



PRELIMINARY

Revisions	Date	Description
-	18.09.19	TOWN PLANNING ISSUE
A	08.02.21	ISSUE FOR ENDORSEMENT
B	16.08.21	ST2 AMENDMENT

YC
DB
TF

ABBREVIATIONS:

AC	AIR CONDITIONER
PS	PRIVACY SCREEN
XO	CROSS OVER
WC	OFFICE TOILET
OG	OPACQUE GLASS

Project **331-335 St Kilda Road**

Drawing **Basement 2**

Project No **219016** Date **28/06/19**

Author **ZL**

Scale: @ A1 **1 : 250**

Drawing No. **TP01.00 B**

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Brisbane, Melbourne, Sydney
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A	08.02.21	ISSUE FOR ENDORSEMENT
B	16.08.21	S72 AMENDMENT

YC
DB
TF

ABBREVIATIONS:

AC	AIR CONDITIONER
PS	PRIVACY SCREEN
XD	CROSS OVER
WC	OFFICE TOILET
OG	OBSCURE GLASS

Project **331-335 St Kilda Road**

Drawing **Basement 1**

Project No **219016** Date **28/06/19**

Author **ZL**

Scale: @ A1 **1 : 250**

Drawing No **TP01.01 B**

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ABBREVIATIONS:
 AC AIR CONDITIONER
 PS PRIVACY SCREEN
 XO CROSS OVER
 WC OFFICE TOILET
 OG OBSCURE GLASS

Project **331-335 St Kilda Road**

Drawing **Ground Level**

Project No **219016** Date **20.08.19**

Author **ZL**

Scale: @ A1 **1 : 250**

Drawing No **TP01.02 B**

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Code	Abbreviation
YC	AIR CONDITIONER
DB	PRIVACY SCREEN
TF	CROSS OVER
AC	OFFICE TOILET
PS	OBSCURE GLASS
XD	
WC	
OG	

Project / **331-335 St Kilda Road** Drawing / **Level 1**

Project No / **219016** Date / **28/06/19** Author / **ZL** Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.03 B**

