PORT PHILLIP PLANNING DEPARTMENT
Date Received: 20/02/2026

Part two

424 ST KILDA ROAD

Better Apartments Design Standards Assessment
Section 72, City of Port Phillip

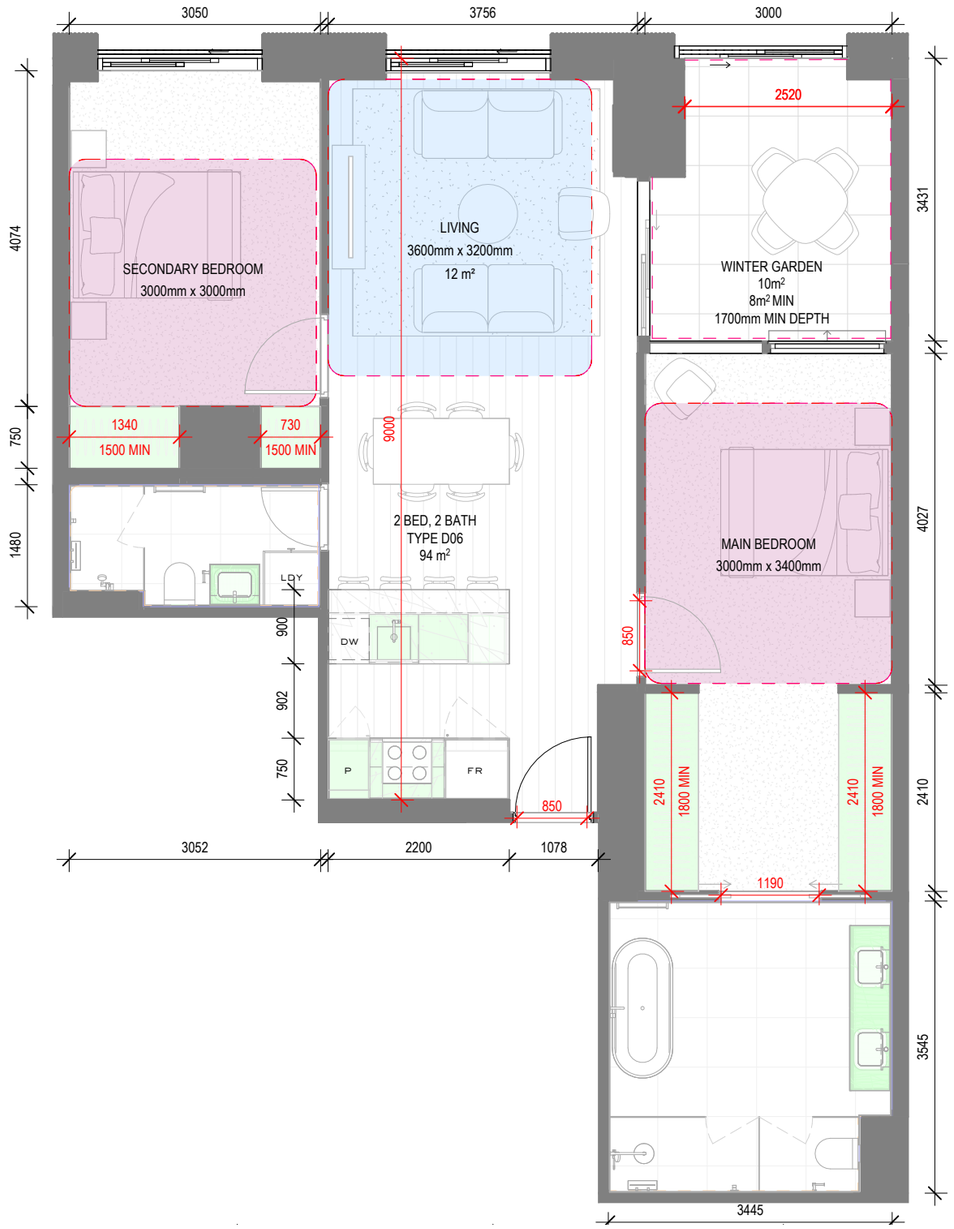
18th December 2025

GURNER™

SOM

Document Set ID: 9851962
Version: 1, Version Date: 23/02/2026

Functional layout
Typical Plans - 2 Bedroom Apartments



APARTMENT TYPE D06
1 Apartment

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE D06

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE D06	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✓	
	OTHER BEDROOMS	MIN	3m x 3m	✓	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✓	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✓	
STORAGE		MIN	5m³ INTERNAL		
	STUDIO	MIN	8m³ TOTAL		
		MIN	6m³ INTERNAL		
	1 BEDROOM DWELLING	MIN	10m³ TOTAL		
		MIN	9m³ INTERNAL	✓	
	2 BEDROOM DWELLING	MIN	14m³ TOTAL	✓	
		MIN	12m³ INTERNAL		
	3 BEDROOM DWELLING	MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			X	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✓	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE D06	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✓	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	X	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	X	Adaptable bathroom does not satisfy the 1.2m x 1.2m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area.
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B				
	ALL DDA COMPLIANCE MEASURES MET			X	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

Note: All plans on this page are for illustrative purposes only and are not to scale

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Functional layout
Typical Plans - 2 Bedroom Apartments

APARTMENT TYPE E01
10Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE E01

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E01	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	EQUIVALENT	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✔	
		MIN	14m³ TOTAL	✔	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✔	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E01	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	CAN BE ADAPTED	Potential to rearrange living room furniture
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	Both bathrooms satisfy the clear circulation area requirement
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A&B	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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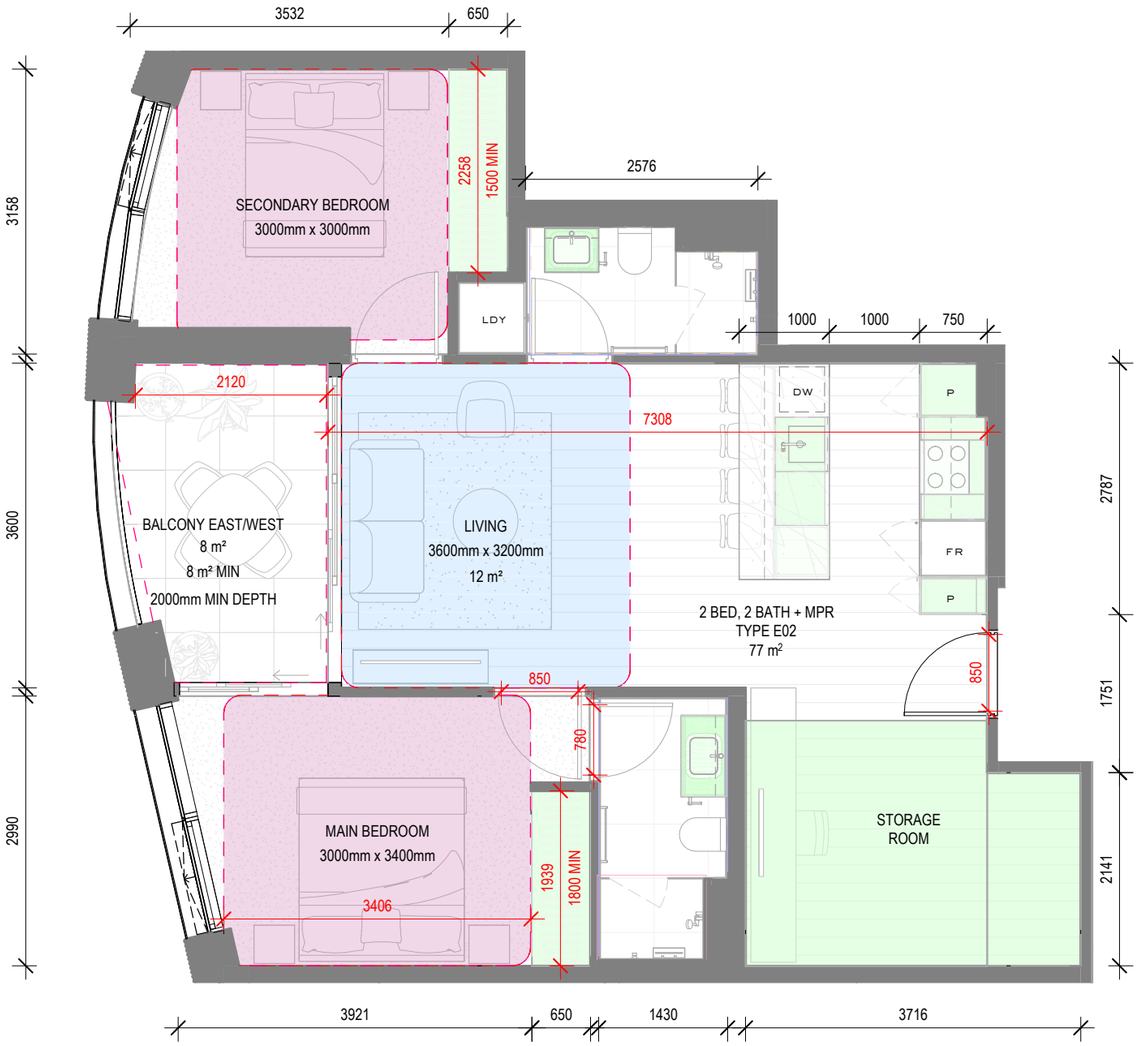
Functional layout
Typical Plans - 2 Bedroom Apartments



APARTMENT TYPE E02
9 Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE E02

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E02	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	EQUIVALENT	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✔	
		MIN	14m³ TOTAL	✔	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²	✔	
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E02	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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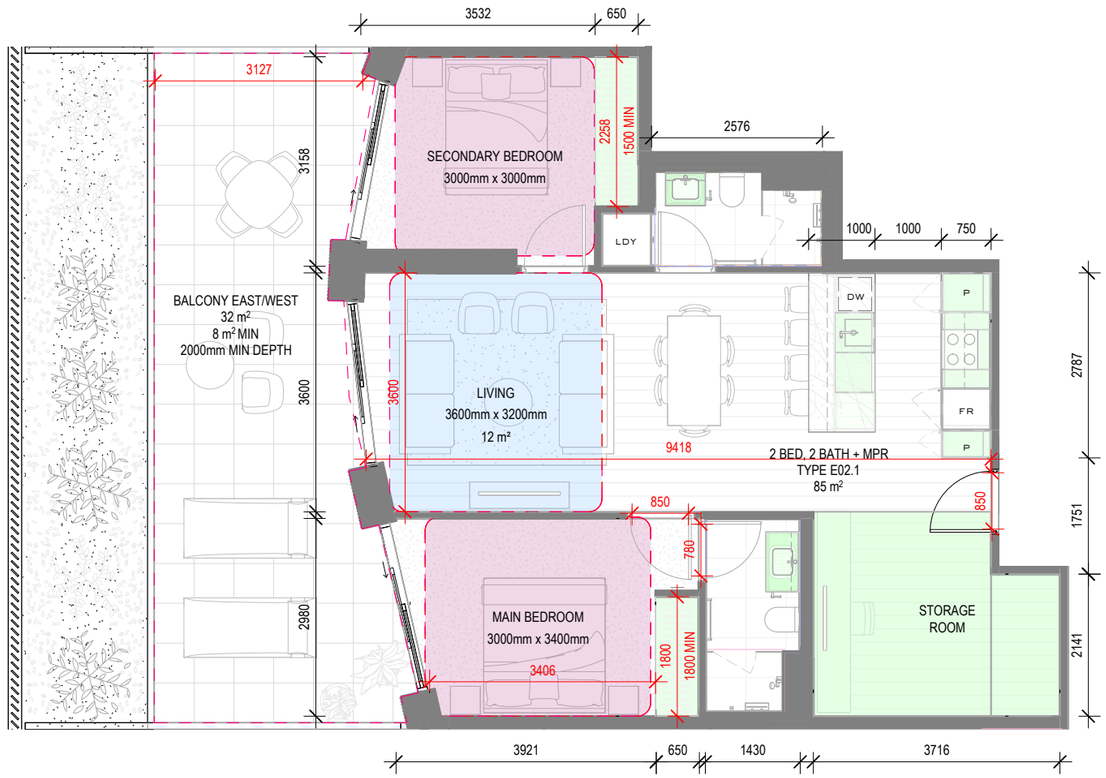
Functional layout
Typical Plans - 2 Bedroom Apartments



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE E02.1

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E02.1	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	EQUIVALENT	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✔	
		MIN	14m³ TOTAL	✔	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²	✔	
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E02.1	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE E02.1
1 Apartment

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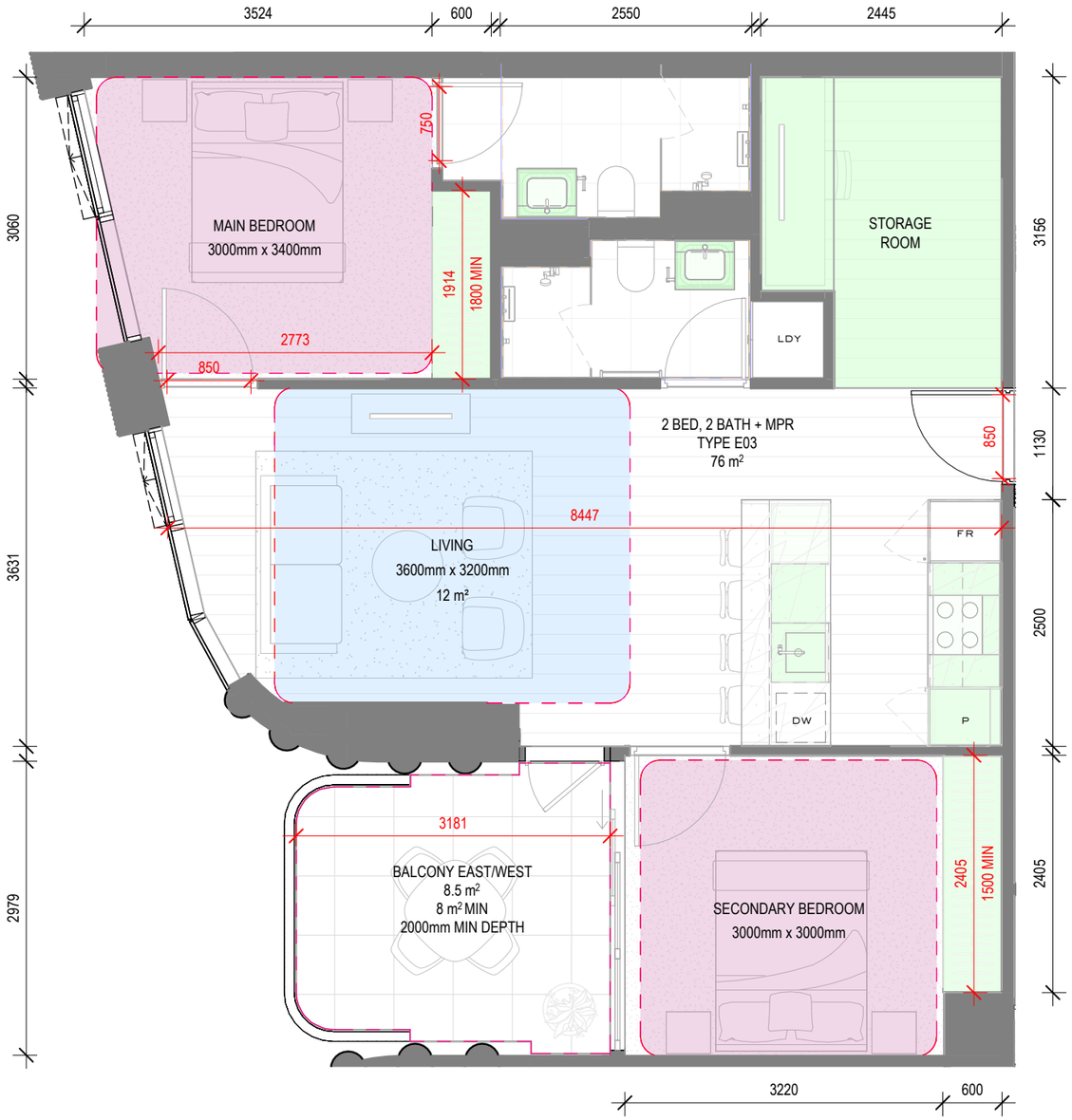
Functional layout
Typical Plans - 2 Bedroom Apartments



APARTMENT TYPE E03
9 Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE E03

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E03	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	EQUIVALENT	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✔	
		MIN	14m³ TOTAL	✔	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²	✔	
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E03	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH	MIN	(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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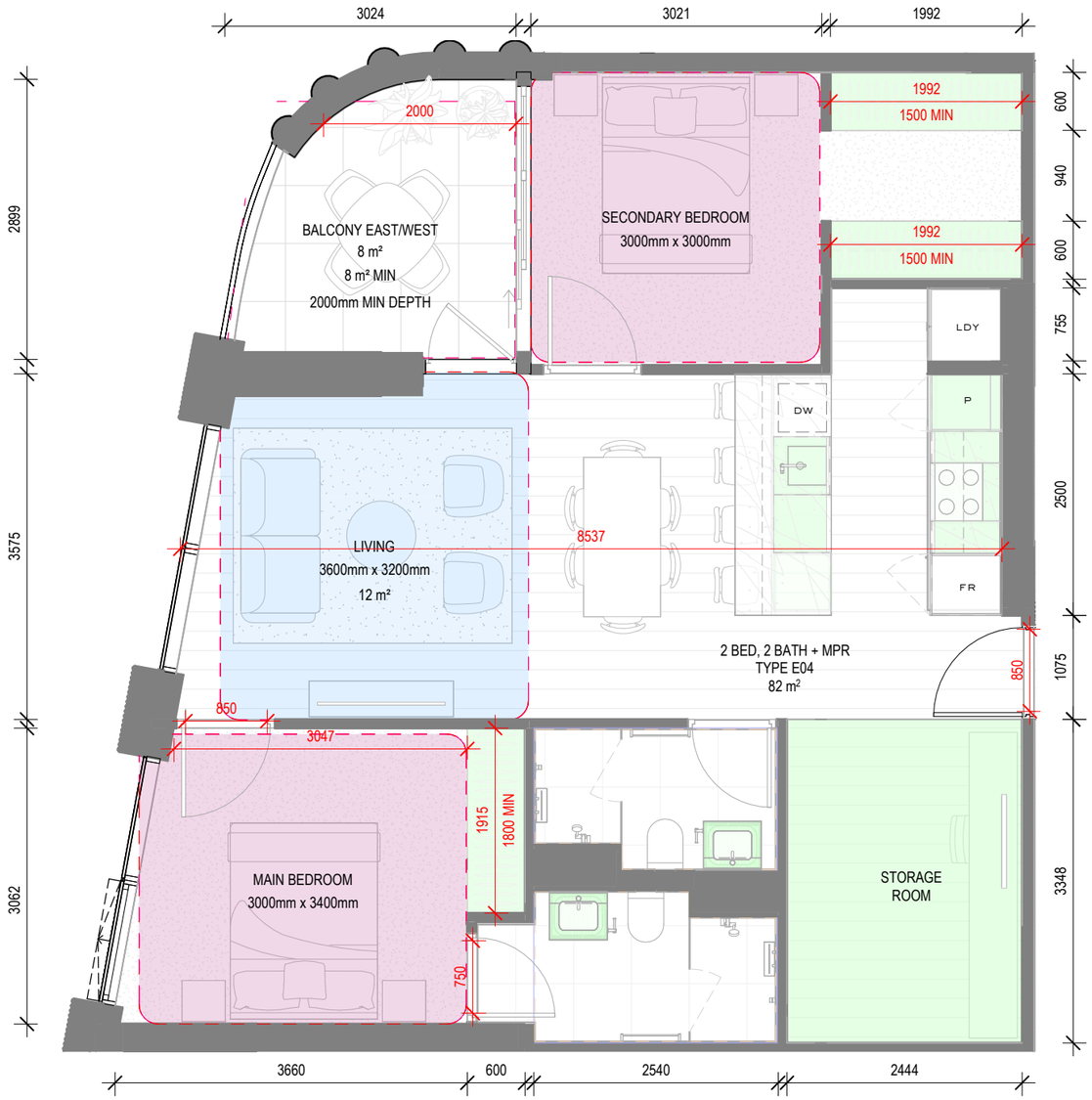
Functional layout
Typical Plans - 2 Bedroom Apartments



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE E04

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E04	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	EQUIVALENT	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	EQUIVALENT	Additional area provided around, total area compliant
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✔	
		MIN	14m³ TOTAL	✔	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²	✔	
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E04	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE E04
9 Apartments

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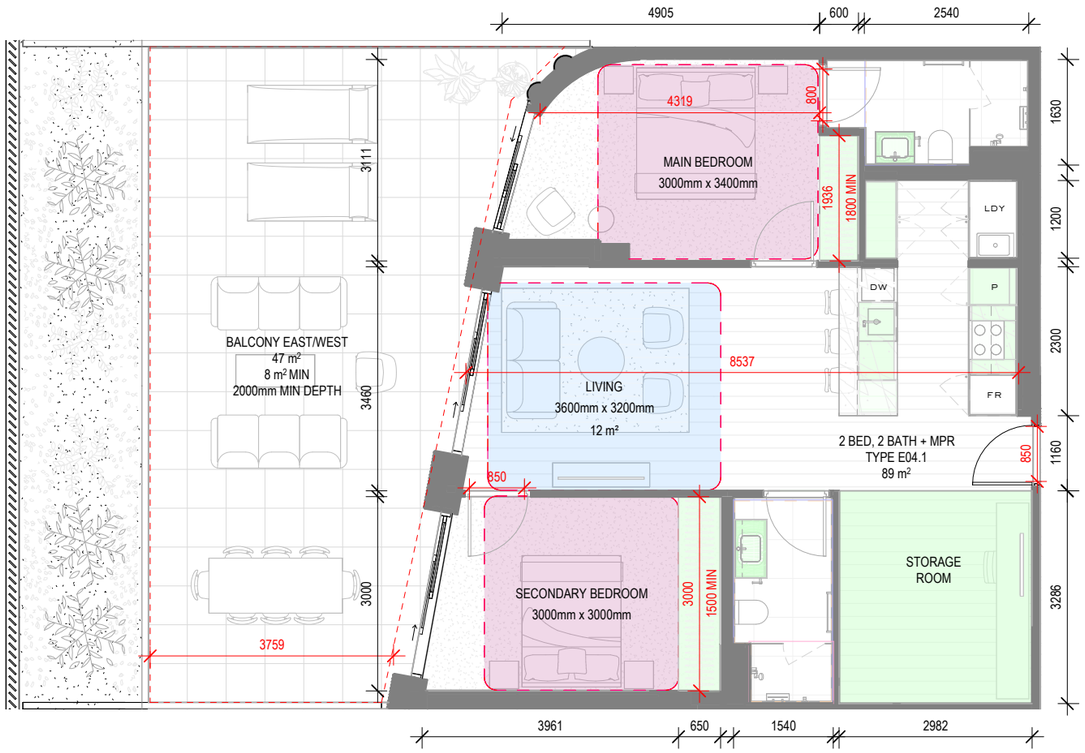
Functional layout
Typical Plans - 2 Bedroom Apartments



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APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE E04.1

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E04.1	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✔	
		MIN	14m³ TOTAL	✔	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²	✔	
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E04.1	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	Both bathrooms satisfy the clear circulation area requirement
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			B	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE E04.1
1 Apartment

