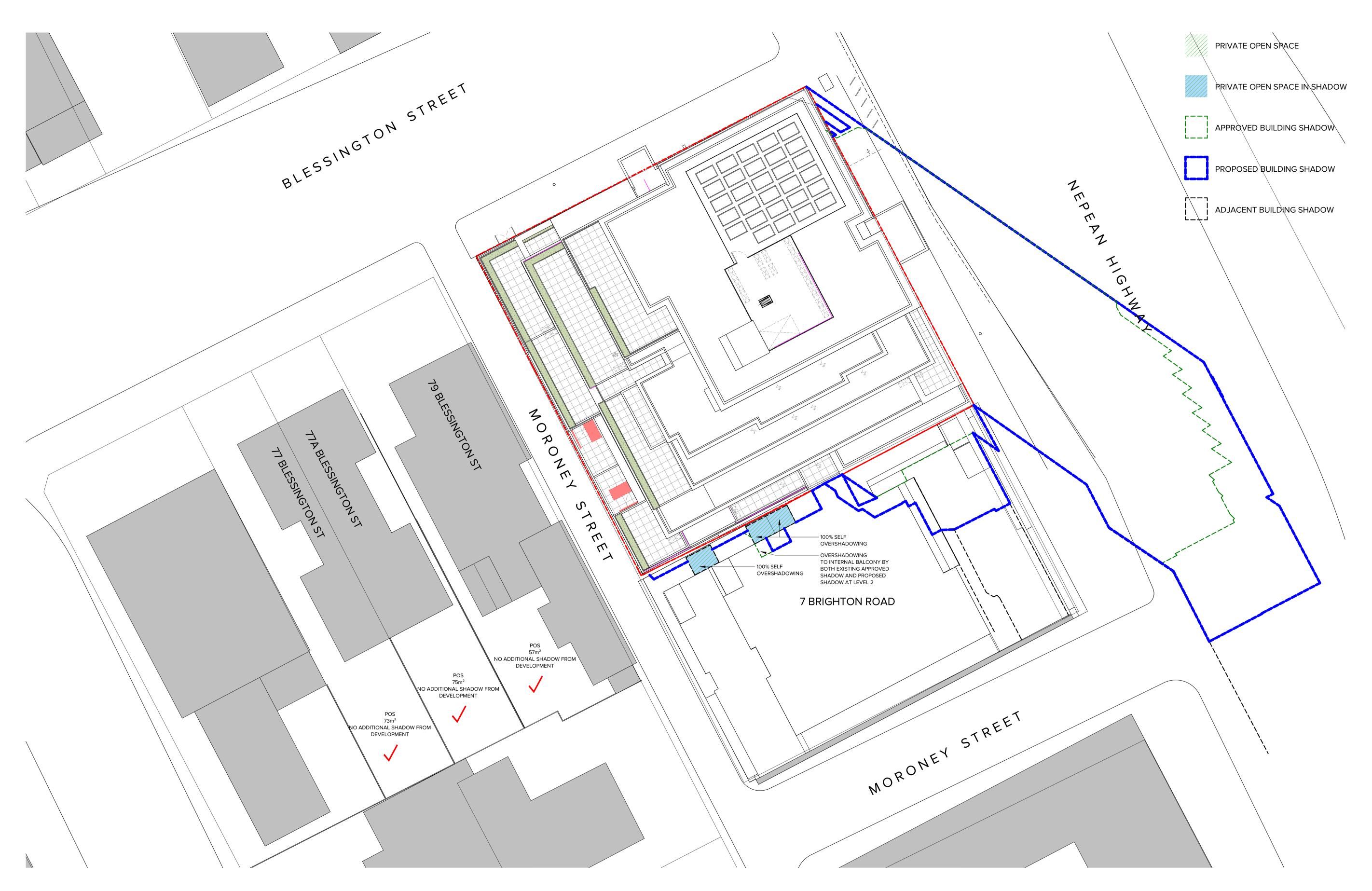
 DATE:
 23.05.25
 JOB №: 40020

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 1:150@A1
 REVISION №: B

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 DRAWING №:

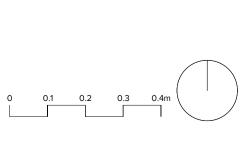
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1 BRIGHTON ROAD, ST KILDA

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: DRAWING N°:

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