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YC
DB
TF

ABBREVIATIONS:
 AC AIR CONDITIONER
 PS PRIVACY SCREEN
 XO CROSS OVER
 WC OFFICE TOILET
 OG OBSCURE GLASS

Project **331-335 St Kilda Road** Drawing **Level 2**

Project No **219016** Date **28/06/19** Author **ZL** Scale: @ A1 **1 : 250**

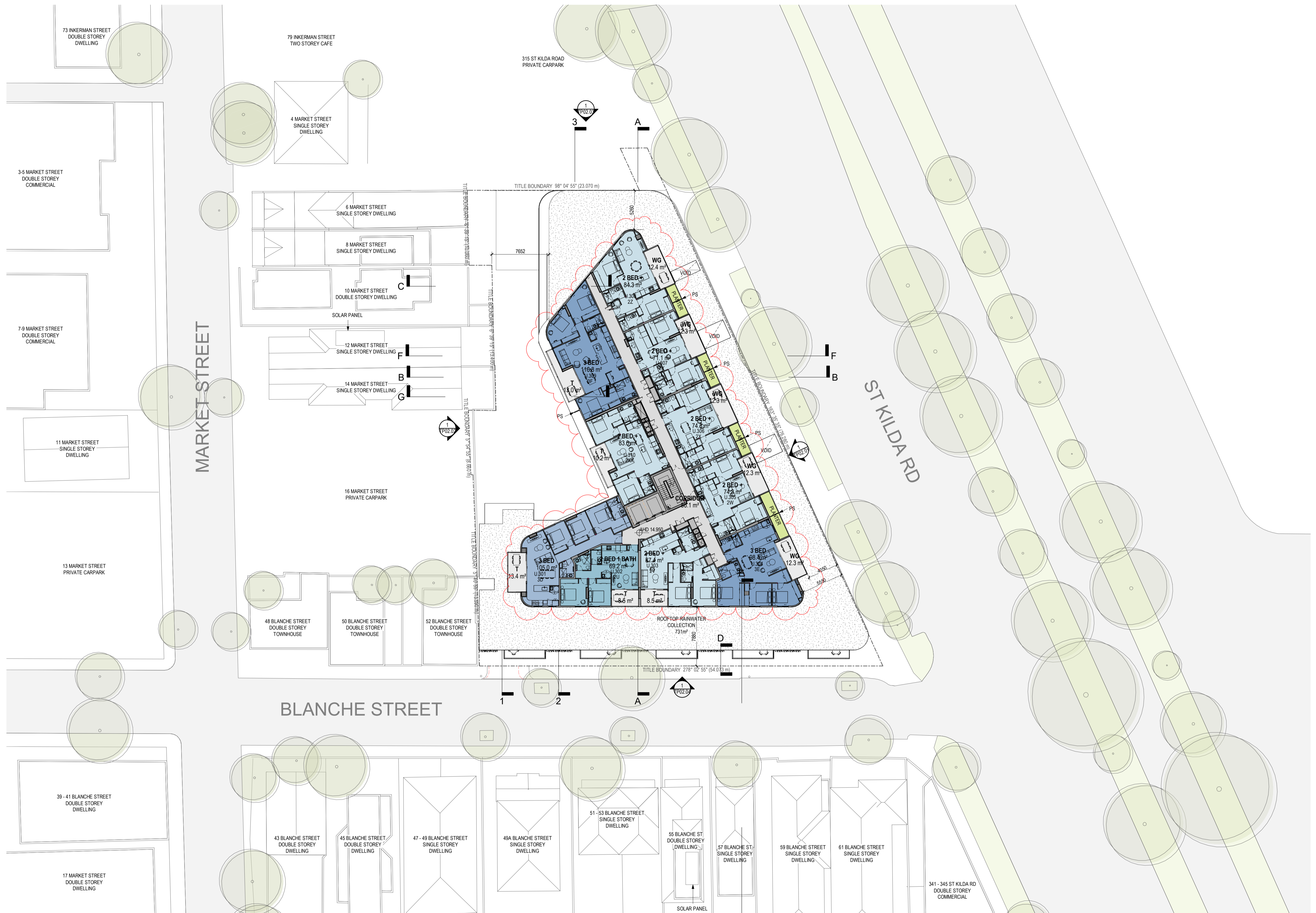
Drawing No **TP01.04 B**

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ABBREVIATIONS:

YC	AIR CONDITIONER
DB	PRIVACY SCREEN
TF	CROSS OVER
AC	OFFICE TOILET
PS	OBSCURE GLASS
XD	
WC	
OG	

Project **331-335 St Kilda Road** Drawing **Level 3**

Project No **219016** Date **28/06/19** Author **ZL** Scale: @ A1 **1 : 250**

Drawing No **TP01.05 B**

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ABBREVIATIONS:

YC	AIR CONDITIONER
DB	PRIVACY SCREEN
TF	CROSS OVER
AC	OFFICE TOILET
PS	OBSCURE GLASS
XD	
WC	
OG	

Project **331-335 St Kilda Road** Drawing **Level 4**

331-335 St Kilda Road

Project No **219016** Date **28/06/19** Author **ZL** Scale: @ A1 **1 : 250**

Drawing No **TP01.06 B**

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ABBREVIATIONS:

YC	AIR CONDITIONER
DB	PRIVACY SCREEN
TF	CROSS OVER
AC	OFFICE TOILET
PS	OBSCURE GLASS
XD	
WC	
OG	

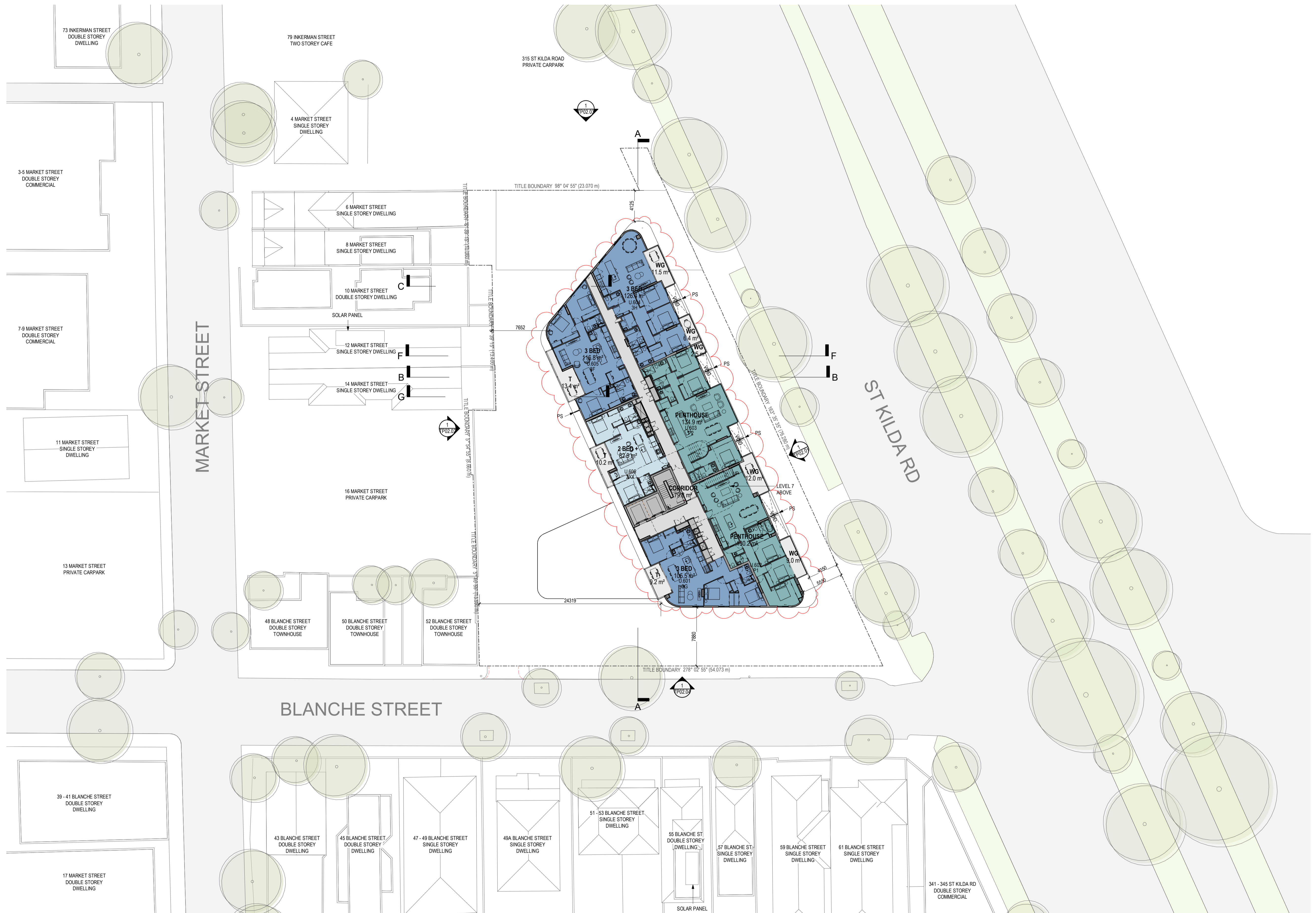
Project **331-335 St Kilda Road** Drawing **Level 5**

Project No **219016** Date **28/06/19** Author **ZL** Scale: @ A1 **1 : 250**

Drawing No **TP01.07 B**

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Code	Description
YC	YARD
DB	DOUBLE BRICK
TF	TERRAZZO FINISH
AC	AIR CONDITIONER
PS	PRIVACY SCREEN
XD	CROSS OVER
WC	OFFICE TOILET
OG	OBSCURE GLASS