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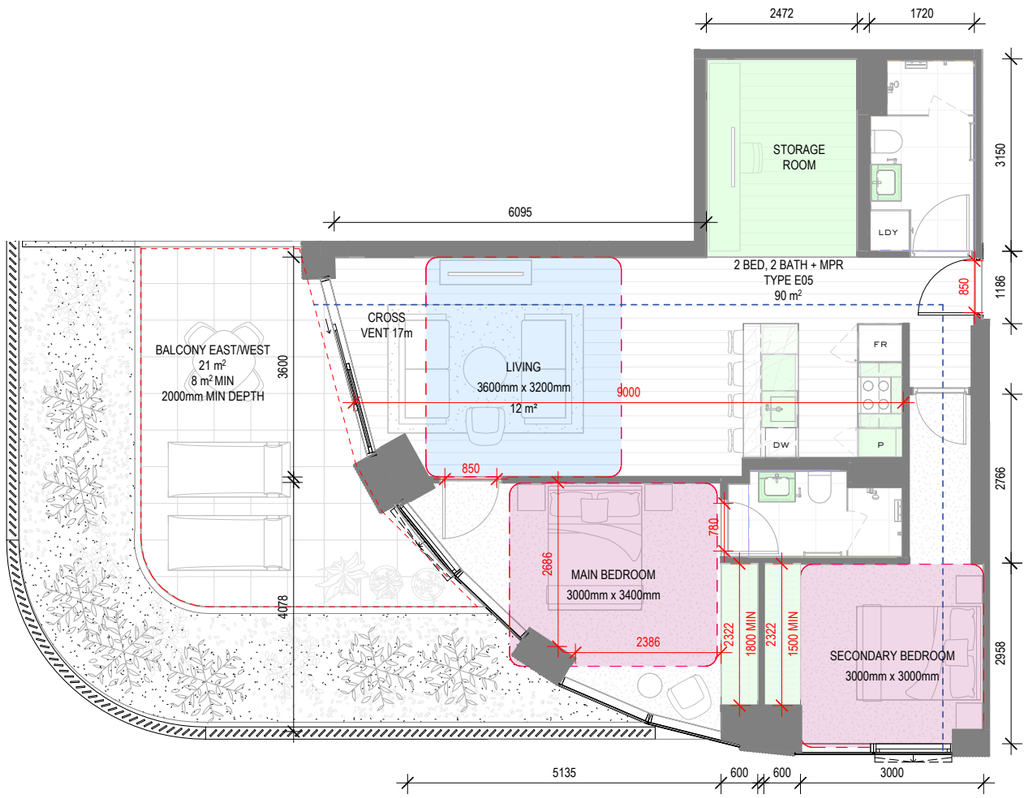
Functional layout
Typical Plans - 2 Bedroom Apartments



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE E05

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E05	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	EQUIVALENT	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✔	
		MIN	14m³ TOTAL	✔	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²	✔	
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E05	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Other bathroom satisfies the 1m x 2.7m clear circulation area, main bathroom does not
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			B	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE E05
1 Apartment

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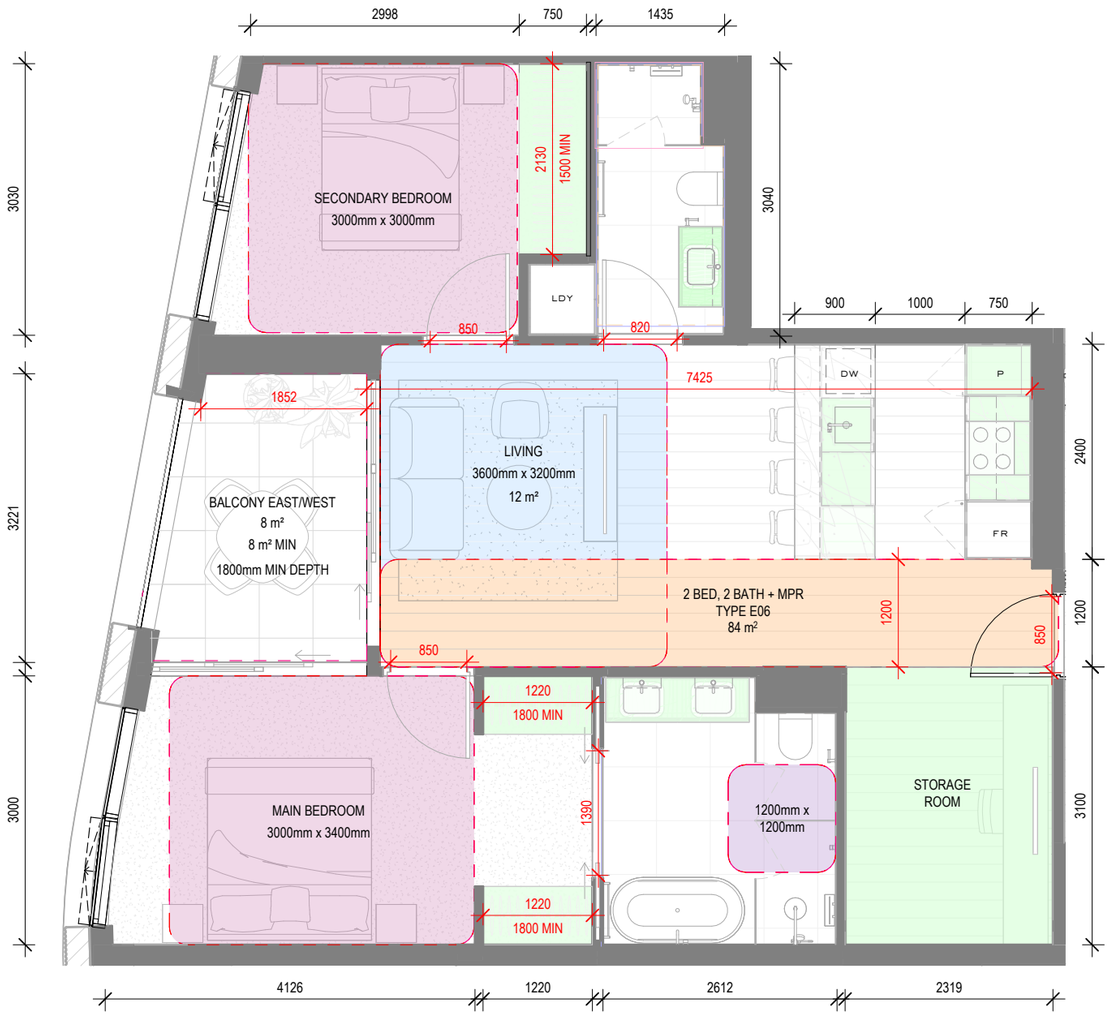
Functional layout
Typical Plans - 2 Bedroom Apartments



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
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TYPE E06

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E06	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE		MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
	STUDIO	MIN	8m³ TOTAL		
		MIN	6m³ INTERNAL		
	1 BEDROOM DWELLING	MIN	10m³ TOTAL		
		MIN	9m³ INTERNAL	✔	
	2 BEDROOM DWELLING	MIN	14m³ TOTAL	✔	
		MIN	12m³ INTERNAL		
	3 BEDROOM DWELLING	MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²	✔	
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E06	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✔	Potential to rearrange living room furniture
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	Main bathroom satisfies the 1.2m x 1.2m clear circulation area, other bathroom does not
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE E06
5 Apartments

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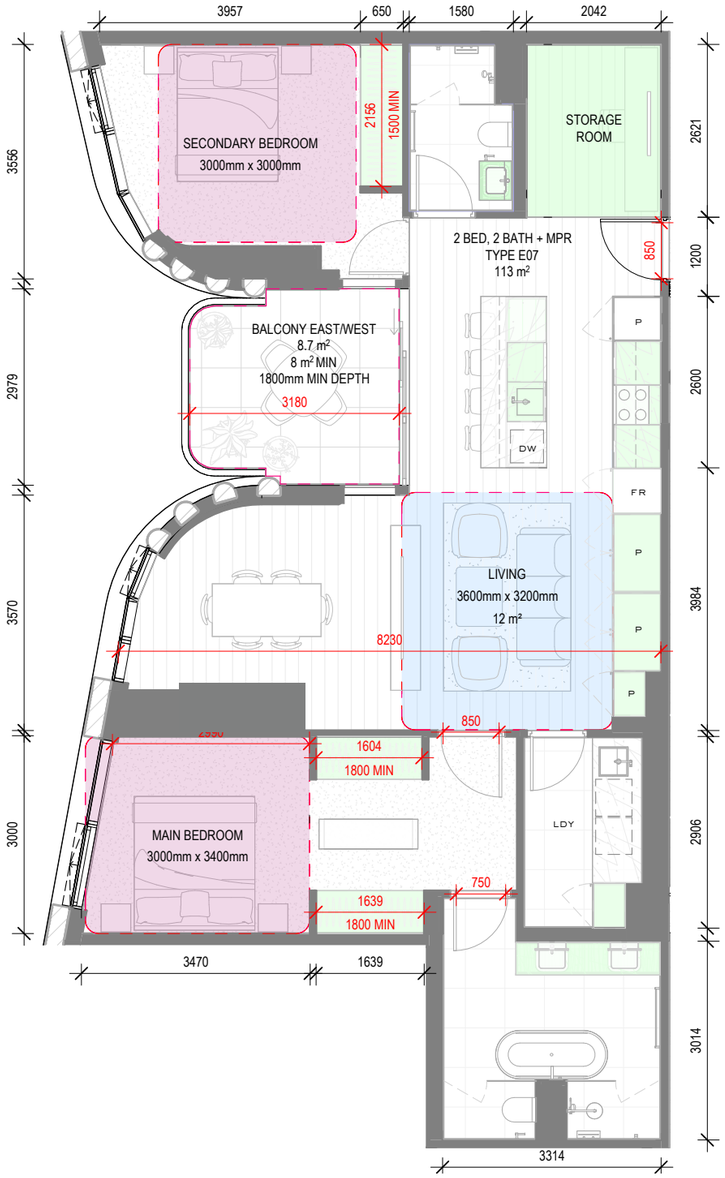
Functional layout
Typical Plans - 2 Bedroom Apartments



APARTMENT TYPE E07
5 Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE E07

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E07	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✔	
		MIN	14m³ TOTAL	✔	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²	✔	
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E07	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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Typical Plans - 2 Bedroom Apartments

APARTMENT TYPE E08
2 Apartments

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APARTMENT TYPE COMPLIANCE TABLE
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TYPE E08

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E08	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	EQUIVALENT	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✔	
		MIN	14m³ TOTAL	✔	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✔	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E08	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	Both bathrooms satisfy the clear circulation area requirement
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A&B	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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Functional layout
Typical Plans - 2 Bedroom Apartments

APARTMENT TYPE E09
2 Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE E09

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E09	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✓	
	OTHER BEDROOMS	MIN	3m x 3m	1 OUTWARDS	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✓	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✓	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✓	
		MIN	14m³ TOTAL	✓	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✓	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²	✓	
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E09	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✓	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✗	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✗	Adaptable bathroom does not satisfy the 1.2m x 1.2m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			✗	
	ALL DDA COMPLIANCE MEASURES MET			✗	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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Functional layout
Typical Plans - 2 Bedroom Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
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TYPE E10

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E10	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	EQUIVALENT	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	✓	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✓	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✓	
STORAGE		MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
	STUDIO	MIN	8m³ TOTAL		
		MIN	6m³ INTERNAL		
	1 BEDROOM DWELLING	MIN	10m³ TOTAL		
		MIN	9m³ INTERNAL	✓	
	2 BEDROOM DWELLING	MIN	14m³ TOTAL	✓	
		MIN	12m³ INTERNAL		
	3 BEDROOM DWELLING	MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			X	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²	✓	
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E10	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✓	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	CAN BE ADAPTED	Potential to rearrange living room furniture
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✓	Main bathroom satisfies the 1.2m x 1.2m clear circulation area, other bathroom does not
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✓	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE E10
2 Apartments

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Functional layout
Typical Plans - 2 Bedroom Apartments

APARTMENT TYPE E11
2 Apartments

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APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE E11

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E11	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	EQUIVALENT	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE		MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
	STUDIO	MIN	8m³ TOTAL		
		MIN	6m³ INTERNAL		
	1 BEDROOM DWELLING	MIN	10m³ TOTAL		
		MIN	9m³ INTERNAL	✔	
	2 BEDROOM DWELLING	MIN	14m³ TOTAL	✔	
		MIN	12m³ INTERNAL		
	3 BEDROOM DWELLING	MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✔	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E11	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	CAN BE ADAPTED	Potential to rearrange living room furniture
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	Main bathroom satisfies the 1m x 2.7m clear circulation area, other bathroom does not
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			B	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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Functional layout
Typical Plans - 2 Bedroom Apartments

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APARTMENT TYPE COMPLIANCE TABLE
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TYPE E12

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E12	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✔	
		MIN	14m³ TOTAL	✔	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²	✔	
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E12	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	CAN BE ADAPTED	Potential to rearrange living room furniture
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	Both bathrooms satisfy the clear circulation area requirement
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A&B	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE E12
2 Apartments

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Typical Plans - 2 Bedroom Apartments

APARTMENT TYPE E13
6 Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
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TYPE E13

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E13	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	EQUIVALENT	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✔	
		MIN	14m³ TOTAL	✔	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²	✔	
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E13	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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Functional layout
Typical Plans - 2 Bedroom Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE E14

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E14	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✓	
	OTHER BEDROOMS	MIN	3m x 3m	✓	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✓	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✓	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✓	
		MIN	14m³ TOTAL	✓	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			X	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²	✓	
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E14	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✓	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	X	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	X	Adaptable bathroom does not satisfy the 1.2m x 1.2m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B				
	ALL DDA COMPLIANCE MEASURES MET			X	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE E14
1 Apartment

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Functional layout
Typical Plans - 2 Bedroom Apartments

APARTMENT TYPE E15
1 Apartment

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE E15

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E15	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✓	
	OTHER BEDROOMS	MIN	3m x 3m	✓	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✓	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✓	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✓	
		MIN	14m³ TOTAL	✓	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			X	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✓	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E15	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✓	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	X	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	X	Adaptable bathroom does not satisfy the 1.2m x 1.2m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B				
	ALL DDA COMPLIANCE MEASURES MET			X	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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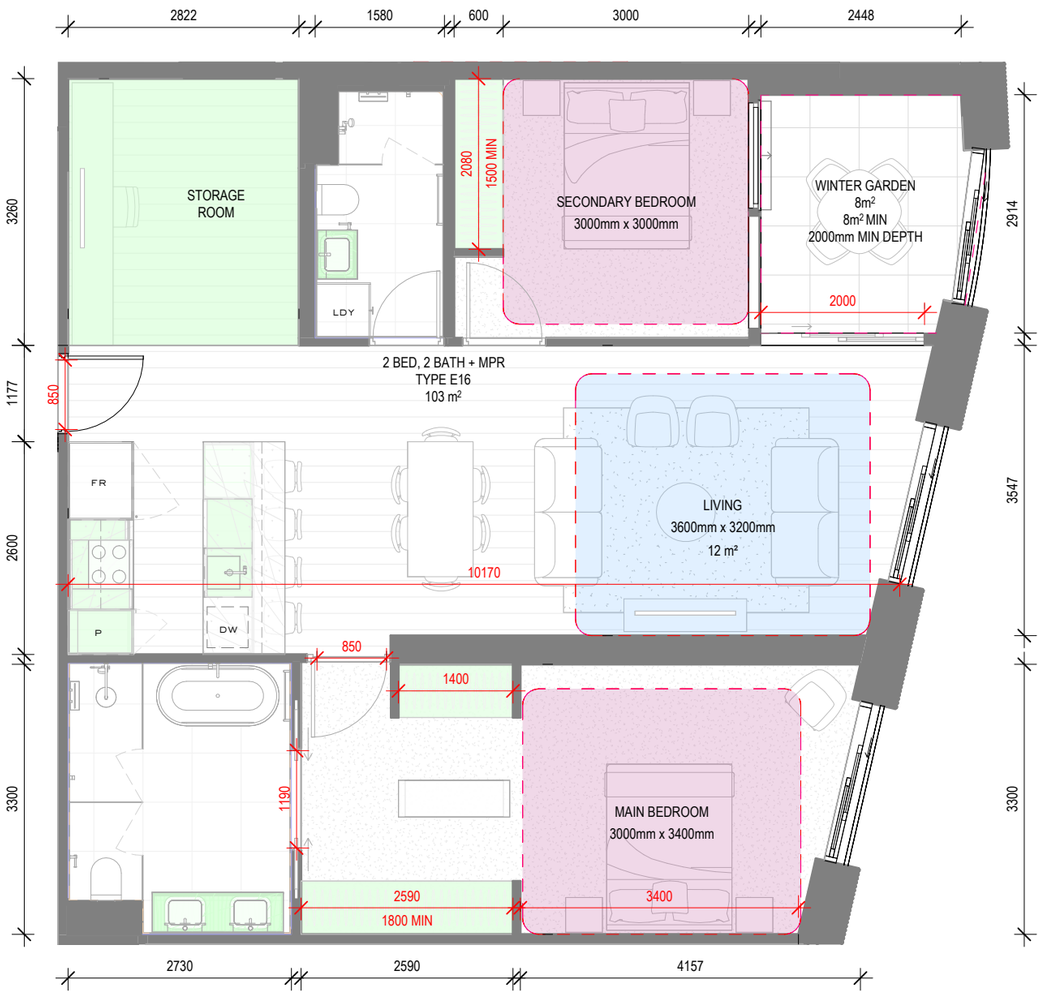
Functional layout
Typical Plans - 2 Bedroom Apartments



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE E16

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E16	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✓	
	OTHER BEDROOMS	MIN	3m x 3m	✓	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✓	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✗	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL	✓	
		MIN	14m³ TOTAL	✓	
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✗	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²	✓	
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE E16	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✓	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✗	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✗	Adaptable bathroom does not satisfy the 1.2m x 1.2m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area.
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B				
	ALL DDA COMPLIANCE MEASURES MET			✗	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE E16
1 Apartment

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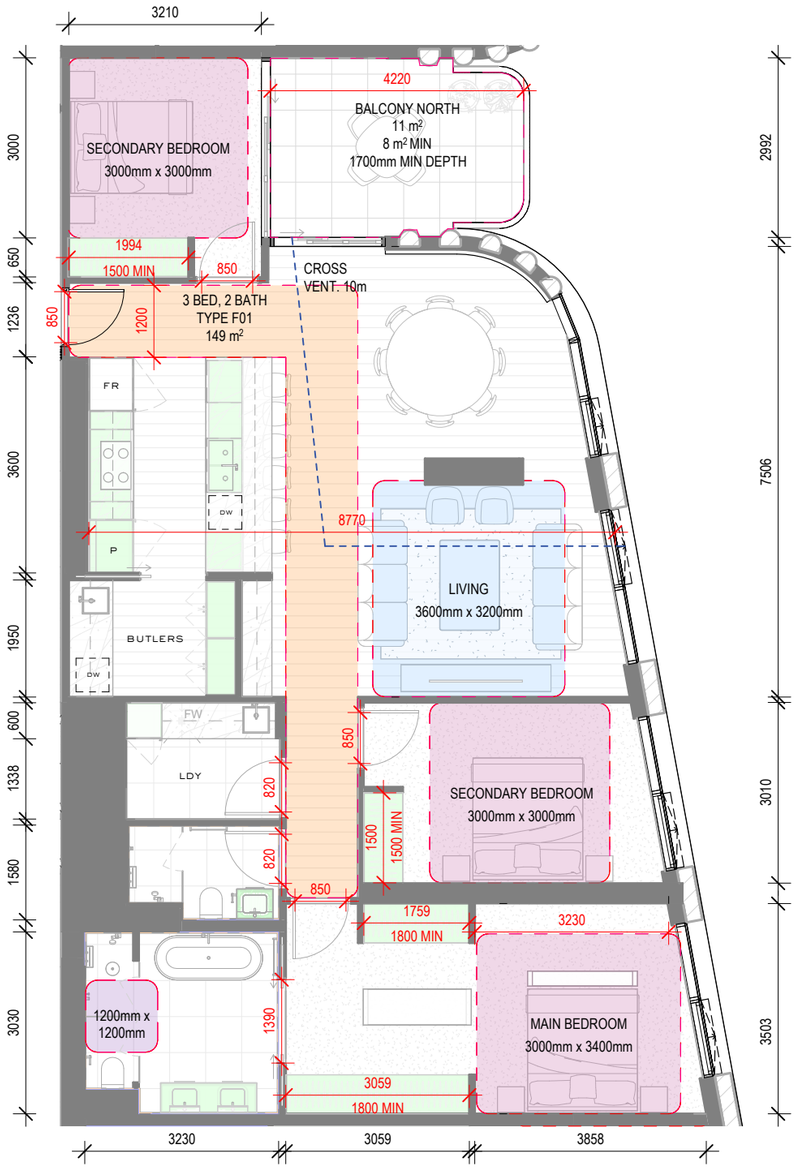
Functional layout
Typical Plans - 3 Bedroom Apartments



APARTMENT TYPE F01
4 Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE F01

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE F01	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE		MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
	STUDIO	MIN	8m³ TOTAL		
		MIN	6m³ INTERNAL		
	1 BEDROOM DWELLING	MIN	10m³ TOTAL		
		MIN	9m³ INTERNAL		
	2 BEDROOM DWELLING	MIN	14m³ TOTAL		
		MIN	12m³ INTERNAL	✔	
	3 BEDROOM DWELLING	MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✔	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE F01	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	CAN BE ADAPTED	Potential to rearrange living room furniture
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	Main bathroom satisfies the 1.2m x 1.2m clear circulation area, other bathroom does not
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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Functional layout
Typical Plans - 3 Bedroom Apartments

APARTMENT TYPE F02
5 Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE F02

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE F02	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✓	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✓	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✓	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✓	
		MIN	18m³ TOTAL	✓	
CROSS VENTILATION	DWELLING			✓	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²	✓	
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE F02	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✓	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	CAN BE ADAPTED	Potential to rearrange living room furniture
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✓	Main bathroom satisfies the 1.2m x 1.2m clear circulation area, other bathroom does not
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✓	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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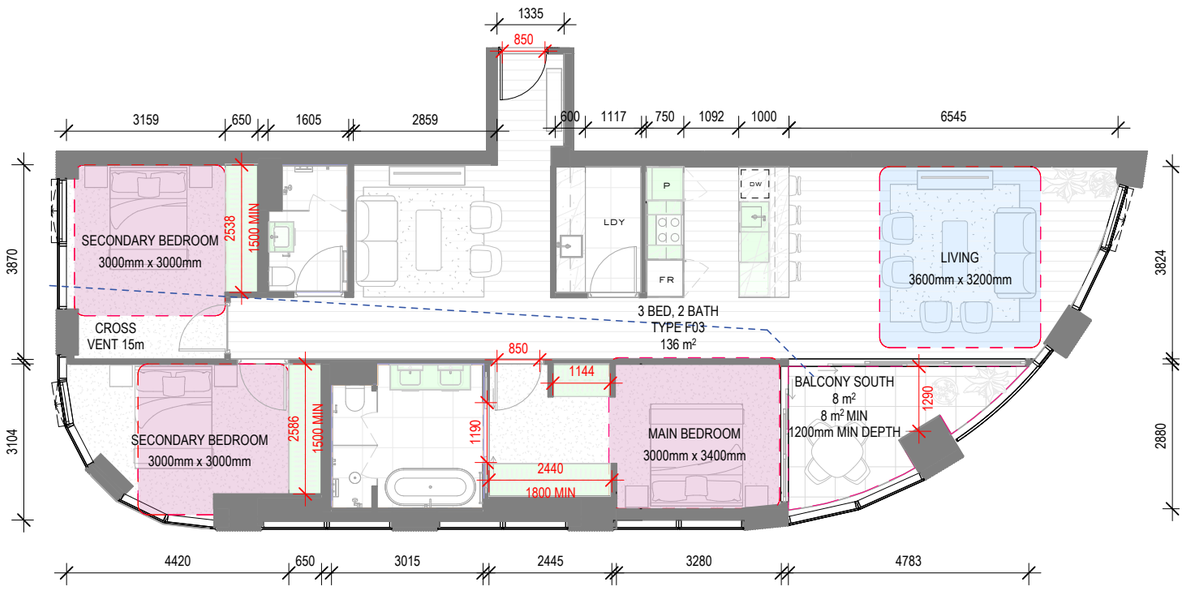
Functional layout
Typical Plans - 3 Bedroom Apartments



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE F03

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE F03	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	EQUIVALENT	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²	✔	
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE F03	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	Main bathroom satisfies the 1.2m x 1.2m clear circulation area, other bathroom does not
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE F03
1 Apartment

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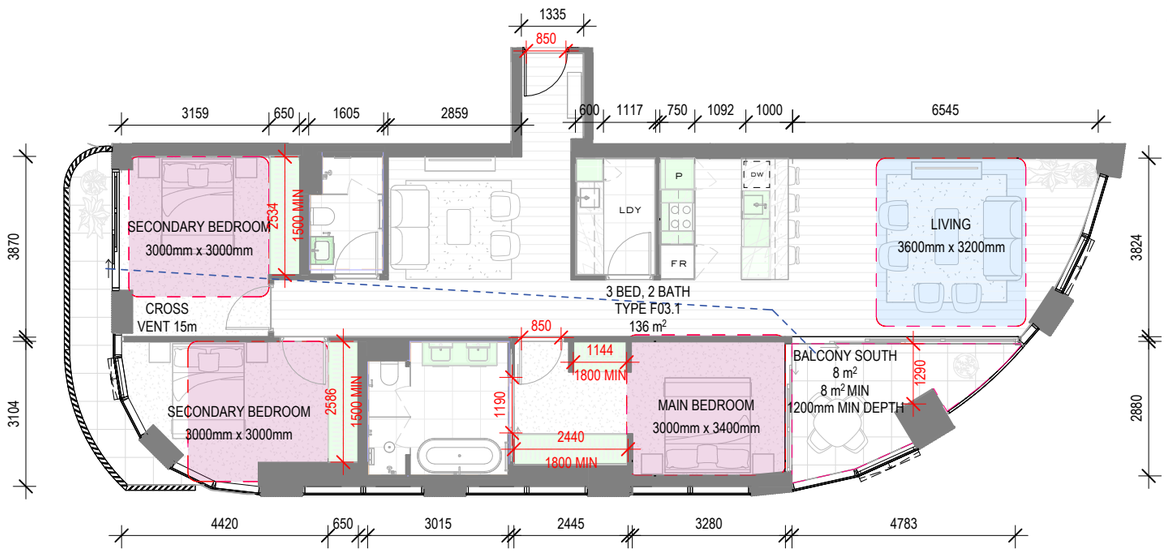
Functional layout
Typical Plans - 3 Bedroom Apartments



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE F03.1

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE F03.1	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✓	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✓	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✓	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 9m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✓	
		MIN	18m³ TOTAL	✓	
CROSS VENTILATION	DWELLING			✓	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²	✓	
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE F03.1	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✓	Interior wall along corridor protrudes into the 1.2m clear circulation region
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✗	
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✗	
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✗	

APARTMENT TYPE F03.1
1 Apartment

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

Note: All plans on this page are for illustrative purposes only and are not to scale

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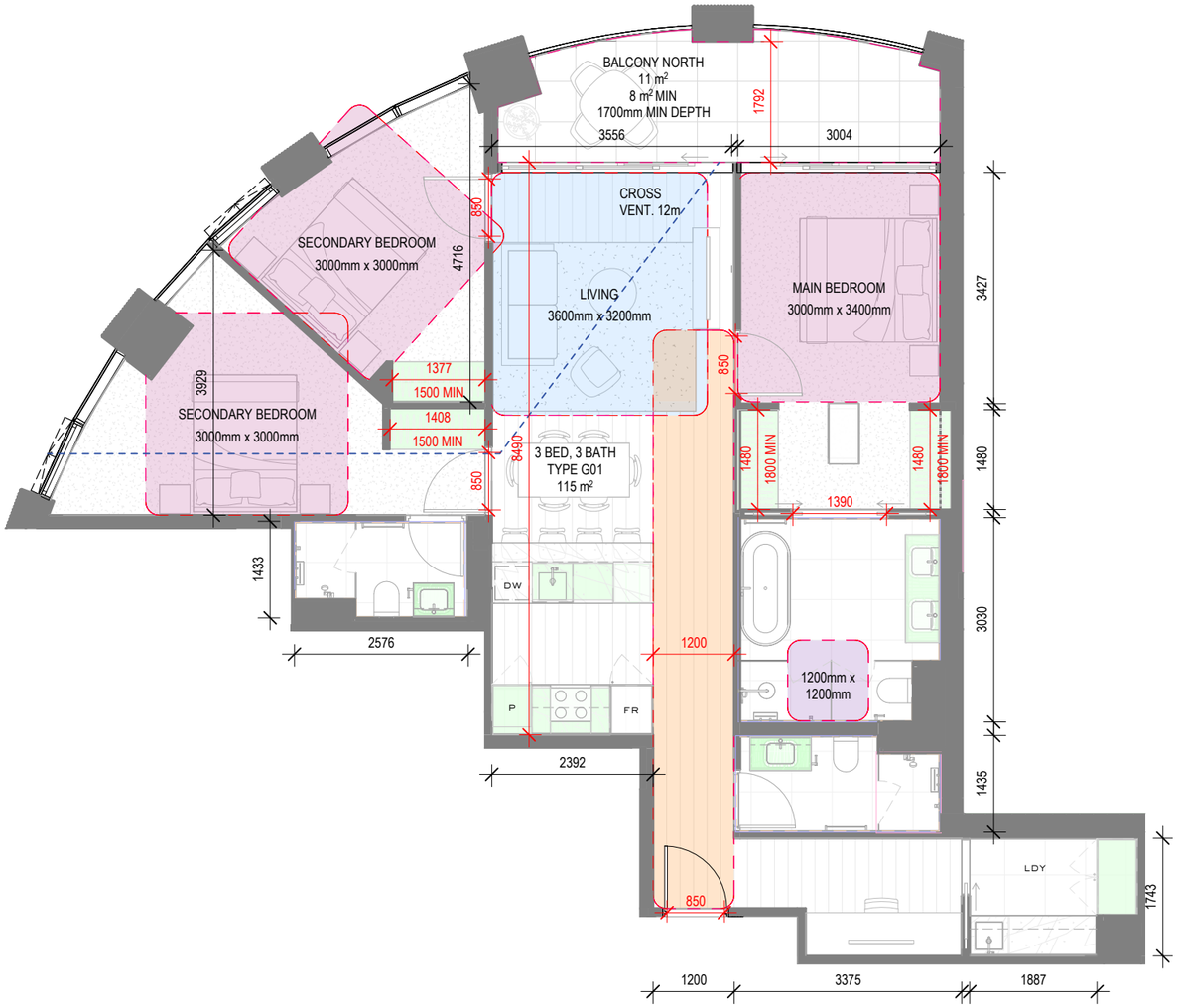
Functional layout
Typical Plans - 3 Bedroom Apartments



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE G01

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G01	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 2m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✘	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✔	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G01	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	CAN BE ADAPTED	Potential to rearrange living room furniture
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	Main bathroom satisfies the 1.2m x 1.2m clear circulation area, other bathroom does not
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

Note: All plans on this page are for illustrative purposes only and are not to scale

APARTMENT TYPE G01
9 Apartments

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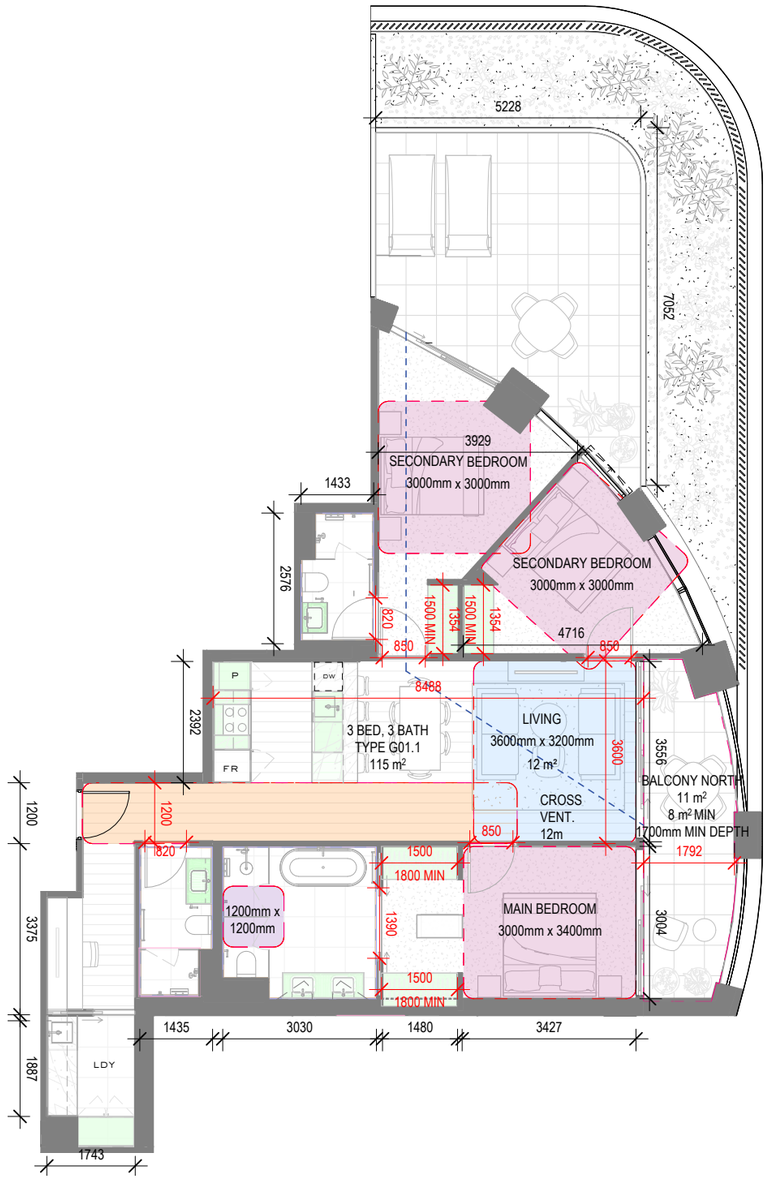
Functional layout
Typical Plans - 3 Bedroom Apartments



APARTMENT TYPE G01.1
1 Apartment

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE G01.1

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G01.1	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 2m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✘	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²	✔	
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G01.1	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	CAN BE ADAPTED	Potential to rearrange living room furniture
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	Main bathroom satisfies the 1.2m x 1.2m clear circulation area, other bathroom does not
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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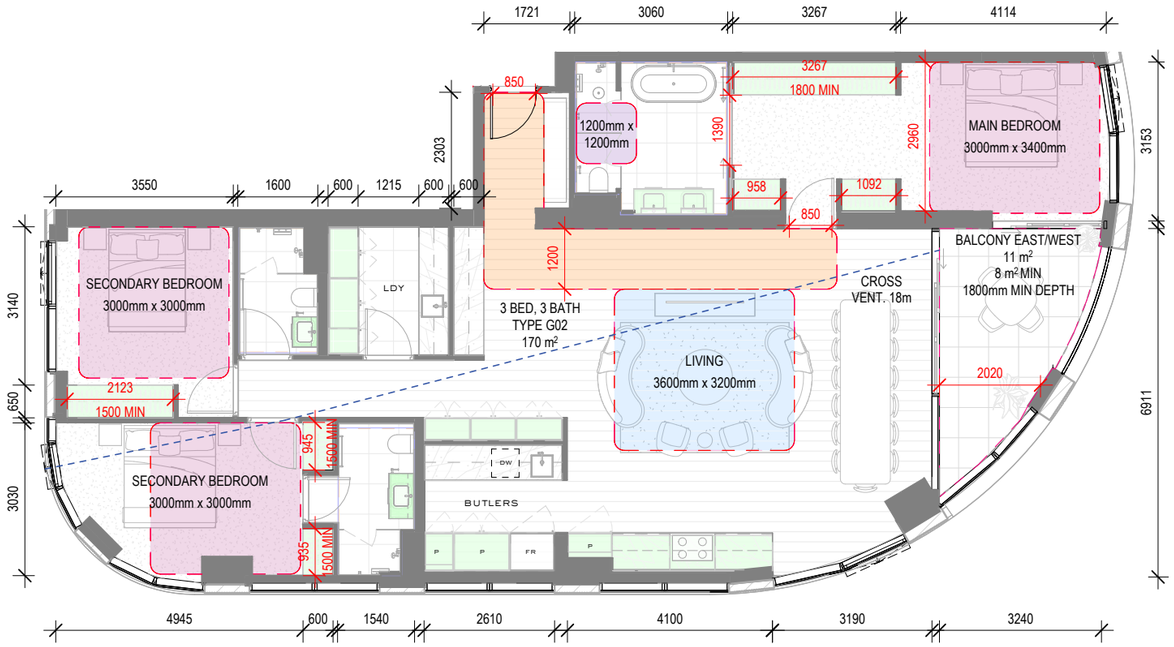
Functional layout
Typical Plans - 3 Bedroom Apartments



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE G02

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G02	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²	✔	
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G02	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	CAN BE ADAPTED	Potential to rearrange living room furniture
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	Main bathroom satisfies the 1.2m x 1.2m clear circulation area, other bathrooms do not
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE G02
4 Apartments

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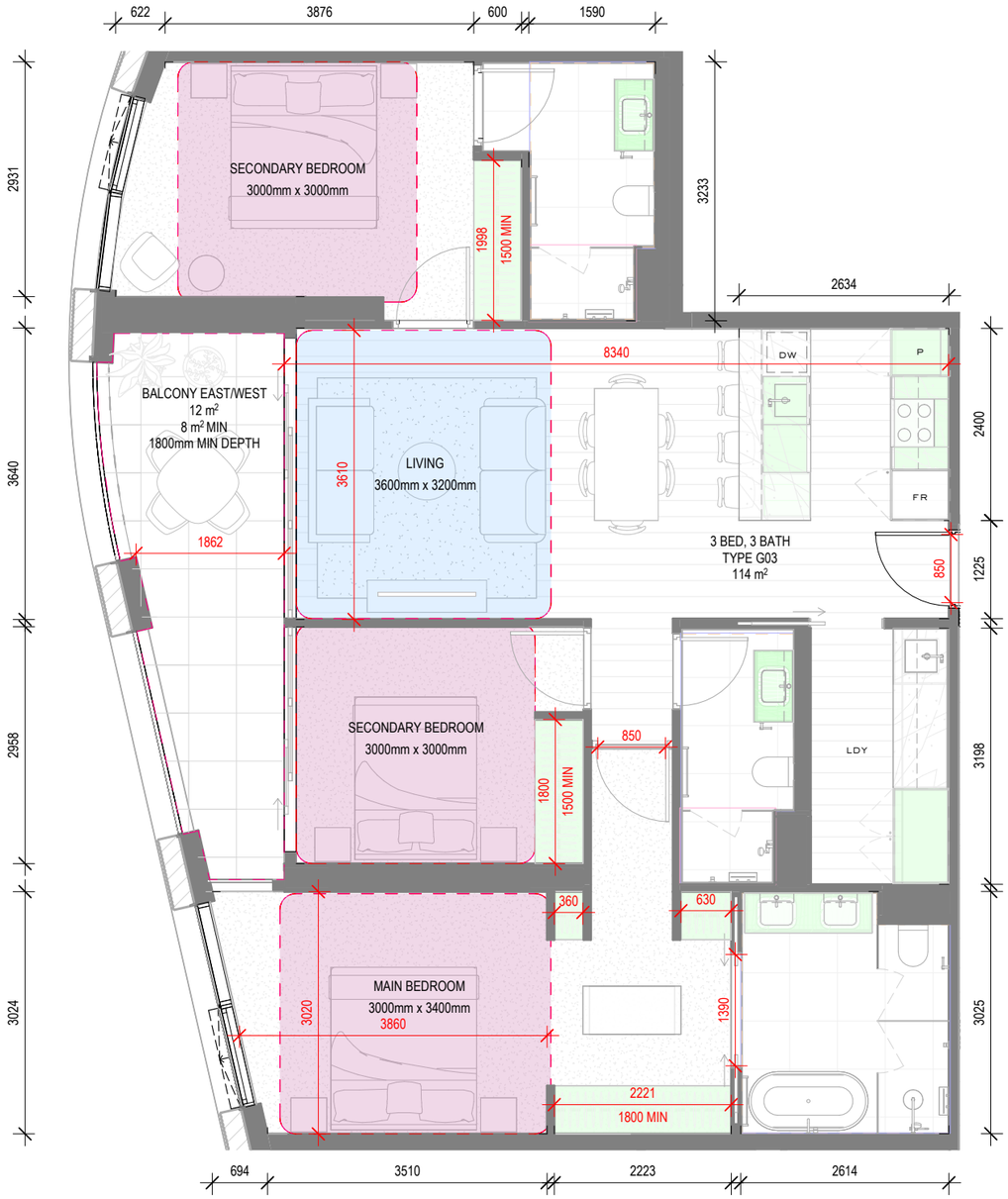
Functional layout
Typical Plans - 3 Bedroom Apartments



APARTMENT TYPE G03
5 Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE G03

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G03	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE		MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
	STUDIO	MIN	8m³ TOTAL		
		MIN	6m³ INTERNAL		
	1 BEDROOM DWELLING	MIN	10m³ TOTAL		
		MIN	9m³ INTERNAL		
	2 BEDROOM DWELLING	MIN	14m³ TOTAL		
		MIN	12m³ INTERNAL	✔	
	3 BEDROOM DWELLING	MIN	18m³ TOTAL	✘	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✔	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G03	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	Main bathroom satisfies the 1.2m x 1.2m clear circulation area, secondary bathroom satisfies the 1m x 2.7m clear circulation area, and other bathroom does not
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A&B	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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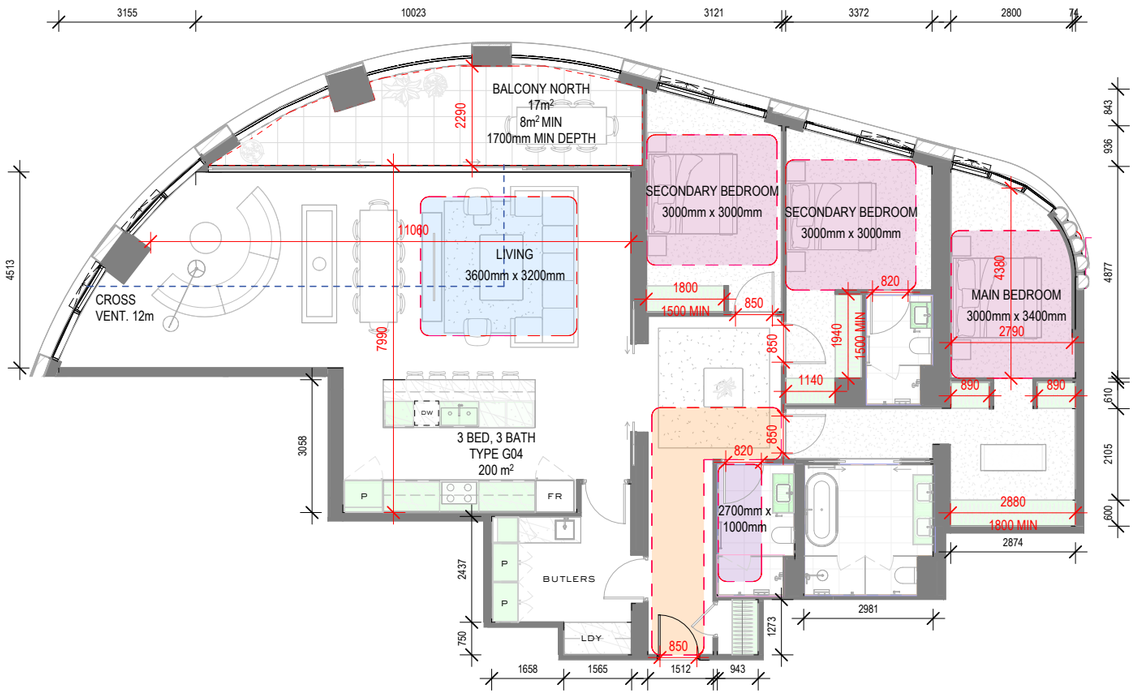
Functional layout
Typical Plans - 3 Bedroom Apartments



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE G04

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G04	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	EQUIVALENT	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✔	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G04	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✔	
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	Main bathroom satisfies the 1.2m x 1.2m clear circulation area, other bathroom satisfies the 1m x 2.7m clear circulation area, and secondary bathroom does not
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE G04
5 Apartments

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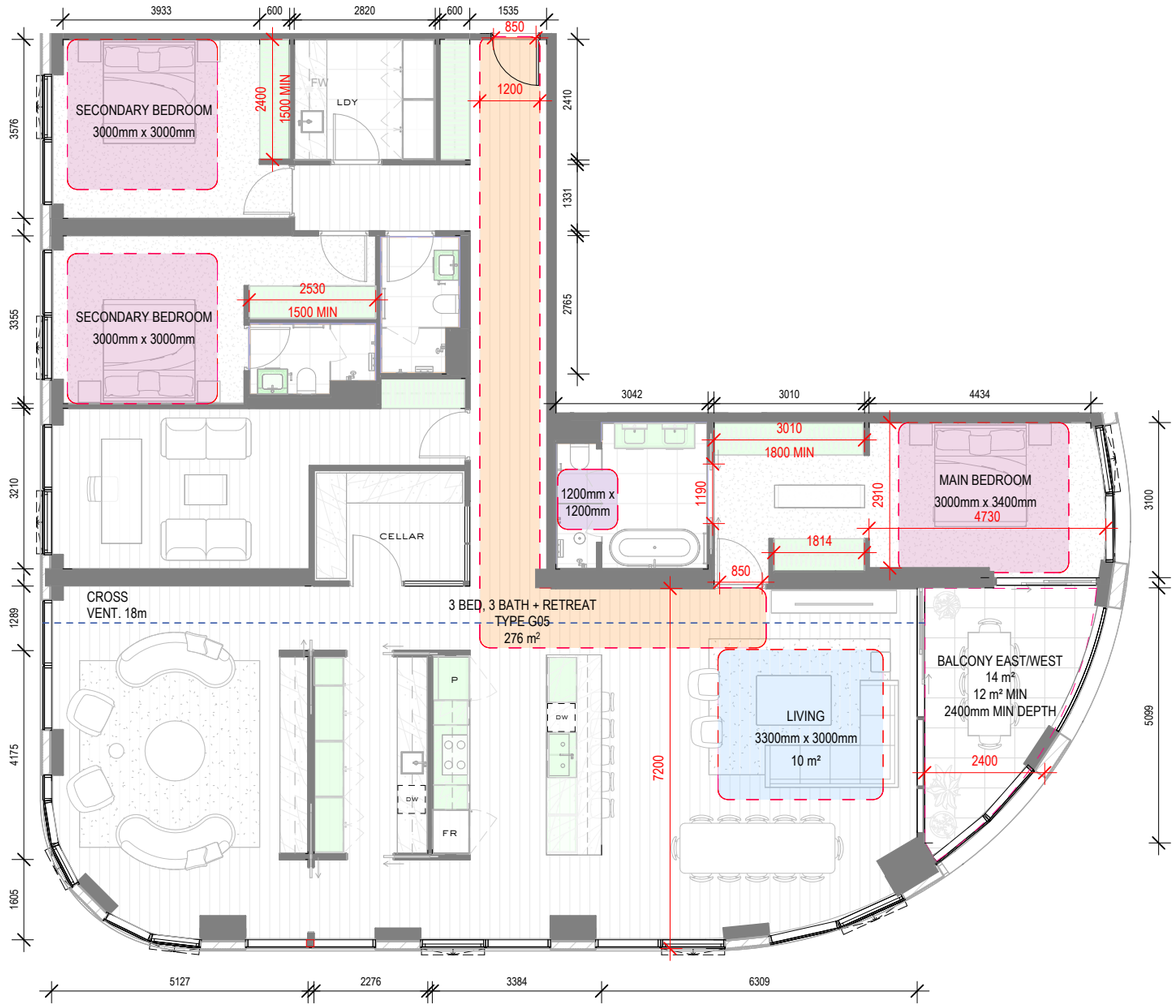
Functional layout
Typical Plans - 3 Bedroom Apartments