Project **331-335 St Kilda Road**

Drawing **Level 6**

Project No **219016** Date **28/06/19**

Author **ZL**

Scale: @ A1 **1 : 250**

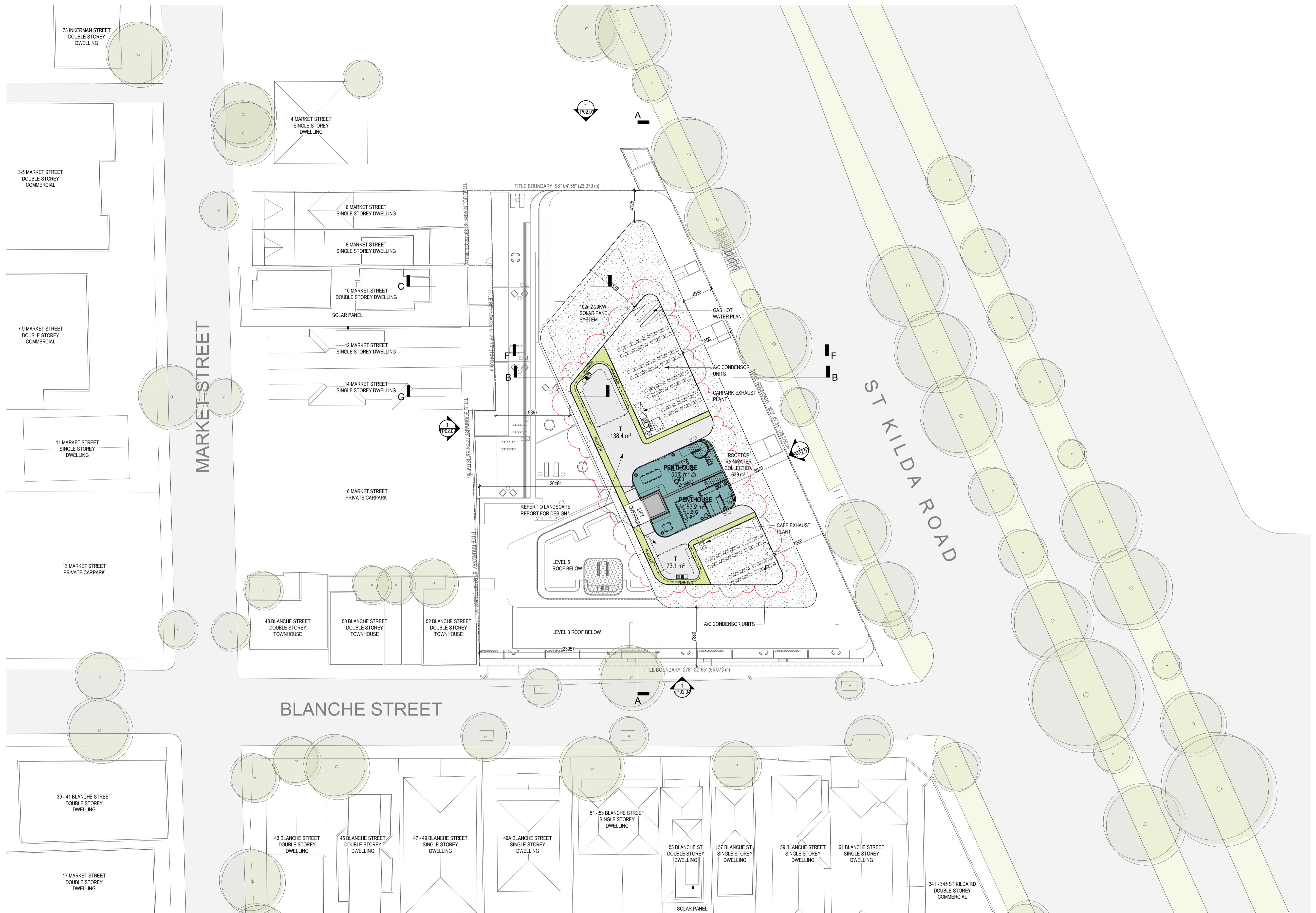
Drawing No **TP01.08 B**

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ABBREVIATIONS:

YC	AIR CONDITIONER
DB	PRIVACY SCREEN
TF	CROSS OVER
AC	OFFICE TOILET
PS	OBSCURE GLASS
XD	
WC	
OG	

Project **331-335 St Kilda Road**

Drawing **Roof / Level 7**

Project No **219016** Date **28/06/19**

Author **ZL**

Scale: @ A1 **1 : 250**

Drawing No **TP01.09 B**

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B	16.08.21	ST2 AMENDMENT
P1	03.08.21	ISSUE TO SPARKS

YC
DB
TF
TF

ABBREVIATIONS:
AC AIR CONDITIONER
PS PRIVACY SCREEN
XD CROSS OVER
WC OFFICE TOILET
OG OBSCURE GLASS

Materials	Code	Description
EC	Exposed Concrete	
GT01/05/06	Gray Glazing	
GT02	Opaque White Glazing	
GT03/04	Glazing - Clear	
MF01	Metal Finish - Dark Bronze	
MF02	Metal Finish - Light	
MF03	Metal Finish - Dark	
PT01	Paint Finish - Dark	
PT02	Paint Finish - Light Warm	
PT03	Paint Finish - Dark Bronze	
ST01	Cladding - Pattern Tile finish	
ST02	Cladding - Stone-look Tile finish large	
ST03	Cladding - Stone-look Tile finish small	

Project **331-335 St Kilda Road**

Drawing **Elevation - East**

Project No **219016** Date **28/06/19**

Author **ZL**

Scale: @ A1 **1 : 200**

Drawing No. **TP02.01 P1**

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YC
DB
TF
TF

ABBREVIATIONS:
AC AIR CONDITIONER
PS PRIVACY SCREEN
XD CROSS OVER
WC OFFICE TOILET
OG OBSCURE GLASS

Materials	Description	Materials	Description
EC	Exposed Concrete	PT01	Paint Finish - Dark
GT01/05/06	Gray Glazing	PT02	Paint Finish - Light Warm
GT02	Opaque White Glazing	PT03	Paint Finish - Dark Bronze
GT03/04	Glazing - Clear	ST01	Cladding - Pattern Tile finish
MF01	Metal Finish - Dark Bronze	ST02	Cladding - Stone-look Tile finish large
MF02	Metal Finish - Light	ST03	Cladding - Stone-look Tile finish small
MF03	Metal Finish - Dark		

Project **331-335 St Kilda Road**

Drawing **Elevation - West**

Project No **219016** Date **28/06/19**

Author **ZL**

Scale: @ A1 **1 : 200**

Drawing No **TP02.02 P1**

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YC
DB
TF
TF

ABBREVIATIONS:
AC AIR CONDITIONER
PS PRIVACY SCREEN
XD CROSS OVER
WC OFFICE TOILET
OG OBSCURE GLASS

Materials	Code	Description	Code	Description
EC	Exposed Concrete	PT01	Paint Finish - Dark	
GT01/05/06	Gray Glazing	PT02	Paint Finish - Light Warm	
GT02	Opaque White Glazing	PT03	Paint Finish - Dark Bronze	
GT03/04	Glazing - Clear	ST01	Cladding - Pattern Tile finish	
MF01	Metal Finish - Dark Bronze	ST02	Cladding - Stone-look Tile finish large	
MF02	Metal Finish - Light	ST03	Cladding - Stone-look Tile finish small	
MF03	Metal Finish - Dark			

Project **331-335 St Kilda Road**
331-335 St Kilda Road

Drawing **Elevation - North**

Project No **219016** Date **28/06/19**

Author **ZL**

Scale: @ A1 **1 : 200**

Drawing No **TP02.03 P1**

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YC
DB
TF
TF

ABBREVIATIONS:

AC	AIR CONDITIONER
PS	PRIVACY SCREEN
XD	CROSS OVER
WC	OFFICE TOILET
OG	OBSCURE GLASS

Materials	Code	Description
EC	Exposed Concrete	
GT01/GT06	Gray Glazing	
GT02	Opaque White Glazing	
GT03/GT4	Glazing - Clear	
MF01	Metal Finish - Dark Bronze	
MF02	Metal Finish - Light	
MF03	Metal Finish - Dark	
PT01	Paint Finish - Dark	
PT02	Paint Finish - Light Warm	
PT03	Paint Finish - Dark Bronze	
ST01	Cladding - Pattern Tile finish	
ST02	Cladding - Stone-look Tile finish large	
ST03	Cladding - Stone-look Tile finish small	

Project **331-335 St Kilda Road**

Drawing **Elevation - South**

Project No **219016** Date **28/06/19**

Author **ZL**

Scale: @ A1 **1 : 200**

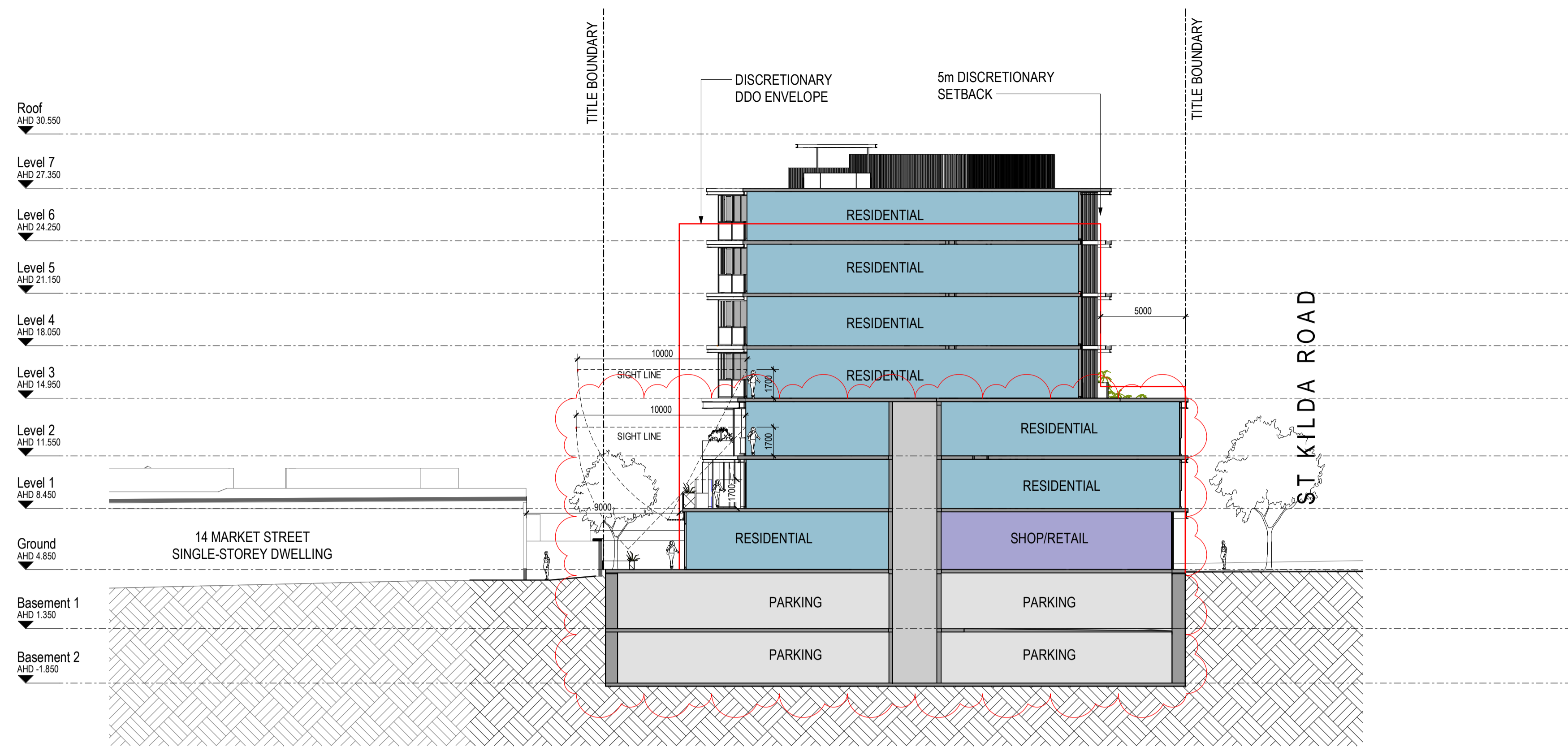
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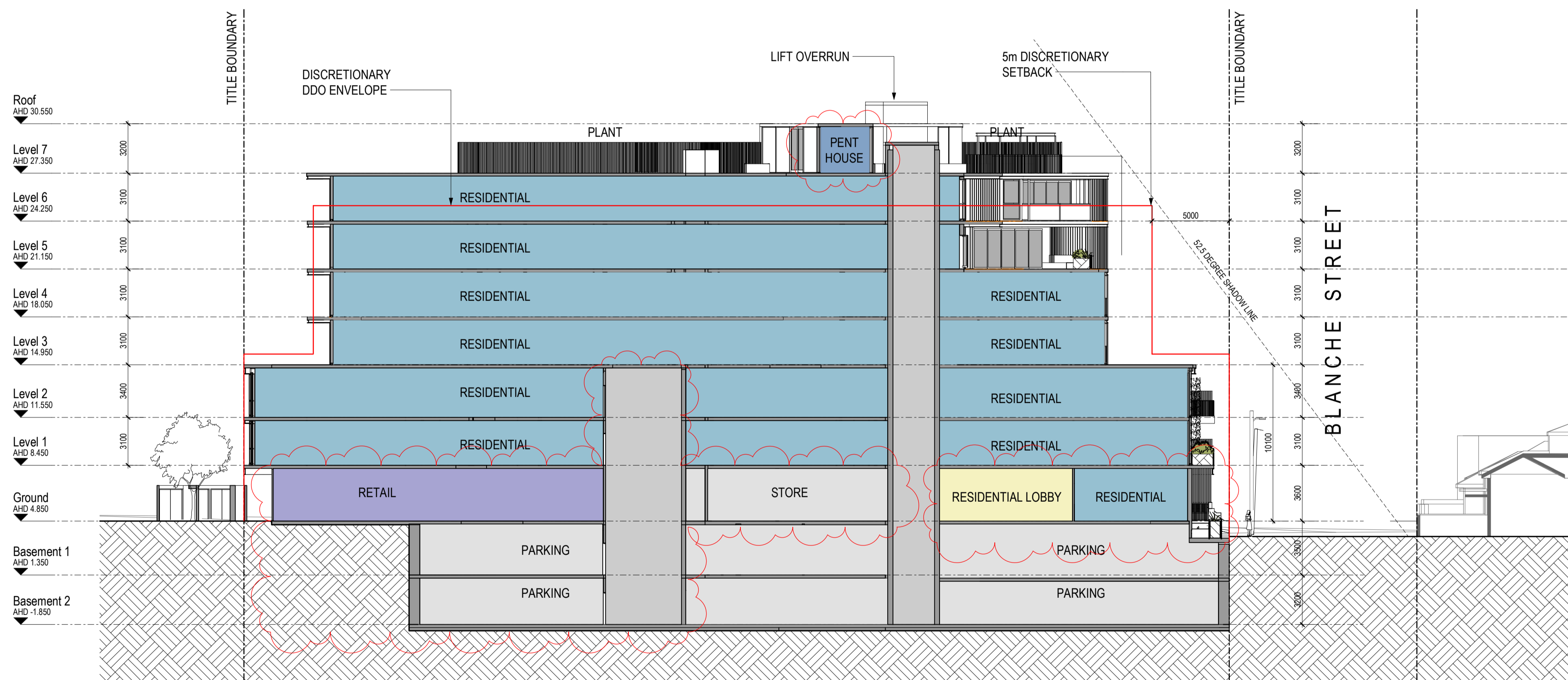
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Section B