APARTMENT TYPE G05
5 Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE G05

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G05	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	EQUIVALENT	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE		MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
	STUDIO	MIN	8m³ TOTAL		
		MIN	6m³ INTERNAL		
	1 BEDROOM DWELLING	MIN	10m³ TOTAL		
		MIN	9m³ INTERNAL		
	2 BEDROOM DWELLING	MIN	14m³ TOTAL		
		MIN	12m³ INTERNAL	✔	
	3 BEDROOM DWELLING	MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²	✔	
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G05	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✔	
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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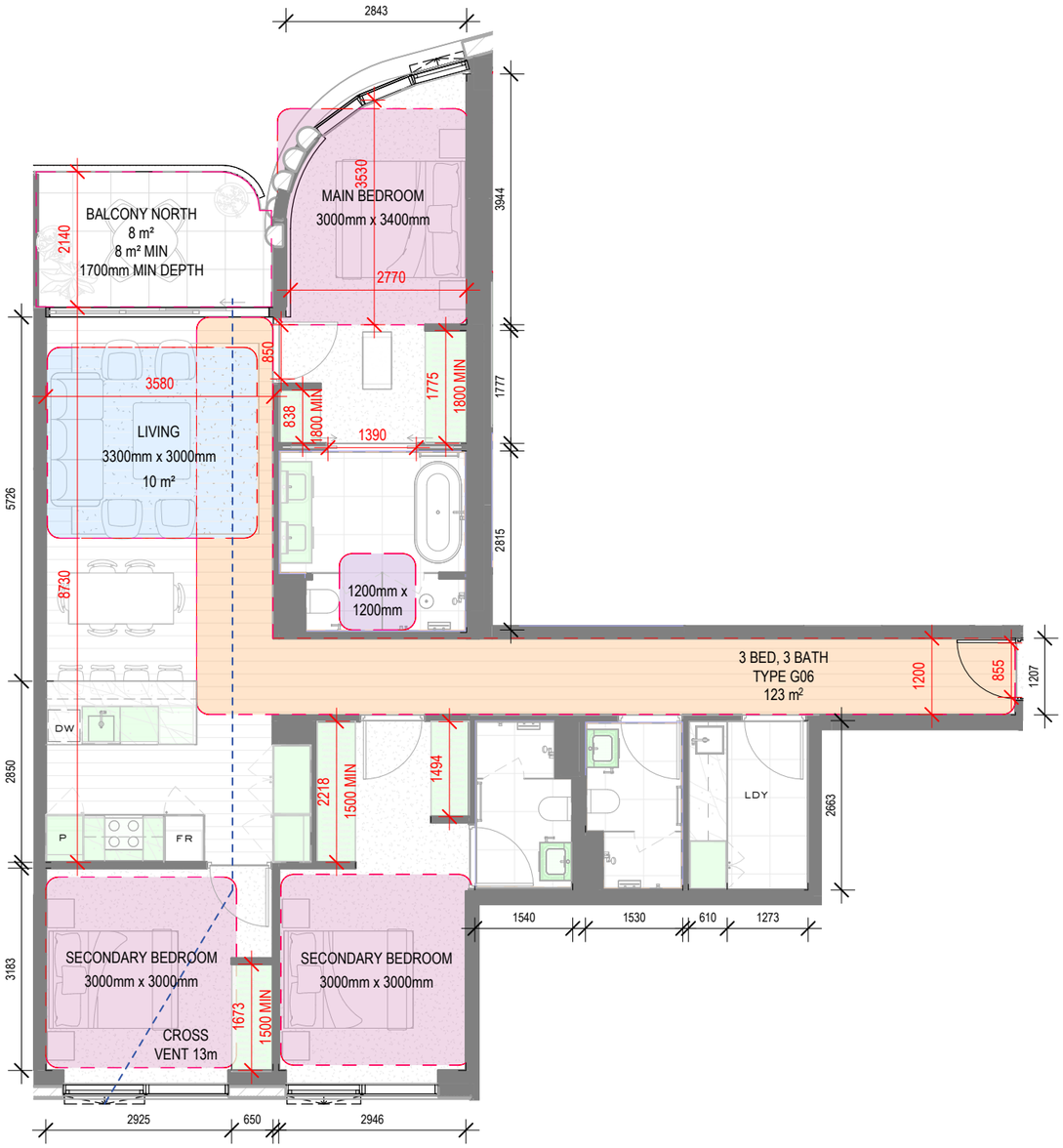
Functional layout
Typical Plans - 3 Bedroom Apartments



APARTMENT TYPE G06
4 Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE G06

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G06	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	EQUIVALENT	Additional area provided around, total area compliant
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✔	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G06	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✔	
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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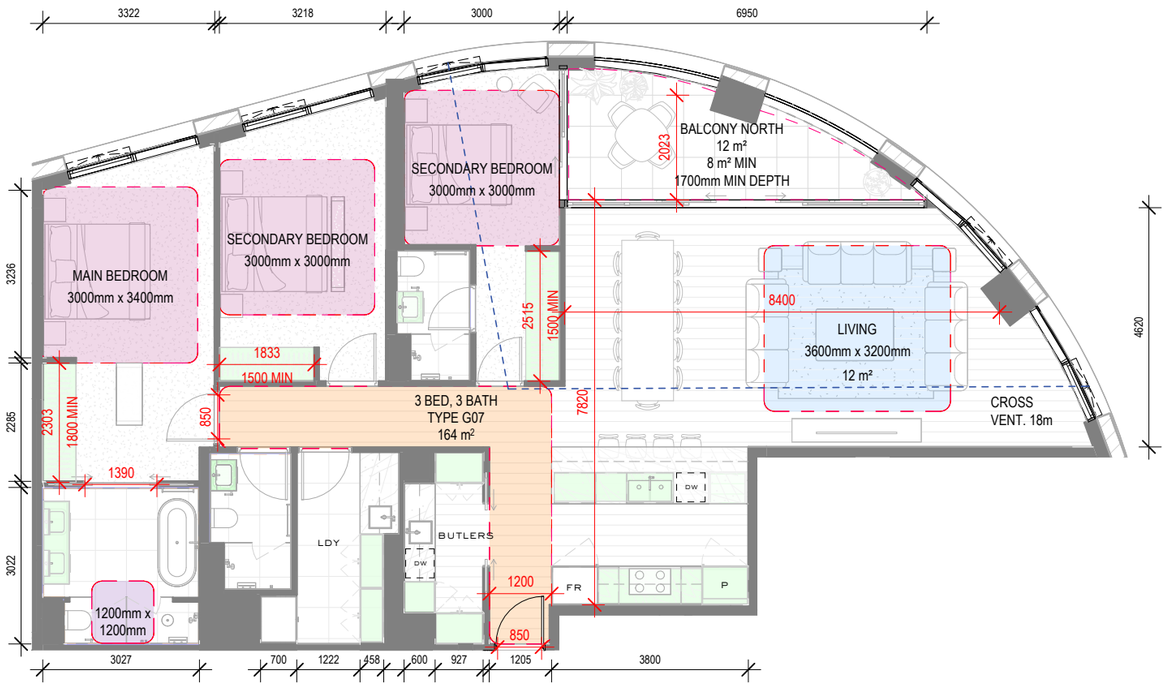
Functional layout
Typical Plans - 3 Bedroom Apartments



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE G07

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G07	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE		MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
	STUDIO	MIN	8m³ TOTAL		
		MIN	6m³ INTERNAL		
	1 BEDROOM DWELLING	MIN	10m³ TOTAL		
		MIN	9m³ INTERNAL		
	2 BEDROOM DWELLING	MIN	14m³ TOTAL		
		MIN	12m³ INTERNAL	✔	
	3 BEDROOM DWELLING	MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✔	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G07	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✔	
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

APARTMENT TYPE G07
4 Apartments

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

Note: All plans on this page are for illustrative purposes only and are not to scale

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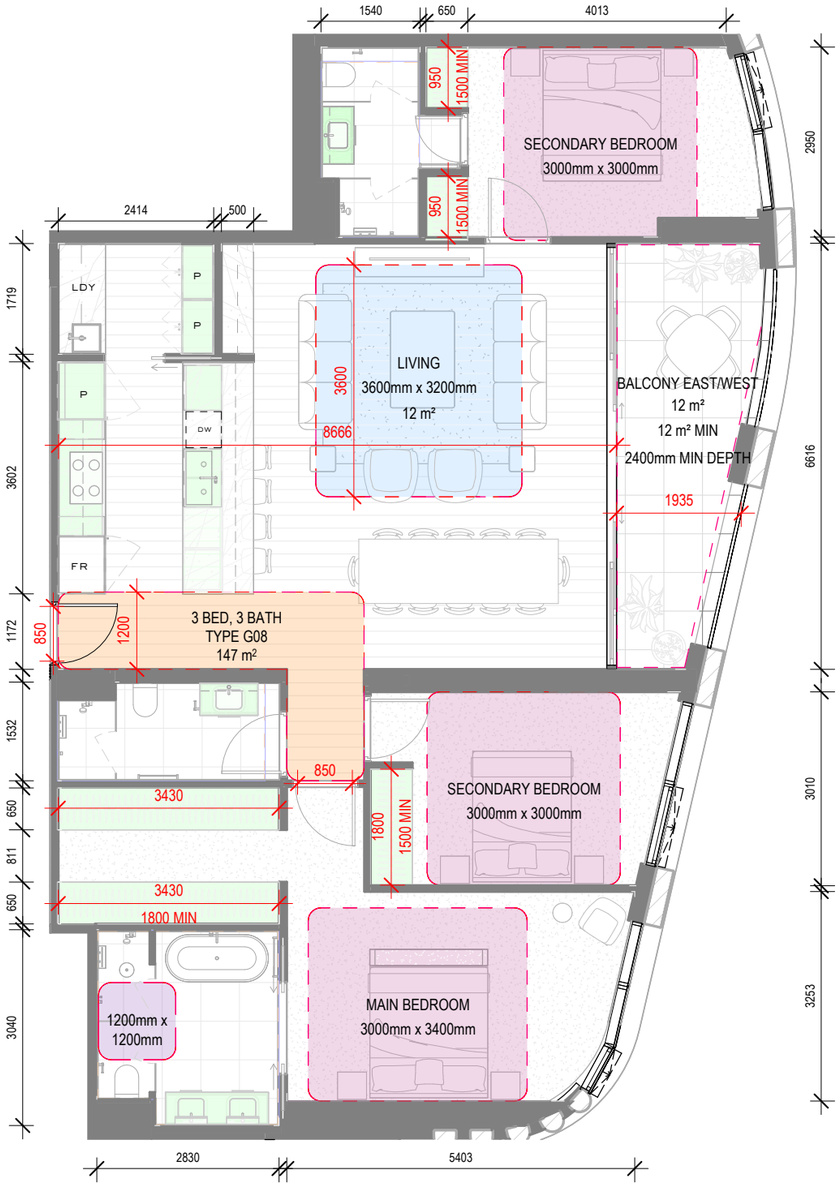
Functional layout
Typical Plans - 3 Bedroom Apartments



APARTMENT TYPE G08
4 Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE G08

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G08	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²	✔	
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G08	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✔	
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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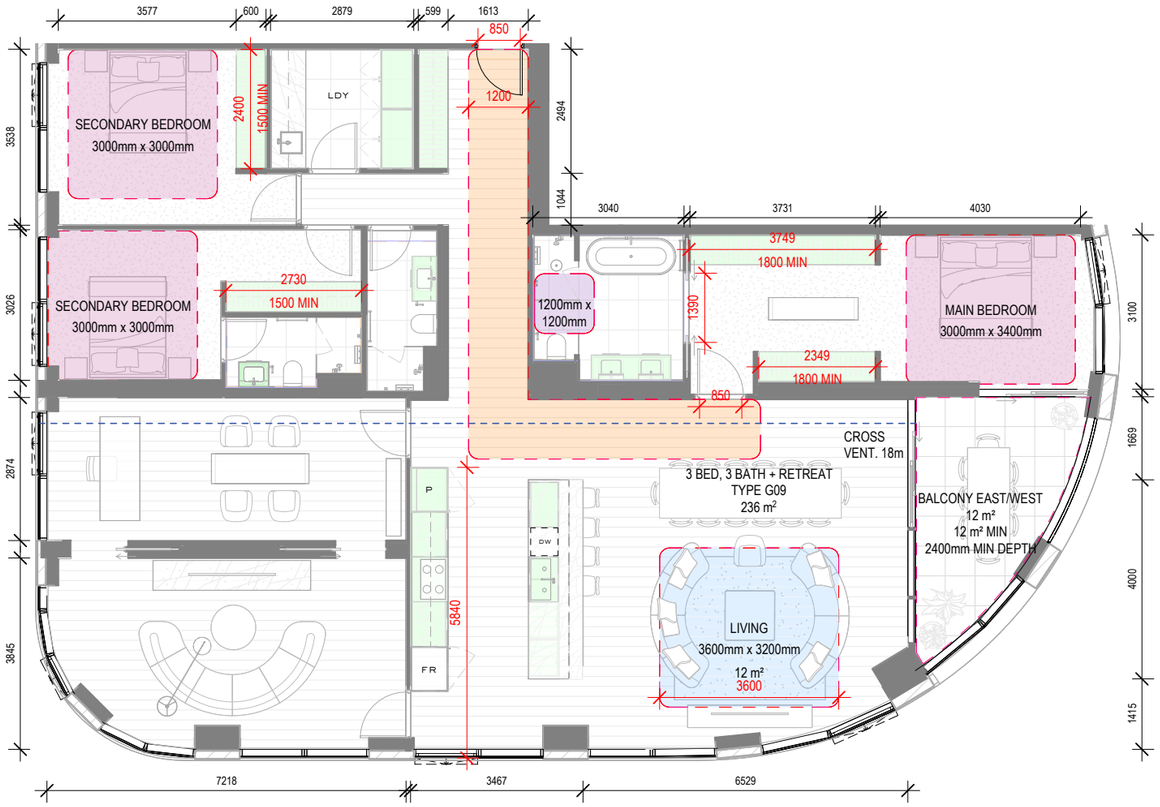
Functional layout
Typical Plans - 3 Bedroom Apartments



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE G09

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G09	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²	✔	
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G09	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✔	
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE G09
4 Apartments

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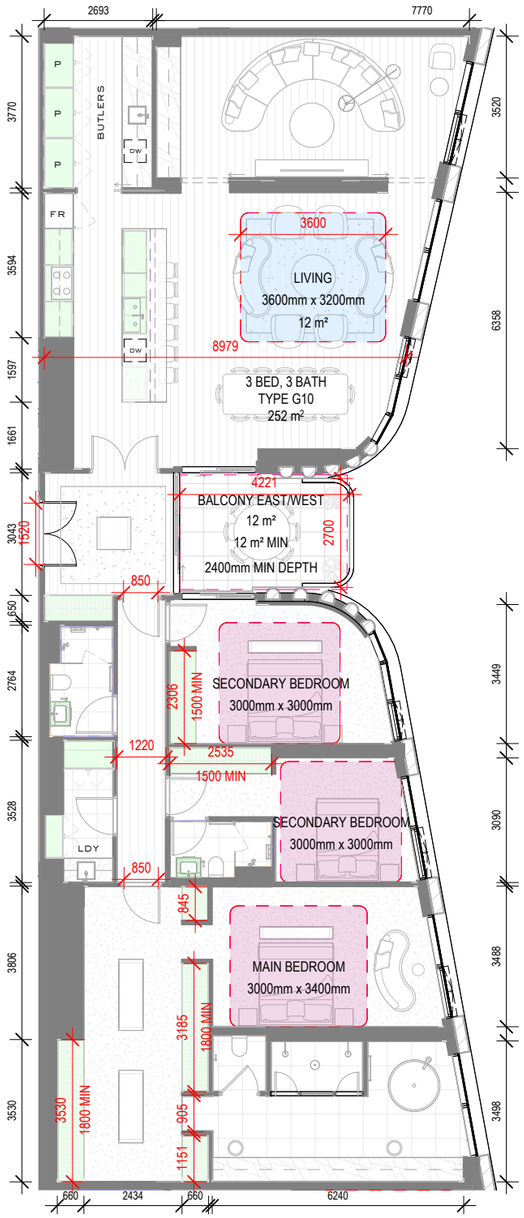
Functional layout
Typical Plans - 3 Bedroom Apartments



APARTMENT TYPE G10
5 Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE G10

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G10	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²	✔	
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE G10	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✔	
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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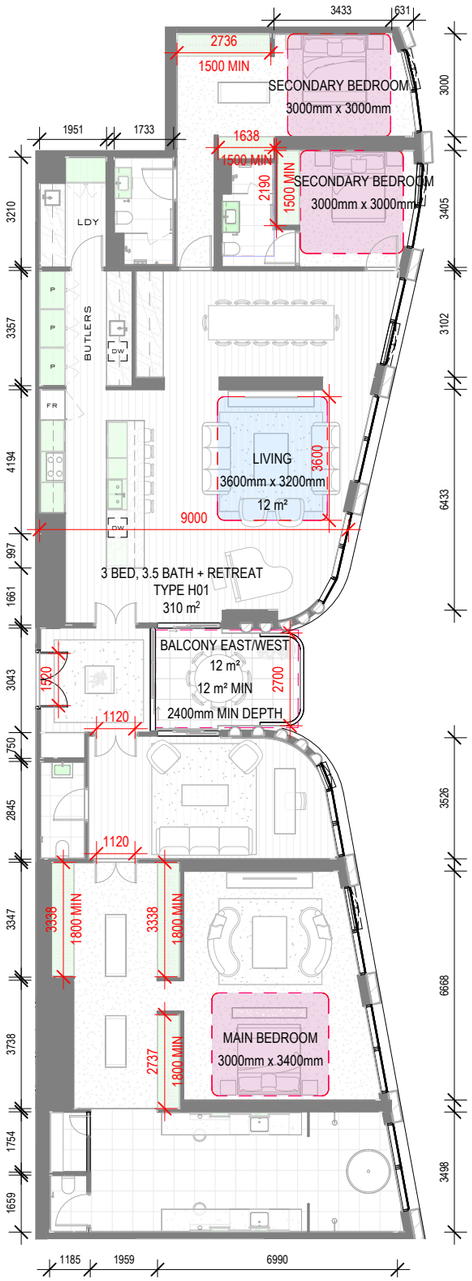
Functional layout
Typical Plans - 3 Bedroom Apartments



APARTMENT TYPE H01
4 Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE H01

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE H01	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²	✔	
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE H01	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	The path through living room can be adapted.
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	One bathroom satisfies 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			B	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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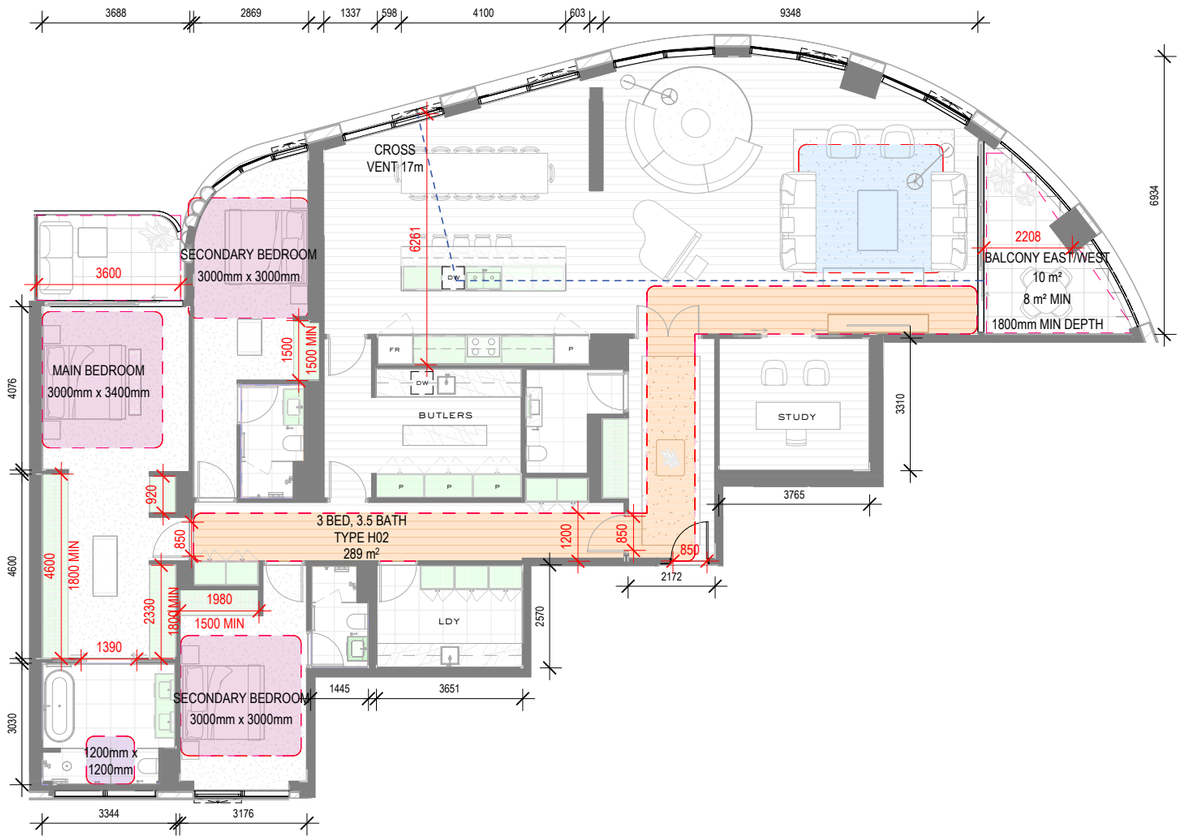
Functional layout
Typical Plans - 3 Bedroom Apartments



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE H02

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE H02	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²	✔	
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE H02	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✔	
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

Note: All plans on this page are for illustrative purposes only and are not to scale

APARTMENT TYPE H02
4 Apartments

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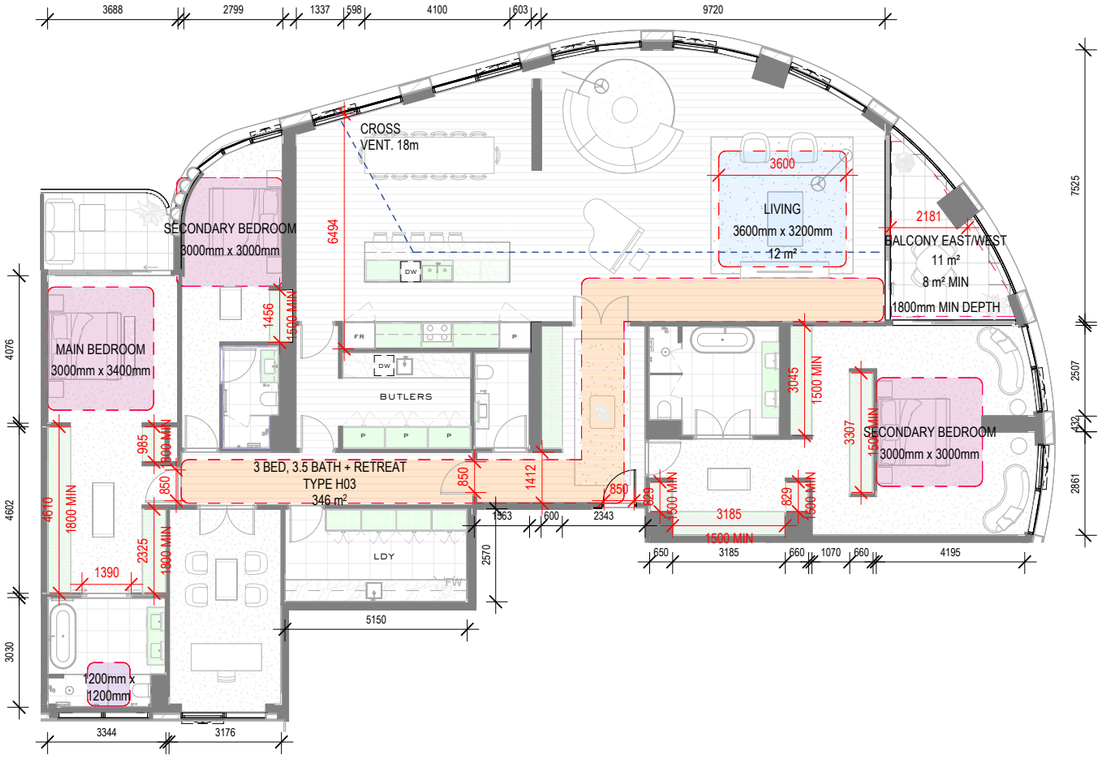
Functional layout
Typical Plans - 3 Bedroom Apartments



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE H03

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE H03	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²	✔	
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE H03	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✔	
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

Note: All plans on this page are for illustrative purposes only and are not to scale

APARTMENT TYPE H03
5 Apartments

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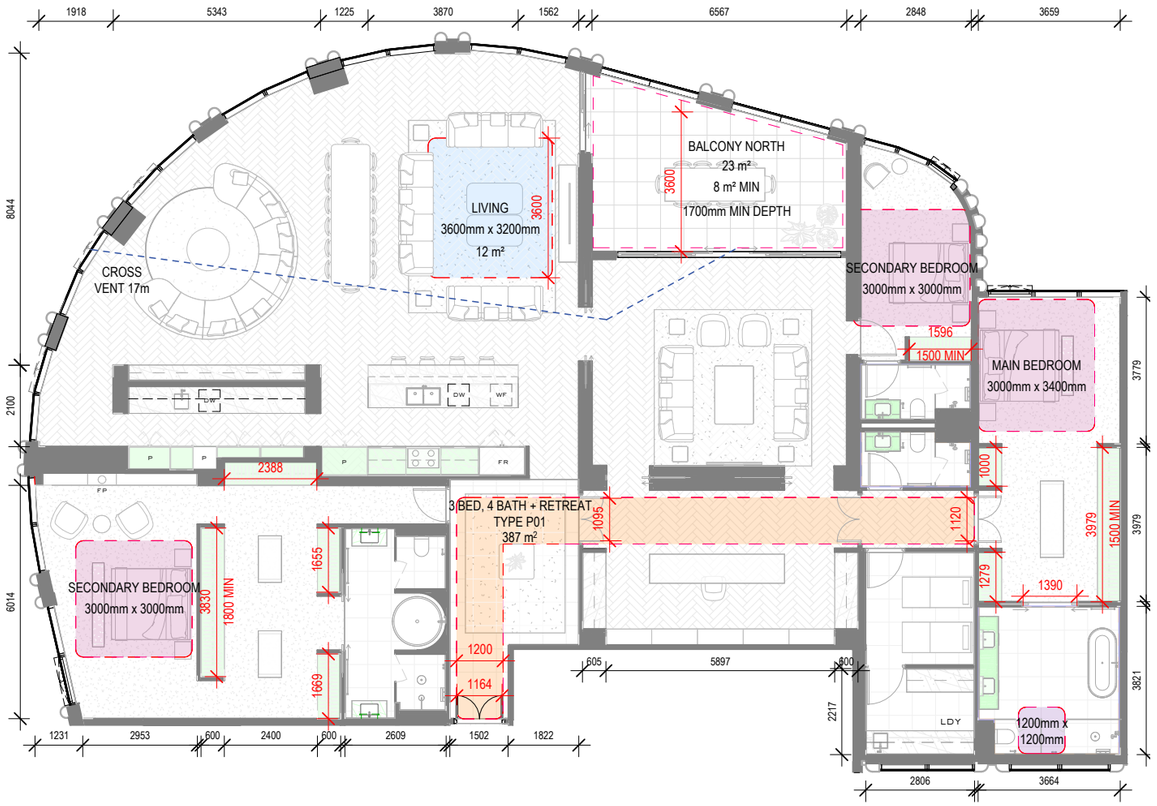
Functional layout
Typical Plans - Penthouses



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE P01

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P01	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✔	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P01	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✔	
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE P01
1 Apartment

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Functional layout
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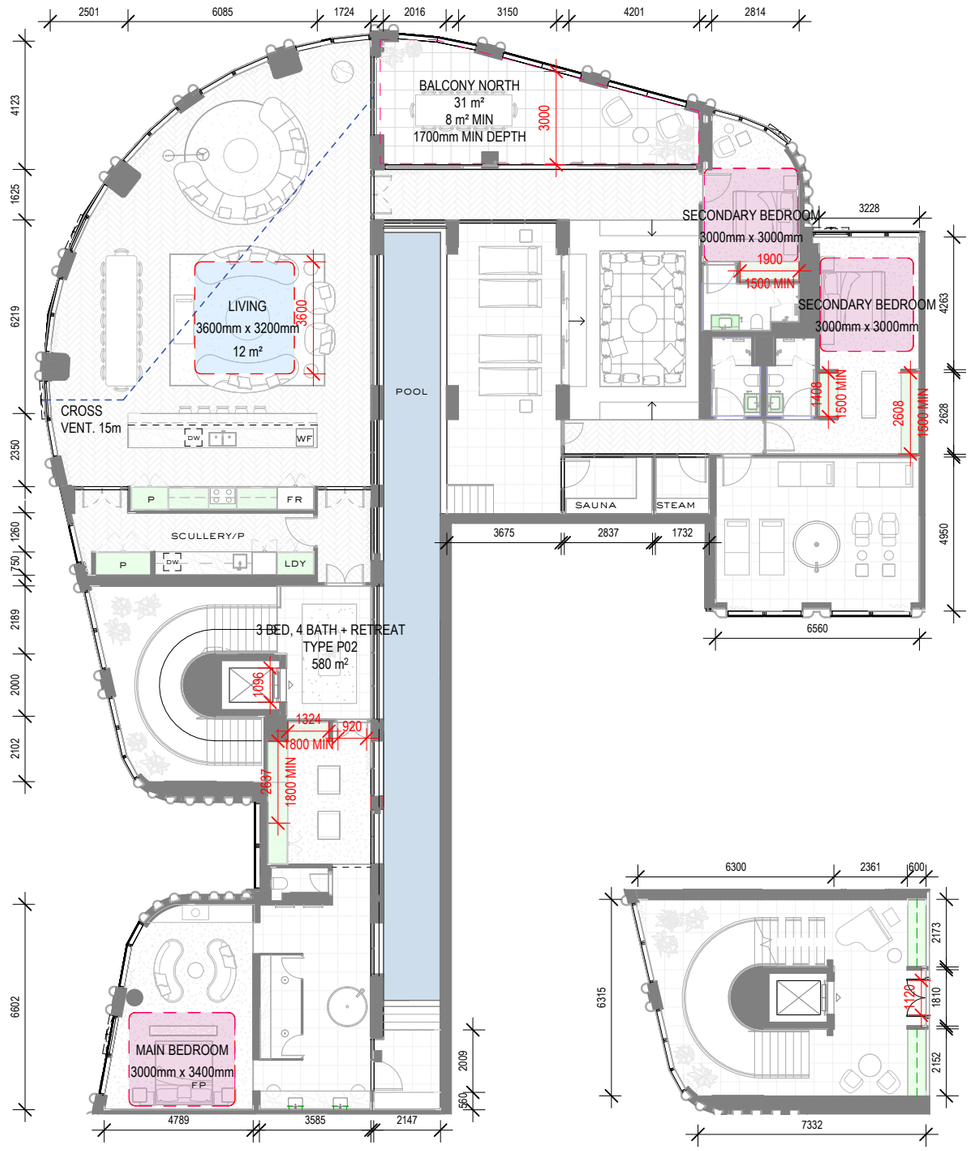

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE P02

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P02	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE		MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
	STUDIO	MIN	8m³ TOTAL		
		MIN	6m³ INTERNAL		
	1 BEDROOM DWELLING	MIN	10m³ TOTAL		
		MIN	9m³ INTERNAL		
	2 BEDROOM DWELLING	MIN	14m³ TOTAL		
		MIN	12m³ INTERNAL	✔	
	3 BEDROOM DWELLING	MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✔	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P02	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE P02
1 Apartment

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Functional layout
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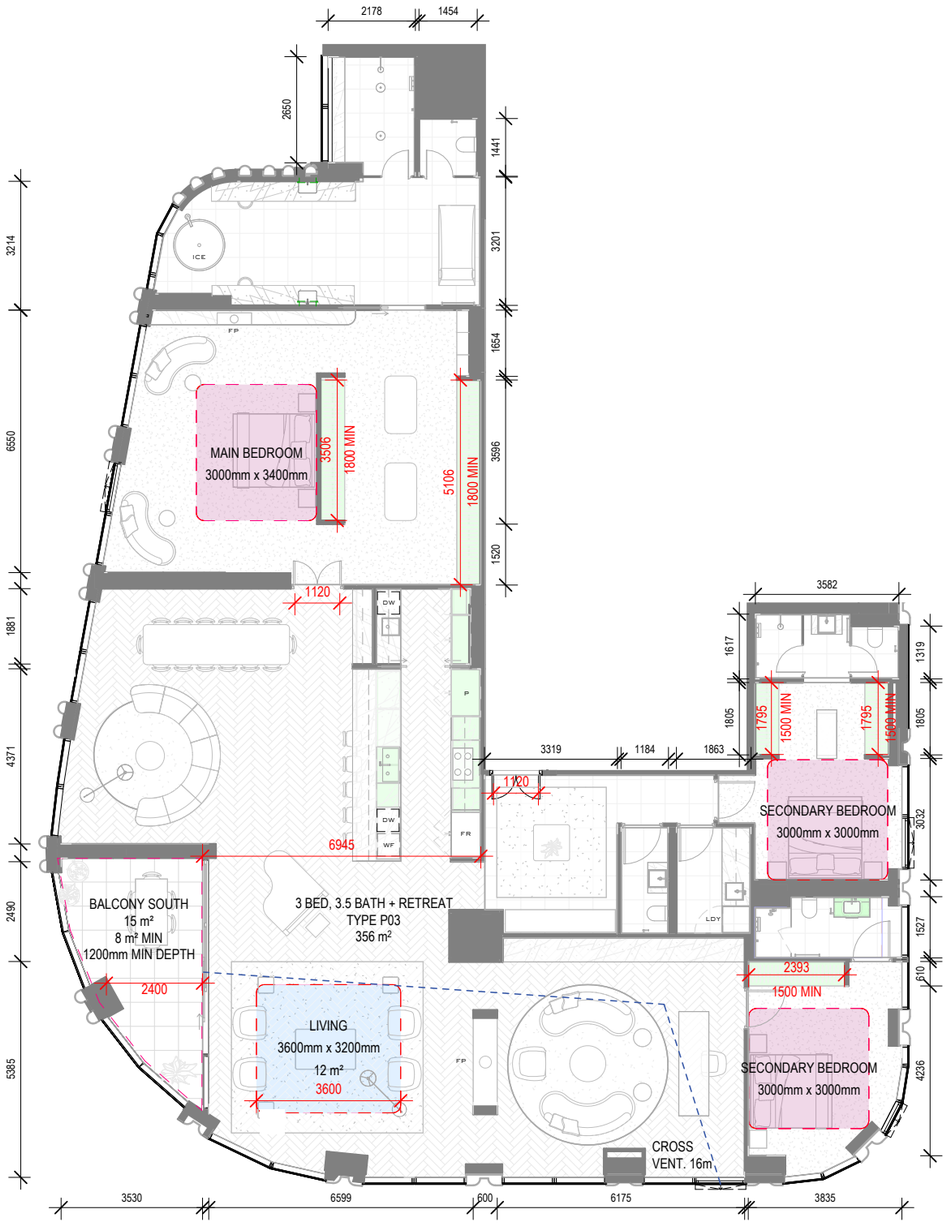

APARTMENT TYPE P03
1 Apartment

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE P03

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P03	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²	✔	
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P03	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along wardrobe in the main bedroom protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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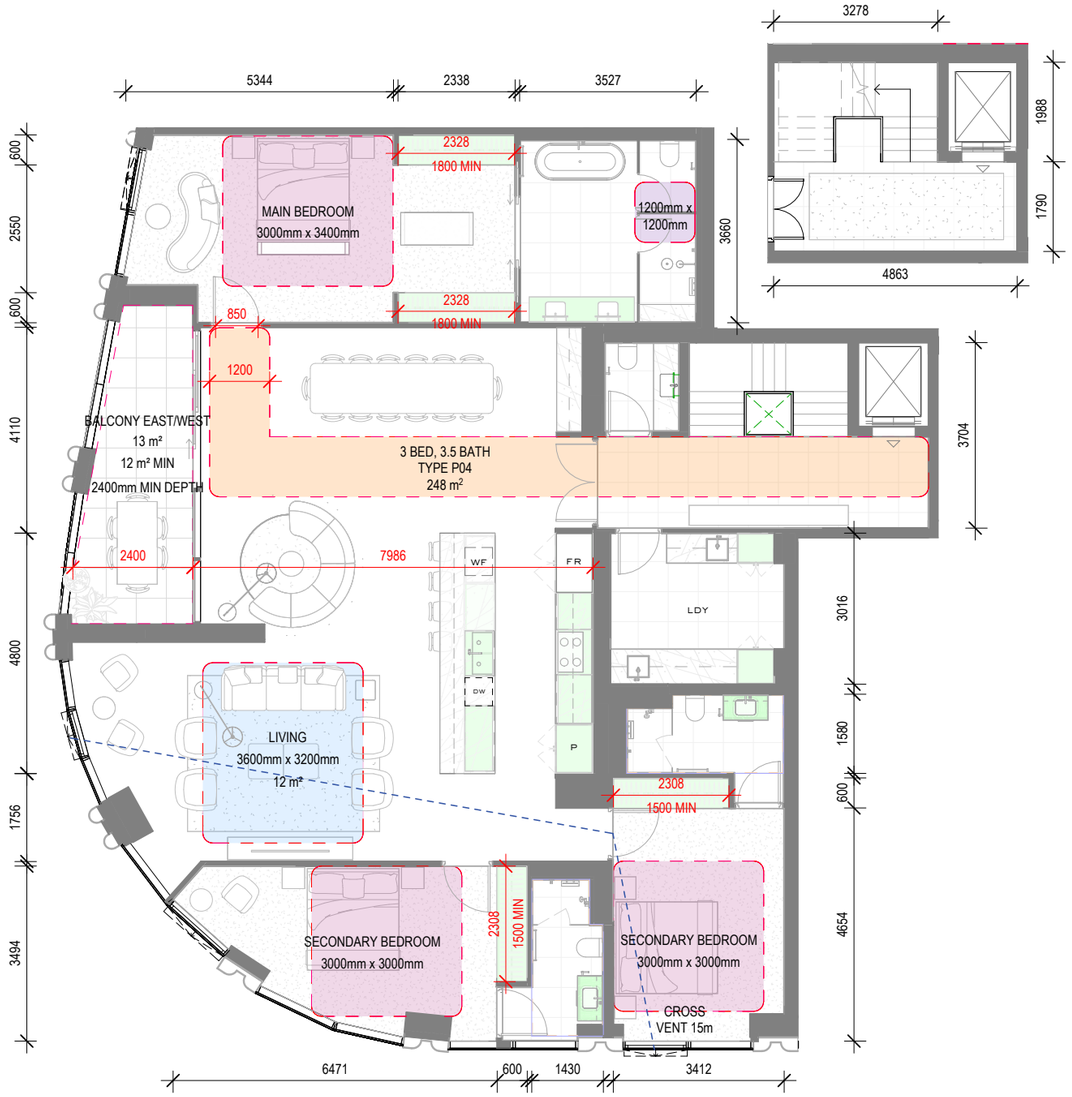
Functional layout
Typical Plans - Penthouses



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE P04

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P04	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE		MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
	STUDIO	MIN	8m³ TOTAL		
		MIN	6m³ INTERNAL		
	1 BEDROOM DWELLING	MIN	10m³ TOTAL		
		MIN	9m³ INTERNAL		
	2 BEDROOM DWELLING	MIN	14m³ TOTAL		
		MIN	12m³ INTERNAL	✔	
	3 BEDROOM DWELLING	MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²	✔	
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P04	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✔	
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✔	
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			A	
	ALL DDA COMPLIANCE MEASURES MET			✔	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE P04
1 Apartment

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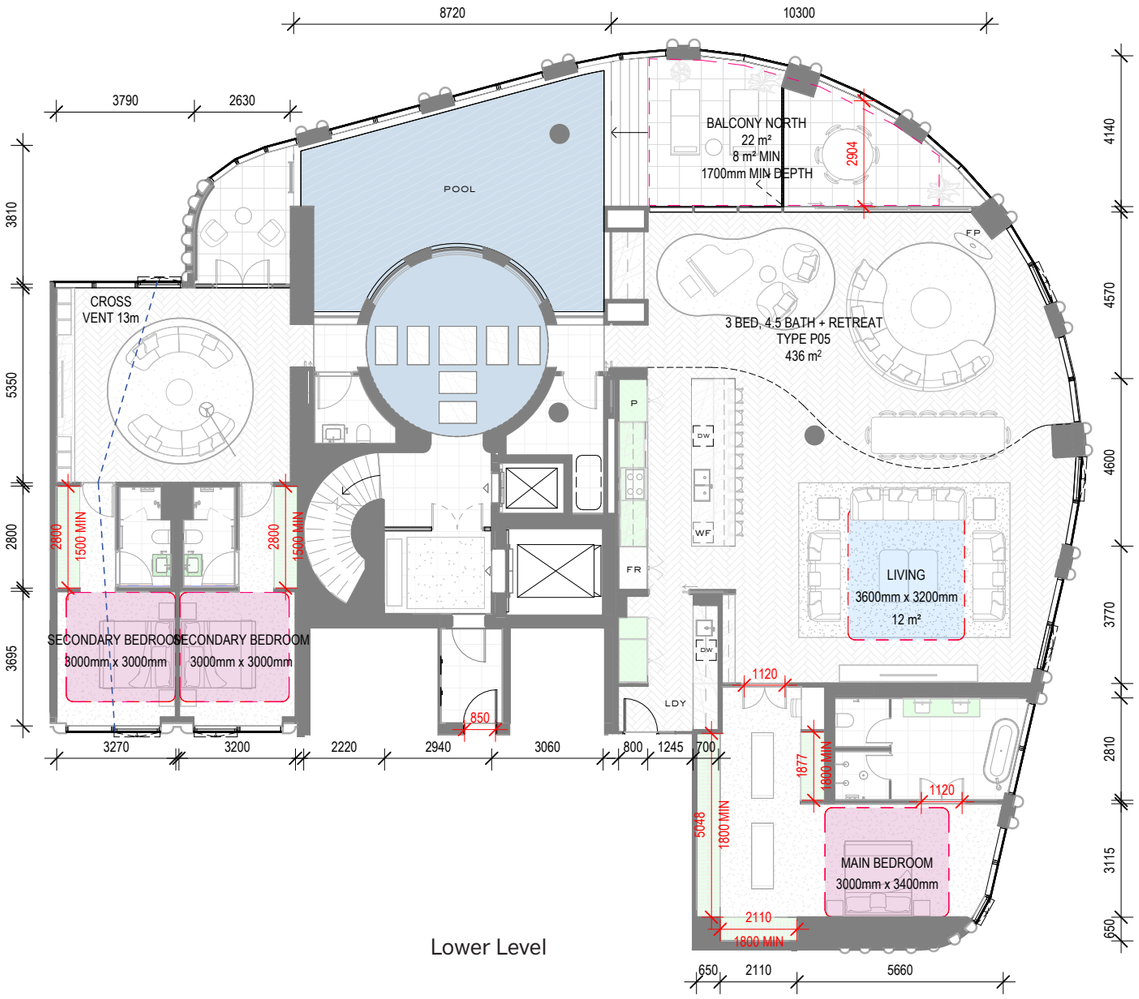

Lower Level

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE P05

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P05	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	✔	
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✔	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P05	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE P05
1 Apartment

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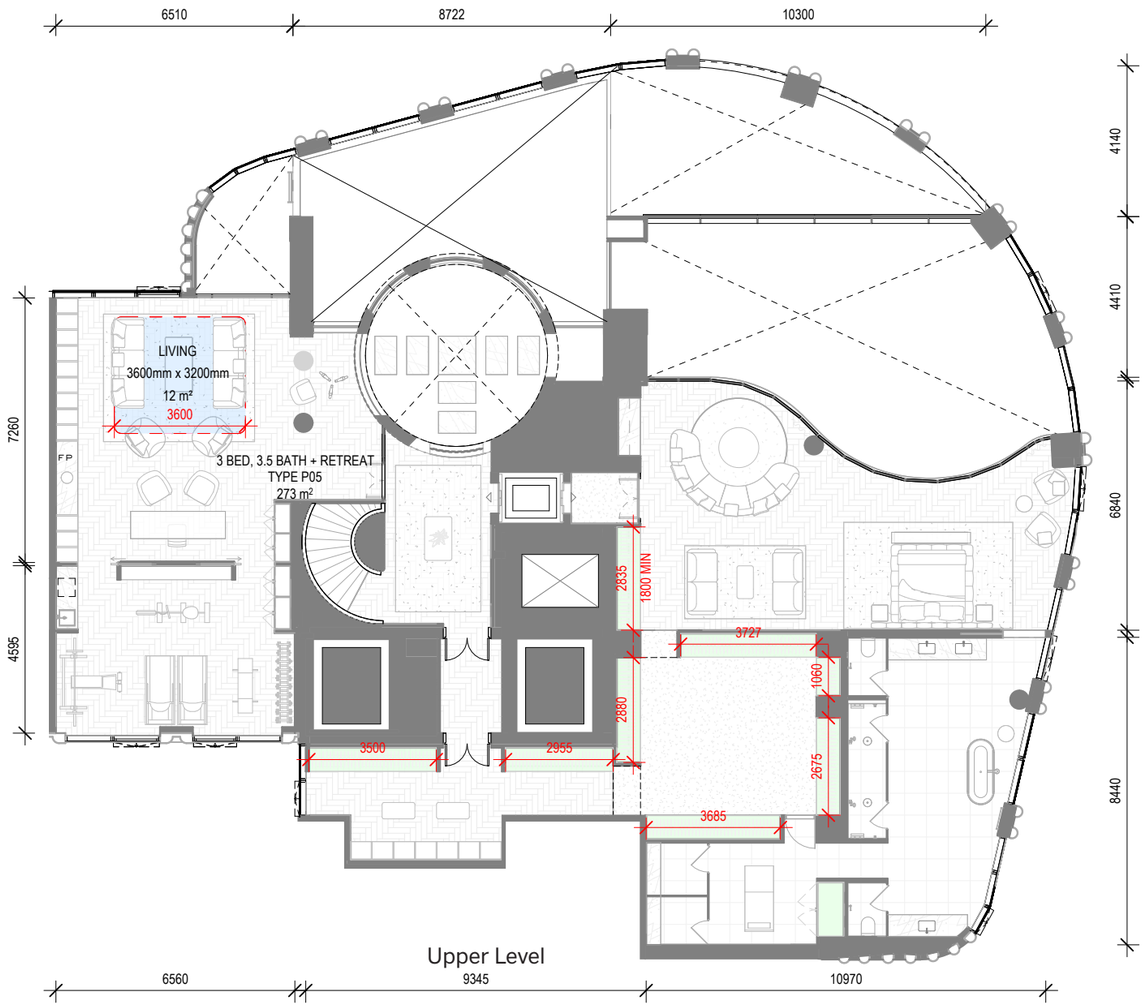

APARTMENT TYPE P05
1 Apartment

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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Functional layout
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APARTMENT TYPE P06
1 Apartment

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE P06

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P06	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE		MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
	STUDIO	MIN	8m³ TOTAL		
		MIN	6m³ INTERNAL		
	1 BEDROOM DWELLING	MIN	10m³ TOTAL		
		MIN	9m³ INTERNAL		
	2 BEDROOM DWELLING	MIN	14m³ TOTAL		
		MIN	12m³ INTERNAL	✔	
	3 BEDROOM DWELLING	MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²	✔	
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P06	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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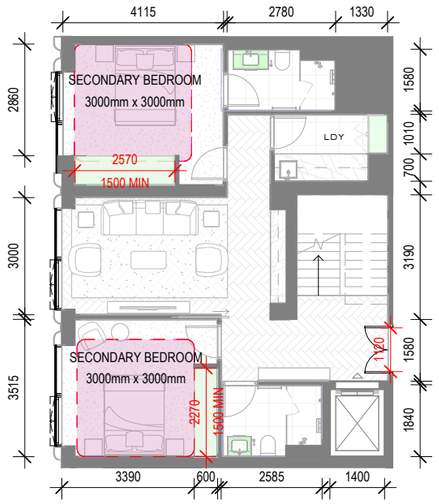

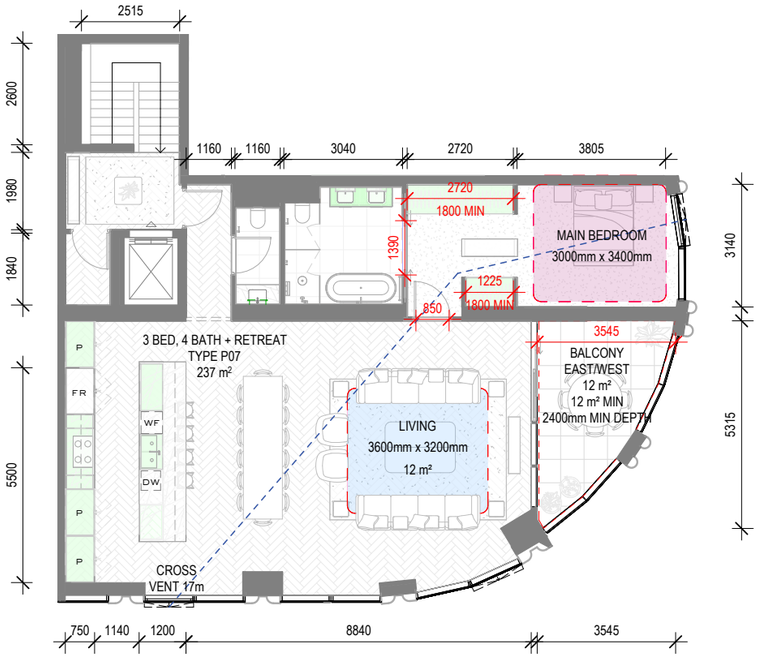

APARTMENT TYPE P07
1 Apartment

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE P07

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P07	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✔	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²	✔	
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P07	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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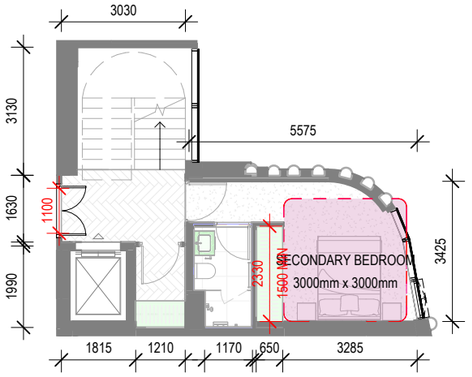

APARTMENT TYPE P08
1 Apartment

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE P08

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P08	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m	✔	
	OTHER BEDROOMS	MIN	3m x 3m	EQUIVALENT	Additional area provided around, total area compliant
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²		
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²	✔	
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL		Allocate extra storage cage 0m³
		MIN	8m³ TOTAL		
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL	✔	
		MIN	18m³ TOTAL	✔	
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²	EQUIVALENT	Minimum depth of 2.4m not satisfied, additional area provided around, total area compliant
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE P08	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

Note: All plans on this page are for illustrative purposes only and are not to scale

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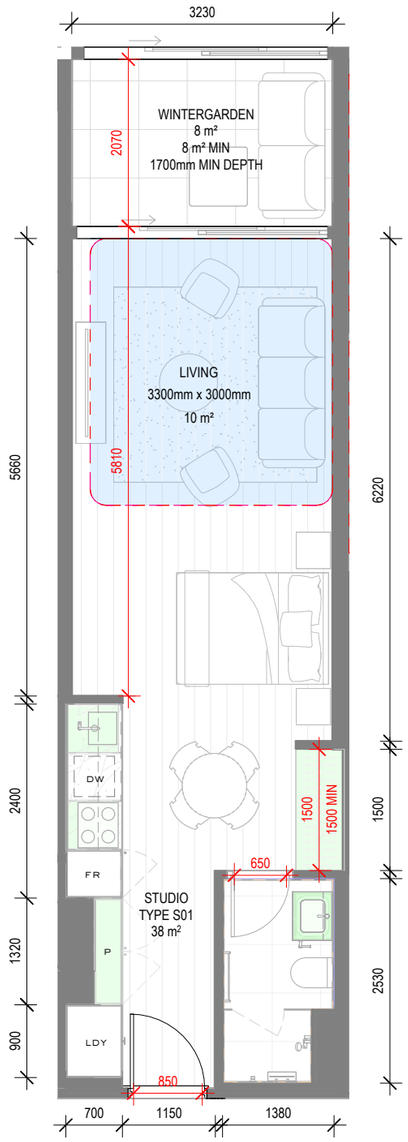
Functional layout
Typical Plans - Studios



APARTMENT TYPE S01
2 Apartments

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE S01

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE S01	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m		
	OTHER BEDROOMS	MIN	3m x 3m		
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²	✔	
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²		
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL	✘	Allocate extra storage cage 3m³
		MIN	8m³ TOTAL	✘	
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✔	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED/STUDIO)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE S01	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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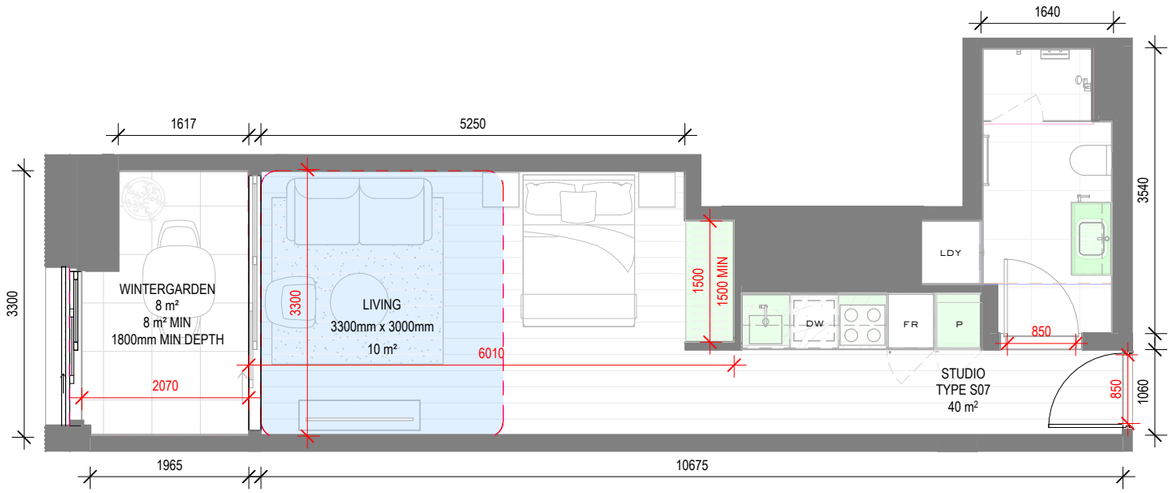
Functional layout
Typical Plans - Studios



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE S07

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE S07	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m		
	OTHER BEDROOMS	MIN	3m x 3m		
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²	✔	
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²		
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL	✘	Allocate extra storage cage 3m³
		MIN	8m³ TOTAL	✘	
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED/STUDIO)	MIN	1.8m / 8m²	✔	
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE S07	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

Note: All plans on this page are for illustrative purposes only and are not to scale

APARTMENT TYPE S07
1 Apartment

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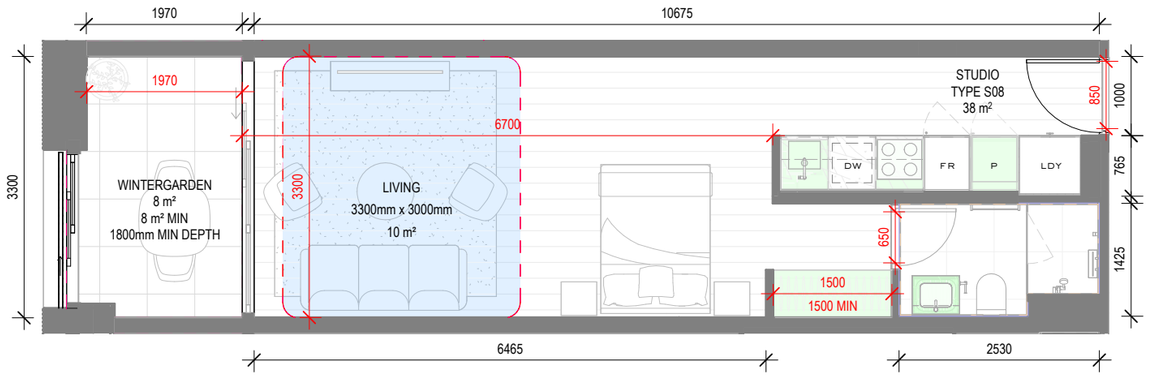
Functional layout
Typical Plans - Studios



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE S08

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE S08	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m		
	OTHER BEDROOMS	MIN	3m x 3m		
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²	✔	
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²		
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE		MIN	5m³ INTERNAL	✘	Allocate extra storage cage 3m³
	STUDIO	MIN	8m³ TOTAL	✘	
		MIN	6m³ INTERNAL		
	1 BEDROOM DWELLING	MIN	10m³ TOTAL		
		MIN	9m³ INTERNAL		
	2 BEDROOM DWELLING	MIN	14m³ TOTAL		
		MIN	12m³ INTERNAL		
	3 BEDROOM DWELLING	MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED/STUDIO)	MIN	1.8m / 8m²	✔	
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE S08	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

Note: All plans on this page are for illustrative purposes only and are not to scale

APARTMENT TYPE S08
1 Apartment

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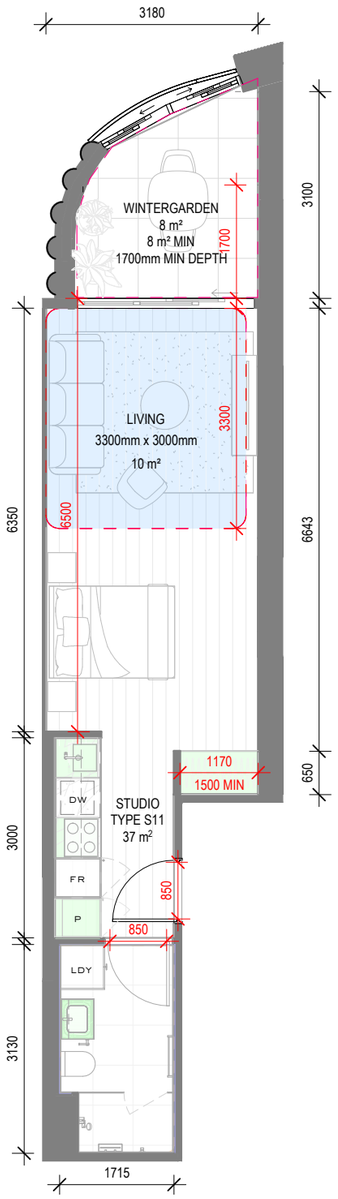
Functional layout
Typical Plans - Studios



APARTMENT TYPE S11
1 Apartment

424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE S11

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE S11	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m		
	OTHER BEDROOMS	MIN	3m x 3m		
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²	✔	
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²		
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL	✘	Allocate extra storage cage 3m³
		MIN	8m³ TOTAL	✘	
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²	✔	
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED/STUDIO)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE S11	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

Note: All plans on this page are for illustrative purposes only and are not to scale

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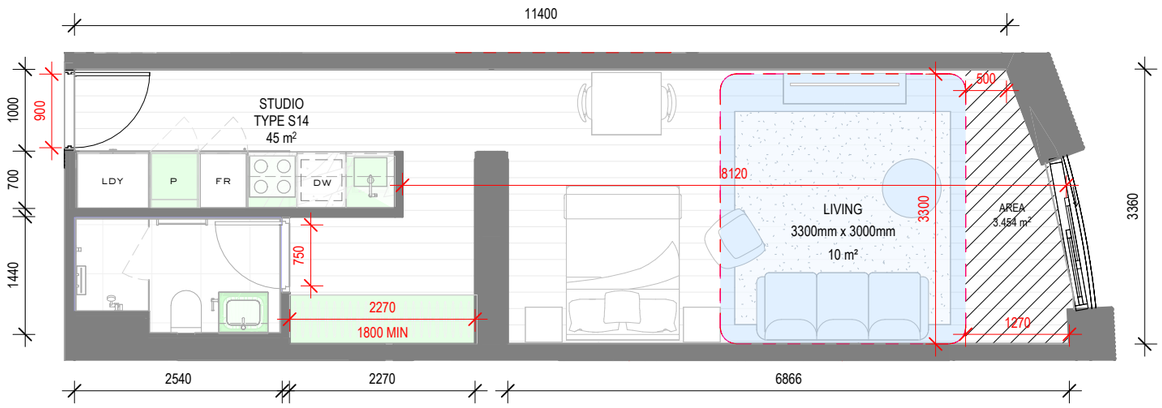
Version: 1, Version Date: 23/02/2026

Functional layout
Typical Plans - Studios



424 ST KILDA ROAD
APARTMENT TYPE COMPLIANCE TABLE
18/12/2025

TYPE S14

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE S14	NOTES
FUNCTIONAL LAYOUT	MAIN BEDROOM	MIN	3m x 3.4m		
	OTHER BEDROOMS	MIN	3m x 3m		
	LIVING AREA (1 BED)	MIN	3.3m W / 10m²	✔	
	LIVING AREA (2+ BED)	MIN	3.6m W / 12m²		
ROOM DEPTH	OPEN PLAN LAYOUT	MAX	9m DEPTH	✔	
STORAGE	STUDIO	MIN	5m³ INTERNAL	✔	Allocate extra storage cage 3m³
		MIN	8m³ TOTAL	✔	
	1 BEDROOM DWELLING	MIN	6m³ INTERNAL		
		MIN	10m³ TOTAL		
	2 BEDROOM DWELLING	MIN	9m³ INTERNAL		
		MIN	14m³ TOTAL		
	3 BEDROOM DWELLING	MIN	12m³ INTERNAL		
		MIN	18m³ TOTAL		
CROSS VENTILATION	DWELLING			✘	
PRIVATE OPEN SPACES	NORTH FACING	MIN	1.7m / 8m²		
	SOUTH FACING	MIN	1.2m / 8m²		
	OTHER ORIENTATION (1 BED/STUDIO)	MIN	1.8m / 8m²		
	OTHER ORIENTATION (2 BED)	MIN	2m / 8m²		
	OTHER ORIENTATION (3 BED)	MIN	2.4m / 12m²		
DDA COMPLIANCE	ALL DDA MEASURES MET	SEE TABLE BELOW			

	ROOM/DWELLING/REQUIREMENT	MIN/MAX	DIMENSION	APT TYPE S14	NOTES
DDA COMPLIANCE	FRONT DOOR OPENING	MIN	850mm	✔	
	CLEAR PATH TO MAIN BEDROOM ADAPTABLE BATH & LIVING	MIN	1.2m	✘	Interior wall along corridor protrudes into the 1.2m clear circulation region
	MAIN BEDROOM HAS ACCESS TO ADAPTABLE BATH		(1x2.7m) or (1.2x1.2m)	✘	Adaptable bathroom does not satisfy the 1.2m x 1.2 m (Design Option A) or 1m x 2.7m (Design Option B) clear circulation area
	ADAPTABLE BEDROOM THAT MEETS DESIGN A OR B			N/A	
	ALL DDA COMPLIANCE MEASURES MET			✘	

LEGEND

- Critical Dimension
- Cross Ventilation
- Bedroom (3.4mx3m Master Bedrooms minimum; 3mx3m Other Bedrooms minimum)
- Living Areas Excluding Dining and Kitchen (1 Bed 3.3mx3m minimum; 2 or More Beds 3.6mx 3.3m minimum)
- Adaptable Bathroom Clear Circulation Area (1.2mx1.2m Option A; 1mx2.7m Option B)
- Clear Path to Main Bedroom (1.2m clear minimum)
- Internal Storage (1 Bed 6m³ Internal & 10m³ Total minimum; 2 Bed 9m³ Internal & 14m³ Total minimum; 3 Bed 12m³ Internal & 18m³ Total minimum)

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APARTMENT TYPE S14
1 Apartment

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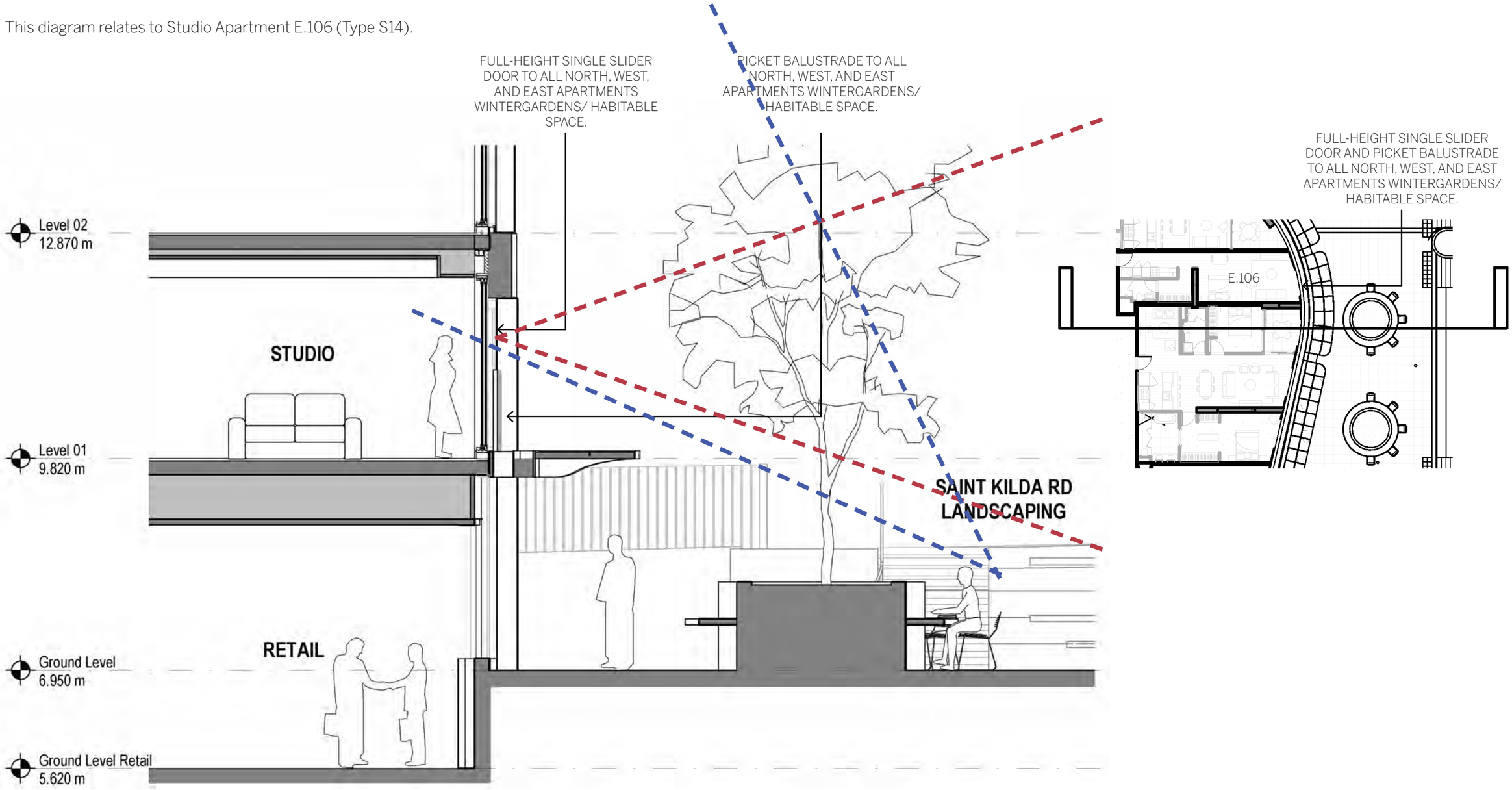
Version: 1, Version Date: 23/02/2026

Functional layout
Typical Plans - Studio Privacy

This diagram relates to Studio Apartment E.106 (Type S14).



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Clause 58.05-4
Storage

	Item Description	Notes	Proposal Complies
	STORAGE		
Objective 58.05-4	The standard seeks to provide adequate storage facilities for each dwelling.		
Standard D21	Each dwelling should have convenient access to usable and secure storage space (total minimum storage space includes kitchen, bathroom, and bedroom storage).		✓
	The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.	All units provide the minimum overall storage space required. Refer to tables below for typical storage calculation for apartment units. External storage cages are provided in Basement levels when required.	✓

3 BED (STORAGE > 18, INTERNAL 12 MINIMUM)							
F01 - 3 Bed 2 Bath	12	18	**20.44**	**0**	**20.44**	4	0.00
F02 - 3 Bed 2 Bath	12	18	**21.87**	**0**	**21.87**	5	0.00
F03 - 3 Bed 2 Bath	12	18	**19.57**	**0**	**19.57**	1	0.00
F03.1 - 3 Bed 2 Bath	12	18	**18.00**	**0**	**18.00**	1	0.00
G01 - 3 Bed 3 Bath	12	18	**14.23**	**4**	**18.00**	9	33.93
G01.1 - 3 Bed 3 Bath	12	18	**15.60**	**2**	**18.00**	1	2.40
G02 - 3 Bed 3 Bath	12	18	**23.81**	**0**	**23.81**	4	0.00
G03 - 3 Bed 3 Bath	12	18	**14.22**	**4**	**18.00**	5	18.90
G04 - 3 Bed 3 Bath	12	18	**27.60**	**0**	**27.60**	5	0.00
G05 - 3 Bed 3 Bath + Retreat	12	18	**33.98**	**0**	**33.98**	5	0.00
G06 - 3 Bed 3 Bath	12	18	**21.21**	**0**	**21.21**	4	0.00
G07 - 3 Bed 3 Bath	12	18	**22.52**	**0**	**22.52**	4	0.00
G08 - 3 Bed 3 Bath	12	18	**21.54**	**0**	**21.54**	4	0.00
G09 - 3 Bed 3 Bath + Retreat	12	18	**28.88**	**0**	**28.88**	4	0.00
G10 - 3 Bed 3 Bath	12	18	**37.05**	**0**	**37.05**	5	0.00
H01 - 3 Bed 3.5 Bath + Retreat	12	18	**39.72**	**0**	**39.72**	4	0.00
H02 - 3 Bed 3.5 Bath	12	18	**37.76**	**0**	**37.76**	4	0.00
H03 - 3 Bed 3.5 Bath + Retreat	12	18	**35.08**	**0**	**35.08**	5	0.00
PENTHOUSE 1 - 3 BED 3.5 BATH	12	18	**40.01**	**0**	**40.01**	1	0.00
PENTHOUSE 2 - 3 BED 3.5 BATH	12	18	**50.00**	**0**	**50.00**	1	0.00
PENTHOUSE 3 - 3 BED 3.5 BATH	12	18	**45.03**	**0**	**45.03**	1	0.00
PENTHOUSE 4 - 3 BED 3.5 BATH	12	18	**40.76**	**0**	**40.76**	1	0.00
PENTHOUSE 5 - 3 BED 3.5 BATH	12	18	**70.16**	**0**	**70.16**	1	0.00
PENTHOUSE 6 - 3 BED 3.5 BATH	12	18	**46.04**	**0**	**46.04**	1	0.00
PENTHOUSE 7 - 3 BED 3.5 BATH	12	18	**37.13**	**0**	**37.13**	1	0.00
PENTHOUSE 8 - 3 BED 3.5 BATH	12	18	**40.32**	**0**	**40.32**	1	0.00
						82	**55.23**
					TOTAL EXTERNAL STORAGE REQUIRED		**194.14**
					TOTAL APARTMENT COUNT		**286**
					TOTAL EXTERNAL STORAGE PROVIDED		**204.00**

424 ST KILDA ROAD
APARTMENT STORAGE TABLE
REVISION 03 18/12/2025

APT TYPE	INTERNAL (REQUIRED)	TOTAL STORAGE (REQUIRED) (m^3)	INTERNAL (PROVIDED) (m^3)	EXTERNAL STORAGE (PROVIDED) (m^3)	TOTAL STORAGE PER APT (m^3)	APT COUNT	TOTAL EXTERNAL STORAGE
STUDIO (STORAGE > 10, INTERNAL 6 MINIMUM)							
S01 - Studio	5	8	**4.41**	**3**	**7.41**	1	3.00
S07 - Studio	5	8	**4.39**	**3**	**7.39**	1	3.00
S08 - Studio	5	8	**4.16**	**3**	**7.16**	1	3.00
S11 - Studio	5	8	**4.01**	**3**	**7.01**	1	3.00
S14 - Studio	5	8	**5.46**	**3**	**8.46**	1	3.00
						5	**15.00**
1 BED (STORAGE > 10, INTERNAL 6 MINIMUM)							
B01 - 1 Bed 1 Bath + MPR	6	10	**27.59**	**0**	**27.59**	1	0.00
B03 - 1 Bed 1 Bath + MPR	6	10	**25.92**	**0**	**25.92**	9	0.00
B04 - 1 Bed 1 Bath + MPR	6	10	**27.32**	**0**	**27.32**	29	0.00
B04.1 - 1 Bed 1 Bath + MPR	6	10	**22.48**	**0**	**22.48**	15	0.00
B04.2 - 1 Bed 1 Bath + MPR	6	10	**27.04**	**0**	**27.04**	2	0.00
B04.3 - 1 Bed 1 Bath + MPR	6	10	**21.66**	**0**	**21.66**	1	0.00
B05 - 1 Bed 1 Bath + MPR	6	10	**19.11**	**0**	**19.11**	1	0.00
B06 - 1 Bed 1 Bath + MPR	6	10	**19.33**	**0**	**19.33**	1	0.00
B07 - 1 Bed 1 Bath + MPR	6	10	**26.25**	**0**	**26.25**	14	0.00
B07.1 - 1 Bed 1 Bath + MPR	6	10	**26.25**	**0**	**26.25**	9	0.00
B07.2 - 1 Bed 1 Bath + MPR	6	10	**25.77**	**0**	**25.77**	2	0.00
B07.3 - 1 Bed 1 Bath + MPR	6	10	**25.77**	**0**	**25.77**	1	0.00
B08 - 1 Bed 1 Bath + MPR	6	10	**19.60**	**0**	**19.60**	2	0.00
B09 - 1 Bed 1 Bath + MPR	6	10	**29.68**	**0**	**29.68**	1	0.00
B10 - 1 Bed 1 Bath + MPR	6	10	**29.07**	**0**	**29.07**	1	0.00
B11 - 1 Bed 1 Bath + MPR	6	10	**32.57**	**0**	**32.57**	1	0.00
B12 - 1 Bed 1 Bath + MPR	6	10	**40.03**	**0**	**40.03**	1	0.00
						91	**0.00**
2 BED (STORAGE > 14, INTERNAL 9 MINIMUM)							
C01 - 2 Bed 1 Bath	9	14	**10.49**	**4**	**14.00**	9	31.59
C01.1 - 2 Bed 1 Bath	9	14	**10.47**	**4**	**14.00**	1	3.53
D01 - 2 Bed 2 Bath	9	14	**9.25**	**5**	**14.00**	1	4.75
D02 - 2 Bed 2 Bath	9	14	**12.12**	**2**	**14.00**	14	26.32
D02.1 - 2 Bed 2 Bath	9	14	**12.12**	**2**	**14.00**	1	1.88
D03 - 2 Bed 2 Bath	9	14	**8.22**	**6**	**14.00**	9	52.02
D04 - 2 Bed 2 Bath	9	14	**15.87**	**0**	**15.87**	1	0.00
D05 - 2 Bed 2 Bath	9	14	**12.61**	**1**	**14.00**	1	1.39
D05.1 - 2 Bed 2 Bath	9	14	**11.57**	**2**	**14.00**	1	2.43
D06 - 2 Bed 2 Bath	9	14	**14.75**	**0**	**14.75**	1	0.00
E01 - 2 Bed 2 Bath + MPR	9	14	**36.74**	**0**	**36.74**	10	0.00
E02 - 2 Bed 2 Bath + MPR	9	14	**31.14**	**0**	**31.14**	9	0.00
E02.1 - 2 Bed 2 Bath + MPR	9	14	**30.40**	**0**	**30.40**	1	0.00
E03 - 2 Bed 2 Bath + MPR	9	14	**23.77**	**0**	**23.77**	9	0.00
E04 - 2 Bed 2 Bath + MPR	9	14	**32.29**	**0**	**32.29**	9	0.00
E04.1 - 2 Bed 2 Bath + MPR	9	14	**35.64**	**0**	**35.64**	1	0.00
E05 - 2 Bed 2 Bath + MPR	9	14	**29.46**	**0**	**29.46**	1	0.00
E06 - 2 Bed 2 Bath + MPR	9	14	**28.48**	**0**	**28.48**	5	0.00
E07 - 2 Bed 2 Bath + MPR	9	14	**31.78**	**0**	**31.78**	5	0.00
E08 - 2 Bed 2 Bath + MPR	9	14	**29.90**	**0**	**29.90**	2	0.00
E09 - 2 Bed 2 Bath + MPR	9	14	**27.34**	**0**	**27.34**	2	0.00
E10 - 2 Bed 2 Bath + MPR	9	14	**33.66**	**0**	**33.66**	2	0.00
E11 - 2 Bed 2 Bath + MPR	9	14	**36.45**	**0**	**36.45**	2	0.00
E12 - 2 Bed 2 Bath + MPR	9	14	**34.35**	**0**	**34.35**	2	0.00
E13 - 2 Bed 2 Bath + MPR	9	14	**30.23**	**0**	**30.23**	6	0.00
E14 - 2 Bed 2 Bath + MPR	9	14	**34.38**	**0**	**34.38**	1	0.00
E15 - 2 Bed 2 Bath + MPR	9	14	**36.66**	**0**	**36.66**	1	0.00
E16 - 2 Bed 2 Bath + MPR	9	14	**34.02**	**0**	**34.02**	1	0.00
						108	**123.91**

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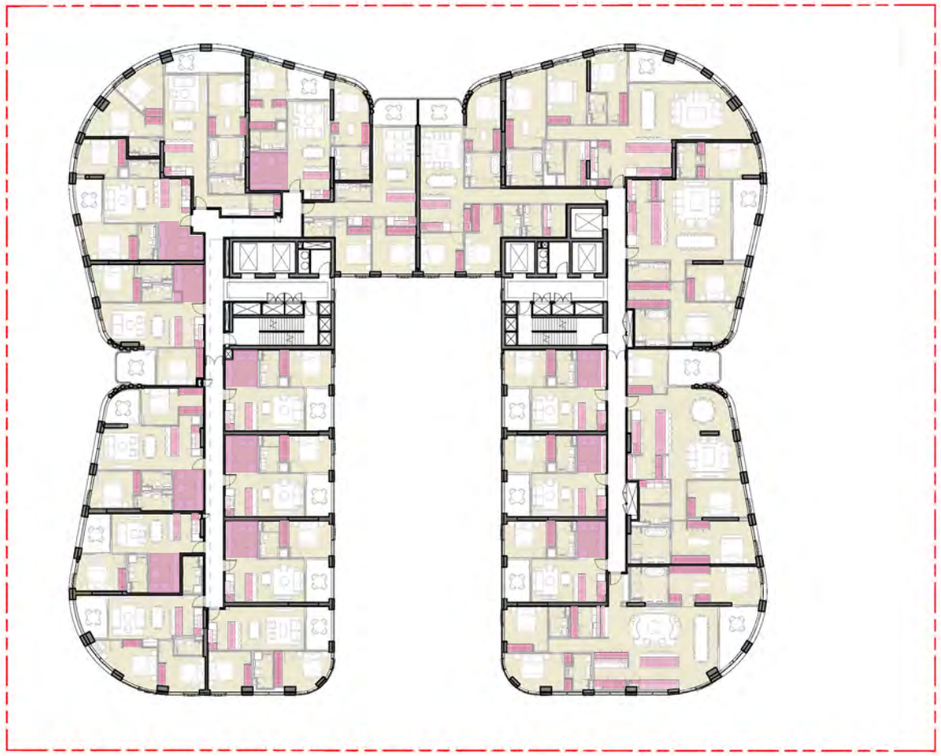
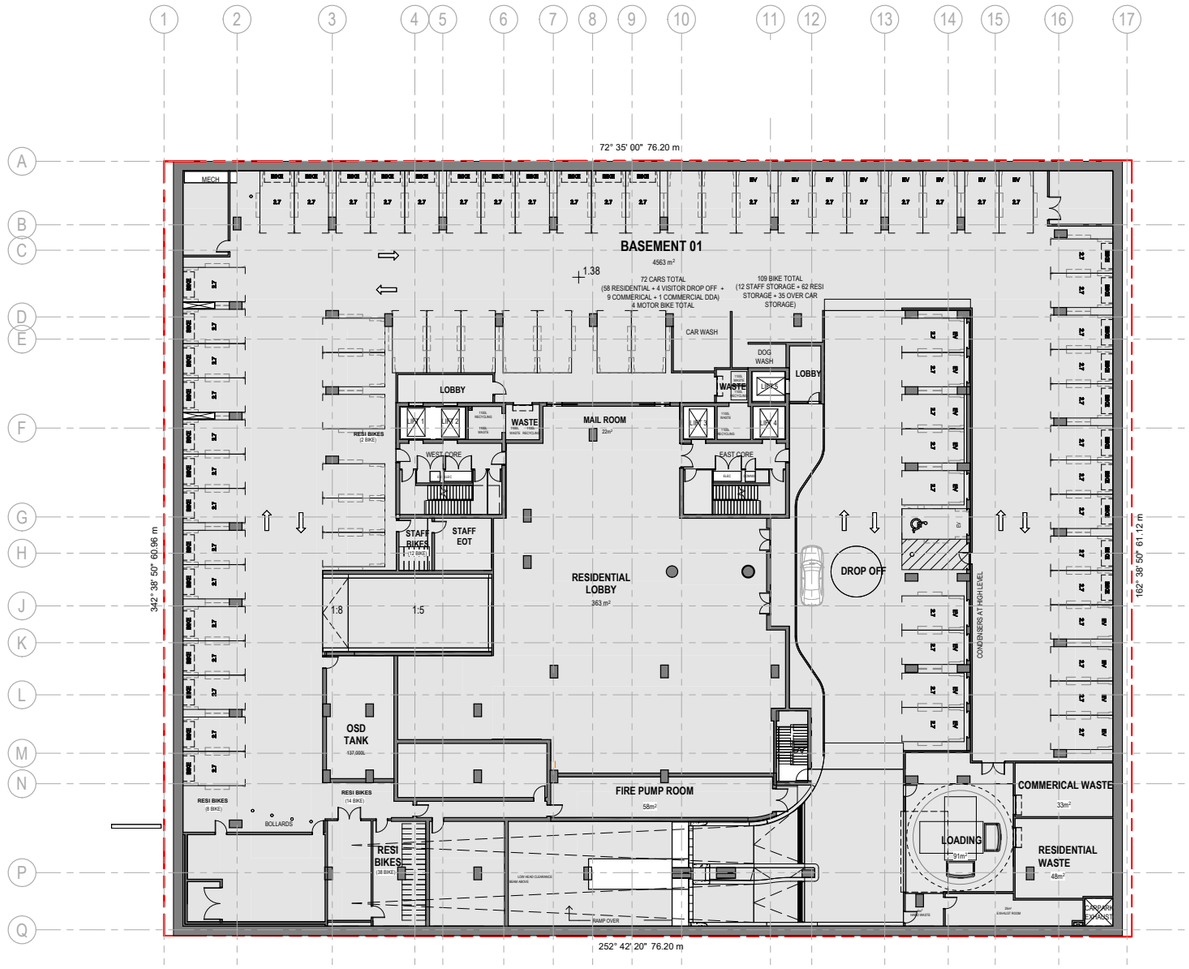
Clause 58.05-4
External Storage



TYPICAL RESIDENTIAL LEVEL 4



BASEMENT 1

LEGEND

Full height storage (Wardrobes, Full height kitchen cabinet, Full height laundary cabinet)
Bench height storage (Kitchen cabinet, Under sink cabinet)
Above head storage (Kitchen cupboard above head, Bathroom cupboard above sink, Study room cupboard, Laundary cupboard)

* Note All apartment storage refer to individual apartment type plans

LEGEND

External Storage Space

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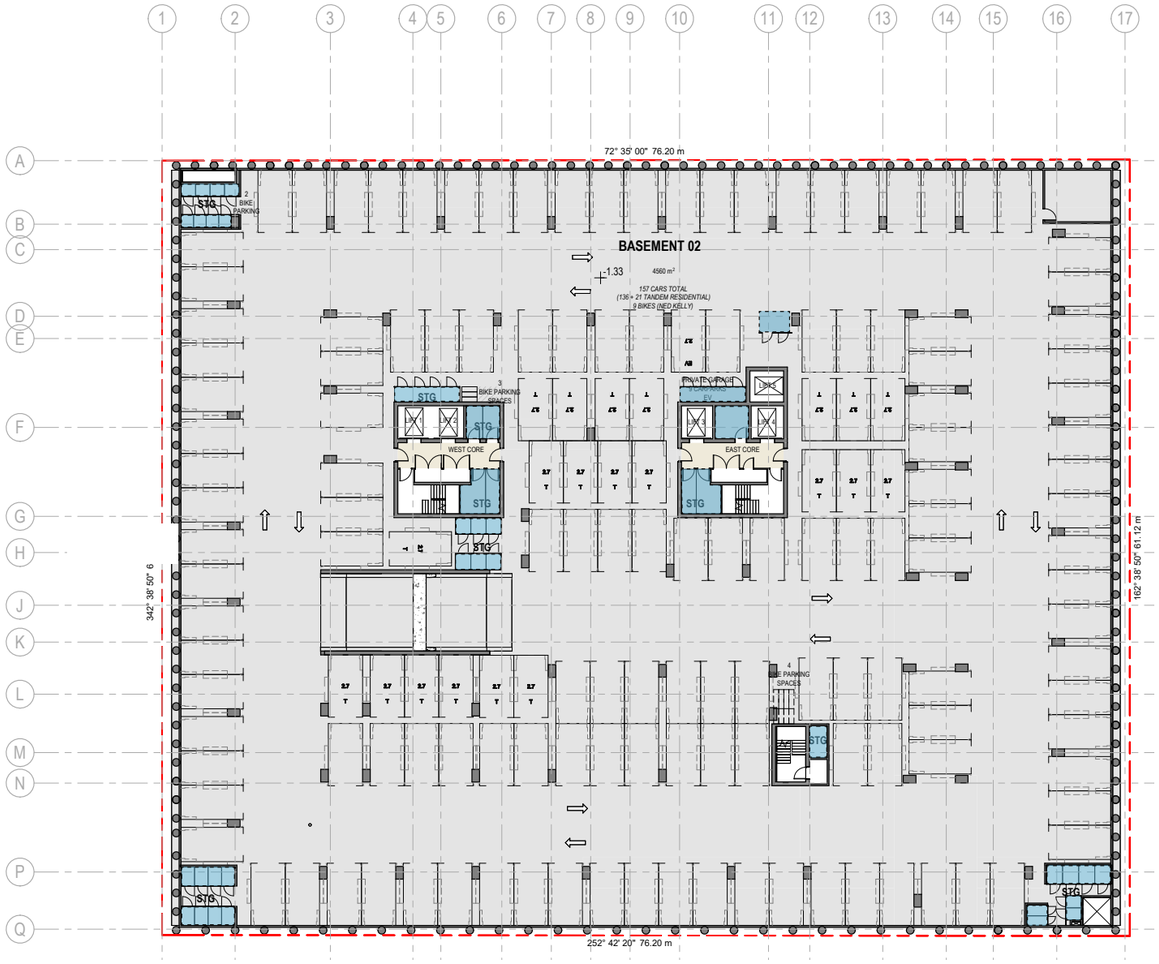
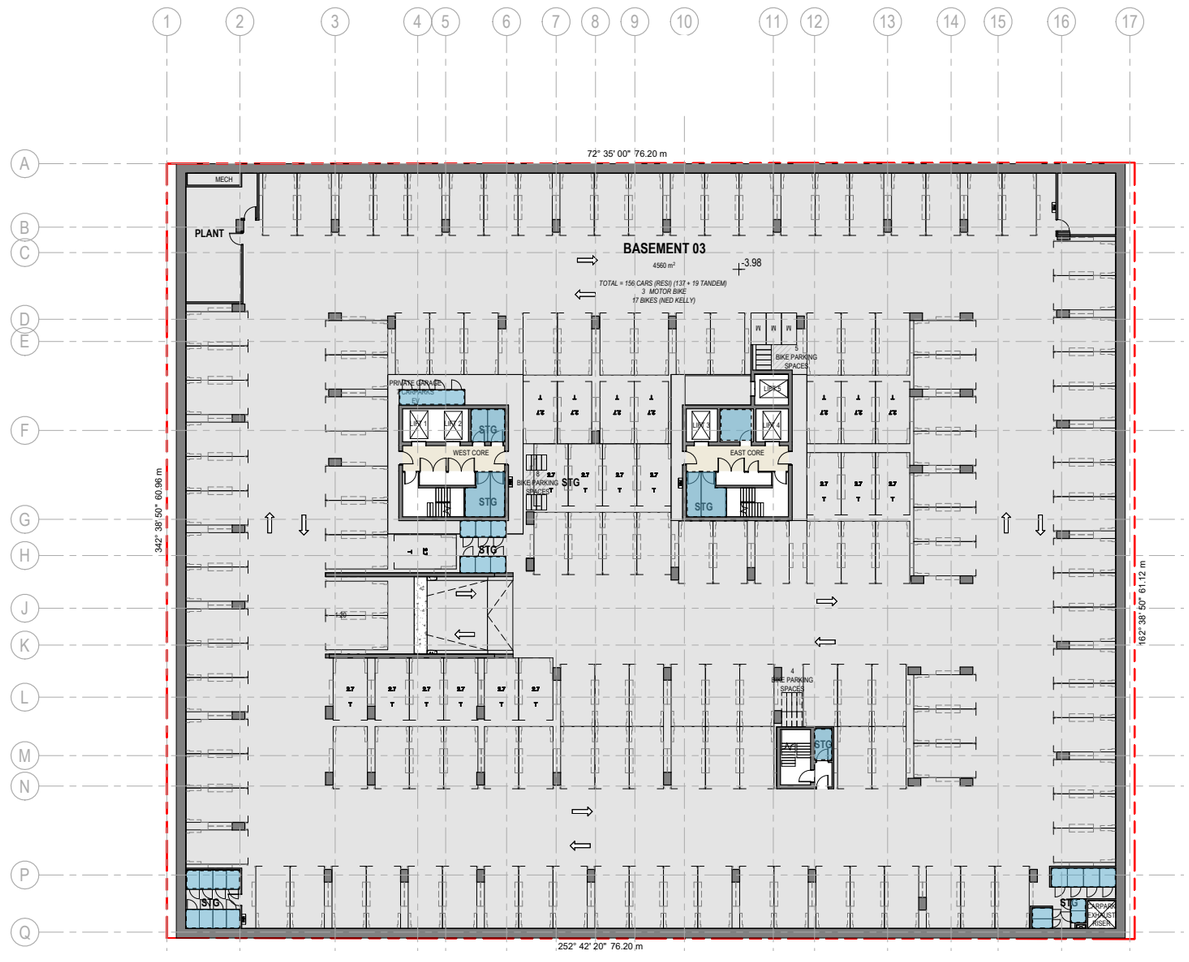
Clause 58.05-4
External Storage



BASEMENT 2



BASEMENT 3

LEGEND

External Storage Space

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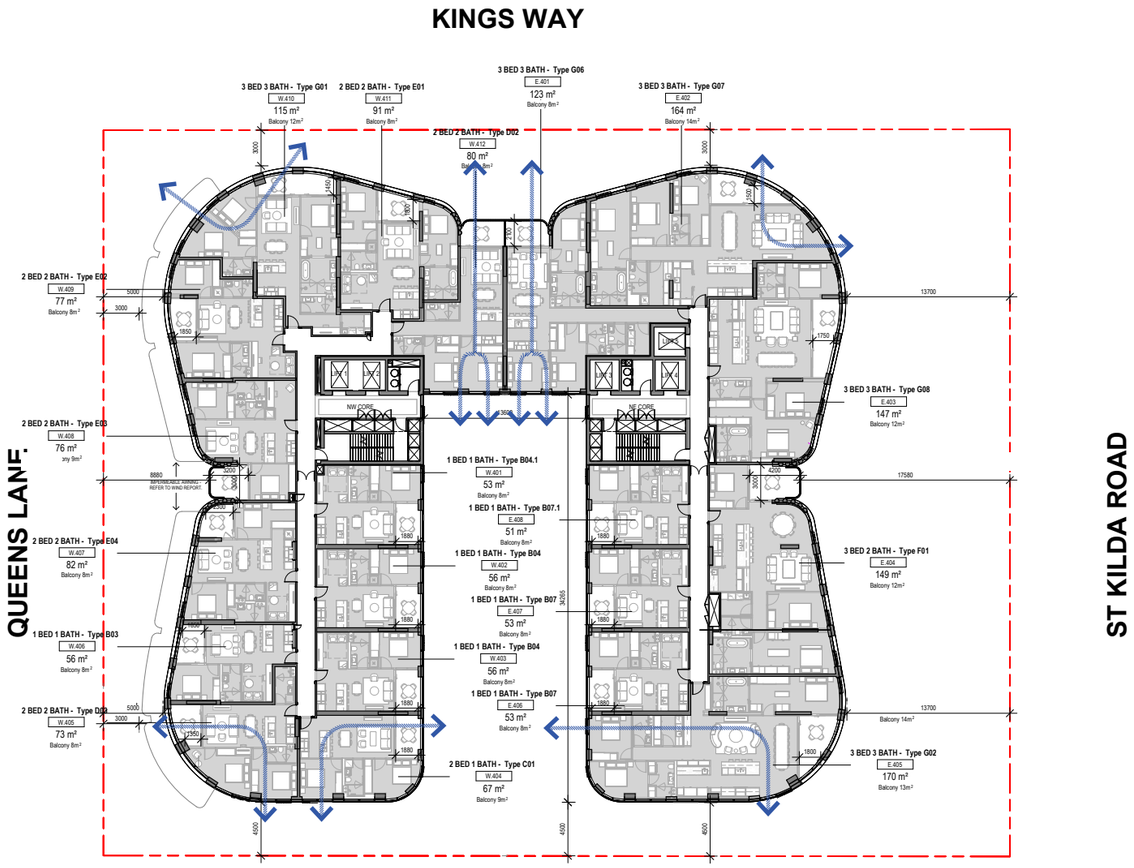
Clause 58.07-4
Natural ventilation

	Item Description	Notes	Proposal Complies
	NATURAL VENTILATION		
Objective 58.07-4	The standard seeks to • encourage natural ventilation of dwellings • allow occupants to effectively manage natural ventilation of dwellings		
Standard D29	The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.	All habitable rooms have an operable window or door to an external wall.	✓
	At least 40 per cent of dwellings should provide effective cross ventilation that has a maximum breeze path through the dwelling of 18 metres, a minimum breeze path through the dwelling of 5 metres, and ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	**45.61%** of the apartments achieve effective cross ventilation. Refer to BADS compliance table for further information.	✓



TYPICAL RESIDENTIAL LEVEL 4

LEGEND

Cross Ventilation

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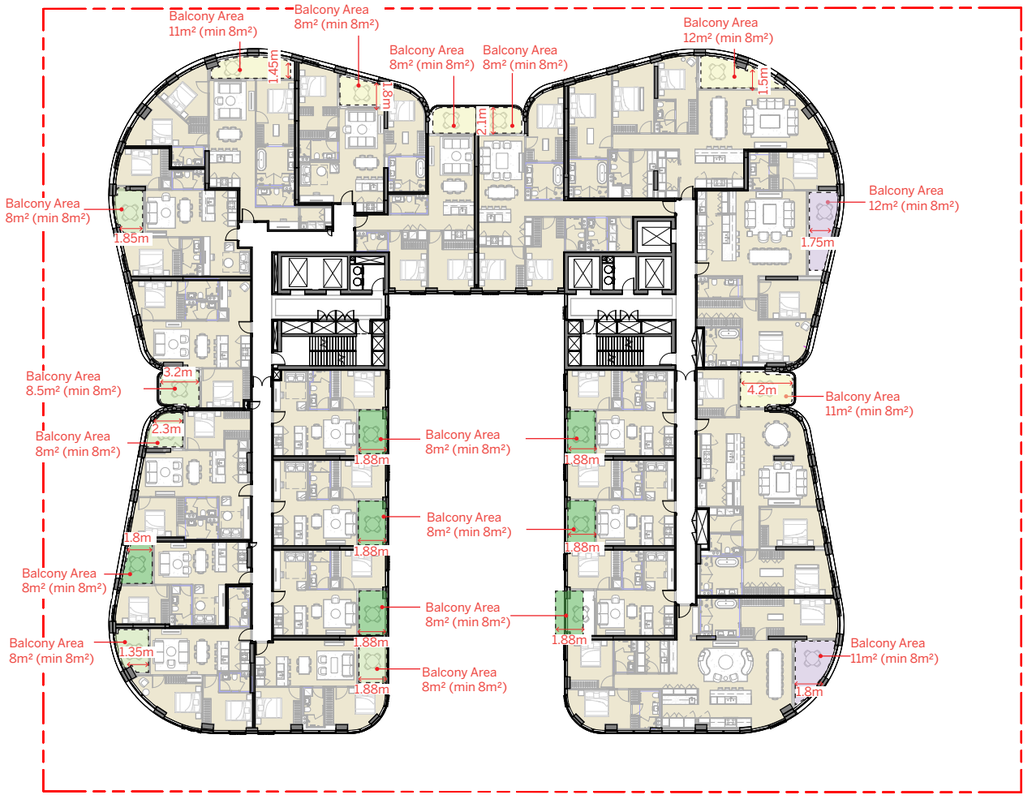
Clause 58.05-3
Private open space

	Item Description	Notes	Proposal Complies
	PRIVATE OPEN SPACE		
Objective 58.05-3	The standard seeks to provide adequate private open space for the reasonable recreation and service needs of residents.		
Standard D19	A dwelling should have private open space consisting of at least one of the following*: An area at ground level of at least 25sqm, with a minimum dimension of 3 metres and convenient access from a living room. • A balcony with at least the area and dimensions specified in **Table D8** and convenient access from a living room**. • An area on a podium or other similar base of at least 15sqm, with a minimum dimension of 3 metres and convenient access from a living room. • An area on a roof of 10sqm, with a minimum dimension of 2 metres and convenient access from a living room.	• The minimum balcony areas as per Table D8 have been provided to all apartments.Additionally, generous internal living spaces are provided for these apartments above 40m height from ground level.	✓

* If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in **Table D9** is provided as living area or bedroom area in addition to the minimum area specified in **Table D11** or **Table D12** in Standard D26.

** If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.



TYPICAL RESIDENTIAL LEVEL 4

LEGEND

Critical Dimensions
North Facing Dwelling Minimum Area **8 sqm** (Minimum Dimension **1.7m**)
South Facaing Dwelling Minimum Area **8sqm** (Minimum Dimension **1.2m**)
Studio/1 Bed Other Orientation Dwelling Minimum area **8 sqm** (Minimum Dimension **1.8m**)
2 Bed Other Orientation Dwelling Minimum area **8 sqm** (Minimum Dimension **2m**)
3 Bed Other Orientation Dwelling Minimum area **12 sqm** (Minimum Dimension **2.4m**)

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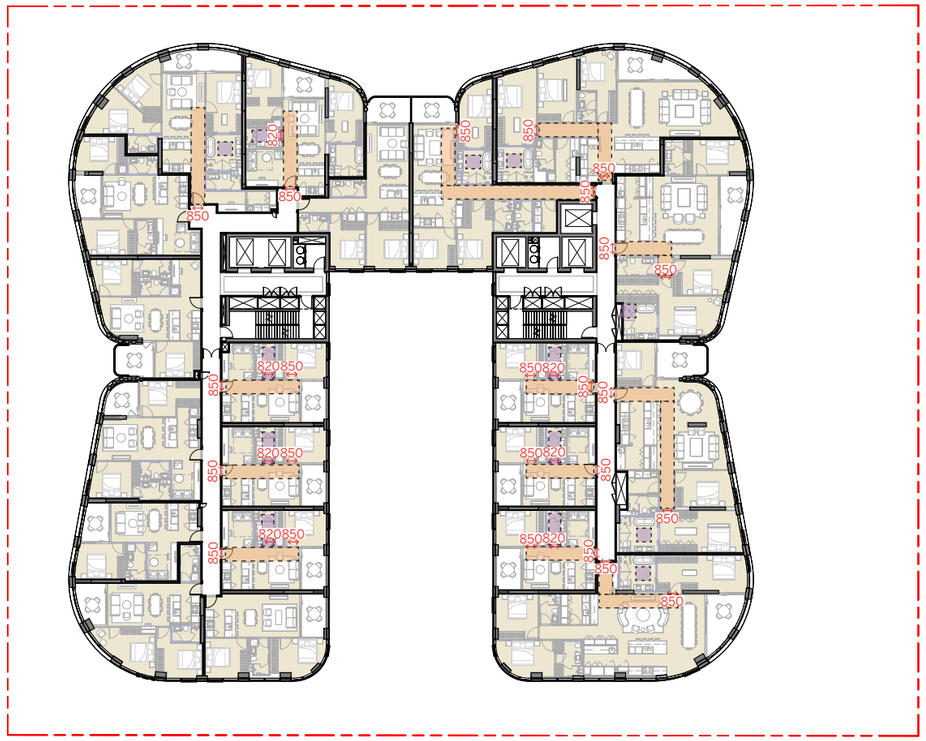
Clause 58.05-1
Accessibility

	Item Description	Notes	Proposal Complies
	ACCESSIBILITY		
Objective 58.05-1	The standard seeks to ensure the design of dwellings meets the needs of people with limited mobility.	94% of the units cater for the below. Refer to BADS compliance table for further information	
Standard D18	At least 50 per cent of dwellings should have a clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.		✓
	At least 50 per cent of dwellings should have a clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.		✓
	At least 50 per cent of dwellings should have a main bedroom with access to an adaptable bathroom.		✓
	At least 50 per cent of dwellings should have at least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.		✓



TYPICAL RESIDENTIAL LEVEL 4

LEGEND

Critical Dimensions
Clearance Areas - Bathroom A: 1.2m x 1.2m B:1m x 2.7m
Clearance Areas - 1.2m Width Path

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BADS Compliance table
Levels 1-2

APT NUMBER	APT. TYPE	APT. MIX	BEDROOM DIMENSIONS	LIVING ROOM DIMENSIONS	STORAGE (INTERNAL & EXTERNAL)	CROSS VENTILATION	PRIVATE OPEN SPACE	ACCESSIBILITY	CLEAR 850mm FRONT DOOR OPENING	CONTAINS AT LEAST 1 ADAPTABLE BATHROOM	MAIN BEDROOM ACCESS TO ADAPTABLE BATHROOM	CLEAR PATH OF 1200mm TO MAIN BEDROOM
			MASTER - 3m x 3.4m OTHERS 3m x 3m	1 BED - 3.3m x 3.3m OTHERS 3.6m x 3.6m MAX 9m DEEP	1 BED - 10m^3 2 BED - 14m^3 3 BED - 18m^3	MIN 40%	NORTH FACING-MIN 8m^2/1.8m DEEP SOUTH FACING - 8m^2/1.2m DEEP OTHERS: 1 BED 8m^2 / 1.8m 2 BED 8m^2 / 2m 3 BED 12m^2 / 2.4m	MIN 50%				
LEVEL 01												
W.101	E14	2B + 2B	COMPLIANT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.102	B09	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.103	B10	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.107	S08	STUDIO	COMPLIANT	COMPLIANT	NOT COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.108	S07	STUDIO	COMPLIANT	COMPLIANT	NOT COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.109	B01	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.110	D01	2B + 2B	EQUIVALENT	EQUIVALENT	NOT COMPLIANT	**YES**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.111	D06	2B + 2B	COMPLIANT	COMPLIANT	COMPLIANT	**YES**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.112	E15	2B + 2B	COMPLIANT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.113	B11	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.101	S01	STUDIO	COMPLIANT	COMPLIANT	NOT COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.102	S11	STUDIO	COMPLIANT	COMPLIANT	NOT COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.103	B12	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.105	B06	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	**YES**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.106	S14	STUDIO	COMPLIANT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.107	E16	2B + 2B	COMPLIANT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
TOTAL LEVEL 01	16		16	16	11	**3**	16	**0**	16	0	0	0
			100%	100%	69%	**19%**	100%	**0%**	100%	0%	0%	0%
LEVEL 02												
W.201	B04.3	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**CAN BE ADAPTED**	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.202	B04.2	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**CAN BE ADAPTED**	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.203	B04.2	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**CAN BE ADAPTED**	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.204	C01.1	2B + 1B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	**YES**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.205	E05	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	**YES**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.206	B05	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.207	E04.1	2B + 2B	COMPLIANT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	COMPLIANT	COMPLIANT	NOT COMPLIANT
W.208	D04	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.209	E02.1	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.210	G01.1	3B + 3B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	**YES**	COMPLIANT	**CAN BE ADAPTED**	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.211	E01	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	**YES**	COMPLIANT	**CAN BE ADAPTED**	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.212	D02.1	2B + 2B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	**YES**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.201	D05.1	2B + 2B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	**YES**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.202	B08	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.203	E08	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	**YES**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	COMPLIANT	COMPLIANT	NOT COMPLIANT
E.204	E09	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	**YES**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.205	E10	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**CAN BE ADAPTED**	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.206	E11	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**CAN BE ADAPTED**	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.207	E12	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**CAN BE ADAPTED**	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.208	F03.1	3B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	**YES**	COMPLIANT	**NOT COMPLIANT**	COMPLIANT	COMPLIANT	COMPLIANT	NOT COMPLIANT
E.209	B07.2	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**CAN BE ADAPTED**	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.210	B07.2	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**CAN BE ADAPTED**	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.211	B07.3	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	**NO**	COMPLIANT	**CAN BE ADAPTED**	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
TOTAL LEVEL 02	23		23	23	19	**9**	23	**11**	23	17	14	11
			100%	100%	83%	**39%**	100%	**48%**	100%	74%	61%	48%

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BADS Compliance table
Levels 3-7

APT NUMBER	APT. TYPE	APT. MIX	BEDROOM DIMENSIONS	LIVING ROOM DIMENSIONS	STORAGE (INTERNAL & EXTERNAL)	CROSS VENTILATION	PRIVATE OPEN SPACE	ACCESSIBILITY	CLEAR 850mm FRONT DOOR OPENING	CONTAINS AT LEAST 1 ADAPTABLE BATHROOM	MAIN BEDROOM ACCESS TO ADAPTABLE BATHROOM	CLEAR PATH OF 1200mm TO MAIN BEDROOM
			MASTER - 3m x 3.4m OTHERS 3m x 3m	1 BED - 3.3m x 3.3m OTHERS 3.6m x 3.6m MAX 9m DEEP	1 BED - 10m^3 2 BED - 14m^3 3 BED - 18m^3	MIN 40%	NORTH FACING-MIN 8m^2/1.8m DEEP SOUTH FACING - 8m^2/1.2m DEEP OTHERS: 1 BED 8m^2 / 1.8m 2 BED 8m^2 / 2m 3 BED 12m^2 / 2.4m	MIN 50%				
LEVEL 03												
W.301	B04.1	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.302	B04	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.303	B04	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.304	C01	2B + 1B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.305	D03	2B + 2B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.306	B03	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.307	E04	2B + 2B	EQUIVALENT	EQUIVALENT	COMPLIANT	NO	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.308	E03	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.309	E02	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.310	G01	3B + 3B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.311	E01	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.312	D02	2B + 2B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.301	D05	2B + 2B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.302	B08	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.303	E08	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	NOT COMPLIANT
E.304	E09	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.305	E10	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.306	E11	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.307	E12	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.308	F03	3B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	NOT COMPLIANT
E.309	B07	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.310	B07	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.311	B07.1	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
TOTAL LEVEL 03	23		23	23	18	**10**	23	**11**	23	14	13	11
			100%	100%	78%	**43%**	100%	**48%**	100%	61%	57%	48%

LEVEL 04-07												
W.401 - W.701	B04.1	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.402 - W.702	B04	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.403 - W.703	B04	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.404 - W.704	C01	2B + 1B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.405 - W.705	D03	2B + 2B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.406 - W.706	B03	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.407 - W.707	E04	2B + 2B	EQUIVALENT	EQUIVALENT	COMPLIANT	NO	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.408 - W.708	E03	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.409 - W.709	E02	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.410 - W.710	G01	3B + 3B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.411 - W.711	E01	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.412 - W.712	D02	2B + 2B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.401 - E.701	G06	3B + 3B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
E.402 - E.702	G07	3B + 3B	COMPLIANT	COMPLIANT	COMPLIANT	YES	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
E.403 - E.703	G08	3B + 3B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
E.404 - E.704	F01	3B + 2B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.405 - E.705	G02	3B + 3B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.406 - E.706	B07	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.407 - E.707	B07	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.408 - E.708	B07.1	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
TOTAL LEVEL 04-07	20		20	20	16	**9**	20	13	20	14	13	13
			100%	100%	80%	**45%**	100%	**65%**	100%	70%	65%	65%

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BADS Compliance table
Levels 8-18

APT NUMBER	APT. TYPE	APT. MIX	BEDROOM DIMENSIONS	LIVING ROOM DIMENSIONS	STORAGE (INTERNAL & EXTERNAL)	CROSS VENTILATION	PRIVATE OPEN SPACE	ACCESSIBILITY	CLEAR 850mm FRONT DOOR OPENING	CONTAINS AT LEAST 1 ADAPTABLE BATHROOM	MAIN BEDROOM ACCESS TO ADAPTABLE BATHROOM	CLEAR PATH OF 1200mm TO MAIN BEDROOM
			MASTER - 3m x 3.4m OTHERS 3m x 3m	1 BED - 3.3m x 3.3m OTHERS 3.6m x 3.6m MAX 9m DEEP	1 BED - 10m^3 2 BED - 14m^3 3 BED - 18m^3	MIN 40%	NORTH FACING-MIN 8m^2/1.8m DEEP SOUTH FACING - 8m^2/1.2m DEEP OTHERS: 1 BED 8m^2 / 1.8m 2 BED 8m^2 / 2m 3 BED 12m^2 / 2.4m	MIN 50%				
LEVEL 08-11												
W.801 - W.1101	B04.1	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.802 - W.1102	B04	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.803 - W.1103	B04	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.804 - W.1104	C01	2B + 1B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.805 - W.1105	D03	2B + 2B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.806 - W.1106	B03	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.807 - W.1107	E04	2B + 2B	EQUIVALENT	EQUIVALENT	COMPLIANT	NO	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.808 - W.1108	E03	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.809 - W.1109	E02	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.810 - W.1110	G01	3B + 3B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.811 - W.1111	E01	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.812 - W.1112	D02	2B + 2B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.801 - E.1101	H02	3B + 3.5B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
E.802 - E.1102	H01	3B + 3.5B	COMPLIANT	COMPLIANT	COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	NOT COMPLIANT
E.803 - E.1103	G09	3B + 3B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
E.804 - E.1104	B07	1B +1B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
E.805 - E.1105	B07.1	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
TOTAL LEVEL 08-11	17		17	17	13	**9**	17	9	17	11	10	9
			100%	100%	76%	**53%**	100%	**53%**	100%	65%	59%	53%
LEVEL 12-16												
W.1201 - W.1601	B04.1	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.1202 - W.1602	B04	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.1203 - W.1603	B04	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.1204 - W.1604	F02	3B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.1205 - W.1605	E06	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
W.1206 - W.1606	E07	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.1207 - W.1607	G03	3B + 3B	COMPLIANT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	NOT COMPLIANT
W.1208 - W.1608	G04	3B + 3B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
W.1209 - W.1609	D02	2B + 2B	EQUIVALENT	COMPLIANT	NOT COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.1201 - E.1601	H03	3B + 3.5B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
E.1202 - E.1602	G10	3B + 3B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	COMPLIANT
E.1203 - E.1603	G05	3B + 3B	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
E.1204 - E.1604	E13	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
TOTAL LEVEL 12-16	13		13	13	11	**7**	13	8	13	10	9	9
			100%	100%	85%	**54%**	100%	**62%**	100%	77%	69%	69%
LEVEL 17 - 18												
W.1701	B04.1	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.1702	B04	1B +1B	COMPLIANT	COMPLIANT	COMPLIANT	NO	COMPLIANT	CAN BE ADAPTED	COMPLIANT	COMPLIANT	COMPLIANT	CAN BE ADAPTED
W.1703	P03	PENTHOUSE	COMPLIANT	COMPLIANT	COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
W.1704	P01	PENTHOUSE	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
W.1801	P04	PENTHOUSE	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
W.1802	P02	PENTHOUSE	COMPLIANT	COMPLIANT	COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.1701	P06	PENTHOUSE	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.1702	E13	2B + 2B	EQUIVALENT	COMPLIANT	COMPLIANT	NO	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.1801	P05	PENTHOUSE	COMPLIANT	COMPLIANT	COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.1802	P07	PENTHOUSE	EQUIVALENT	COMPLIANT	COMPLIANT	YES	COMPLIANT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
E.1803	P08	PENTHOUSE	EQUIVALENT	COMPLIANT	COMPLIANT	NO	EQUIVALENT	NOT COMPLIANT	COMPLIANT	NOT COMPLIANT	NOT COMPLIANT	NOT COMPLIANT
TOTAL LEVEL 17 - 18	11		11	11	11	**7**	11	**4**	11	5	4	4
	286		100%	100%	100%	**64%**	100%	**36%**	100%	45%	36%	36%

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BADS Compliance table
Overall development

LEVEL	NO. OF APTS.	CROSS VENTILATION		ACCESSIBILITY	
		APT.	PERCENTAGE	APT.	PERCENTAGE
LEVEL 01	26	2	8%	0	0%
LEVEL 02	23	9	39%	11	48%
LEVEL 03	23	10	43%	11	48%
LEVEL 04	20	9	45%	13	48%
LEVEL 05	20	9	45%	13	65%
LEVEL 06	20	9	45%	13	65%
LEVEL 07	20	9	45%	13	65%
LEVEL 08	17	9	45%	13	65%
LEVEL 09	17	9	45%	13	65%
LEVEL 10	17	9	45%	13	65%
LEVEL 11	17	9	45%	13	65%
LEVEL 12	13	7	54%	8	62%
LEVEL 13	13	7	54%	8	62%
LEVEL 14	13	7	54%	8	62%
LEVEL 15	13	7	54%	8	62%
LEVEL 16	13	7	54%	8	62%
LEVEL 17 & 18	11	7	64%	4	36%
TOTAL	296	135	**45.61%**	170	**57.43%**
			MIN = 40%		MIN = 50%

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Tables

The following pages are an excerpt from the Better Apartment Design Standards.

Table A: Communal open space requirement

Number of dwellings	Minimum area of landscaped communal outdoor open space	Minimum area of communal open space	Total minimum area of communal open space
10	30 square metres	nil	30 square metres
13	30 square metres	2.5 square metres (1 x 2.5 metres)	32.5 square metres
50	30 square metres	95 square metres (38 x 2.5 metres)	125 square metres
100 or more	30 square metres	220 square metres (88 x 2.5 metres) (maximum requirement reached)	250 square metres (maximum requirement reached)

Table D1: Cooling load

Table D1 Cooling load

NatHERS climate zone	NatHERS maximum cooling load MJ/M^2 per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Table D2: Canopy over cover and deep soil requirements

Table D2 Canopy cover and deep soil requirements

Site area	Canopy cover	Deep soil
1000 square metres or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 - 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2500 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

Table D3: Soil requirements for trees

Table D3 Soil requirements for trees

Tree type	Tree in deep soil Area of deep soil	Tree in planter Volume of planter soil	Depth of planter soil
A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre
B	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension of 4.5 metres)	1 metre
C	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre

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Tables

Table D4: Tree type

Table D4 Tree type

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

Table D5: Noise influence area

Table D5 Noise influence area

Noise source	Noise influence area
Zone interface	
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary
Roads	
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane
Railways	
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track

Table D6: Wind conditions

Table D6 Wind conditions

Unsafe	Comfortable
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: ▪ 3 metres per second for sitting areas, ▪ 4 metres per second for standing areas, ▪ 5 metres per second for walking areas.

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Tables

Table D7: Bathroom design

Table D7 Bathroom design

	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards that is clear of the circulation area and has readily removable hinges.	Either: ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: ▪ A minimum area of 1.2 metres by 1.2 metres. ▪ Located in front of the shower and the toilet. ▪ Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: ▪ A minimum width of 1 metre. ▪ The full length of the bathroom and a minimum length of 2.7 metres. ▪ Clear of the toilet and basin. The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

Table D8: Balcony size

Table D8 Balcony size

Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 30 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 or more bedroom dwelling	12 square metres	2.4 metres

Table D9: Additional living area or bedroom area

Table D9 Additional living area or bedroom area

Dwelling type	Additional area
Studio or 1 bedroom dwelling	8 square metres
2 bedroom dwelling	8 square metres
3 or more bedroom dwelling	12 square metres

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Table D10: Storage

Table D10 Storage		
Dwelling type	**Total minimum storage volume**	**Minimum storage volume within the dwelling**
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

Table D11: Bedroom dimensions

Table D11 Bedroom dimensions		
Bedroom type	**Minimum width**	**Minimum depth**
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Table D12 :Living area dimensions

Table D12 Living area dimensions		
Dwelling type	**Minimum width**	**Minimum area**
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

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