Section A

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-	18.09.19	TOWN PLANNING ISSUE	YC
A	08.02.21	ISSUE FOR ENDORSEMENT	DB
B	16.08.21	ST2 AMENDMENT	TF

Project / **331-335 St Kilda Road**

Drawing / **Sections**

Project No / **219016** Date / **28/06/19**

Author / **ZL**

Scale: @ A1 / **1 : 200**

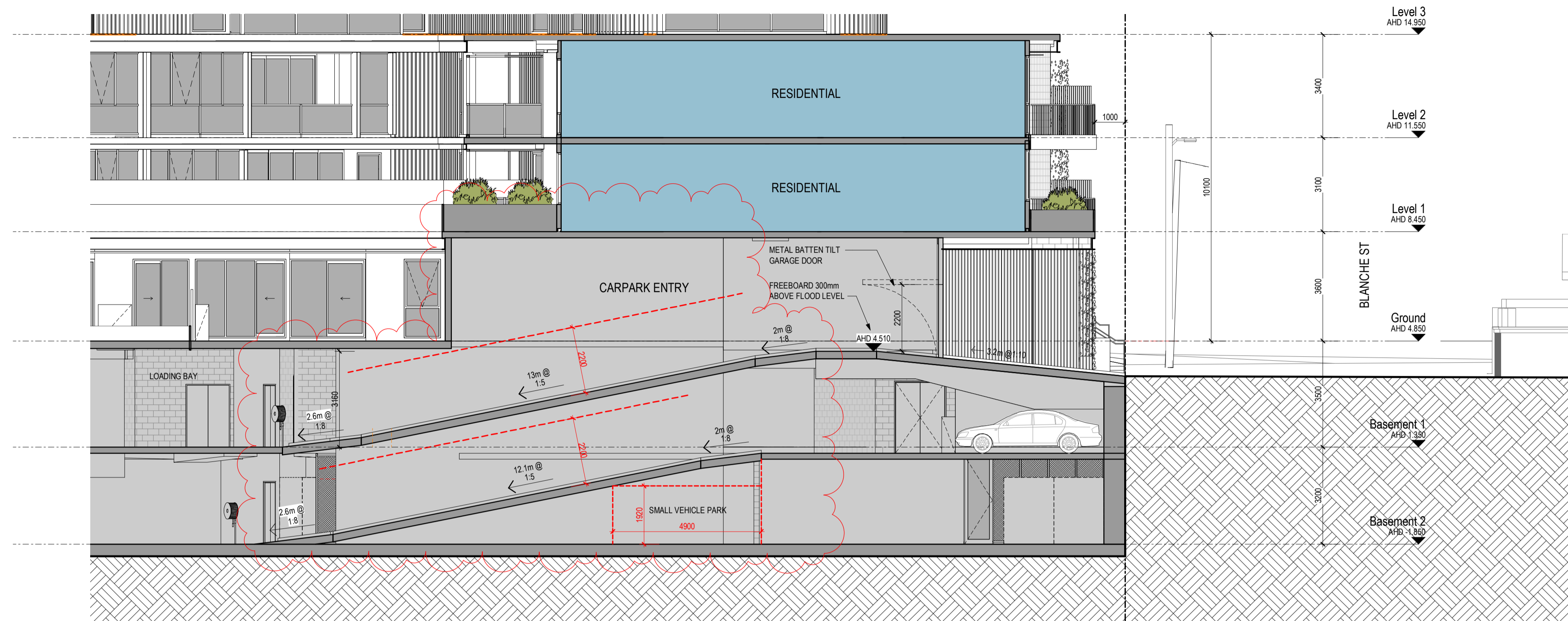
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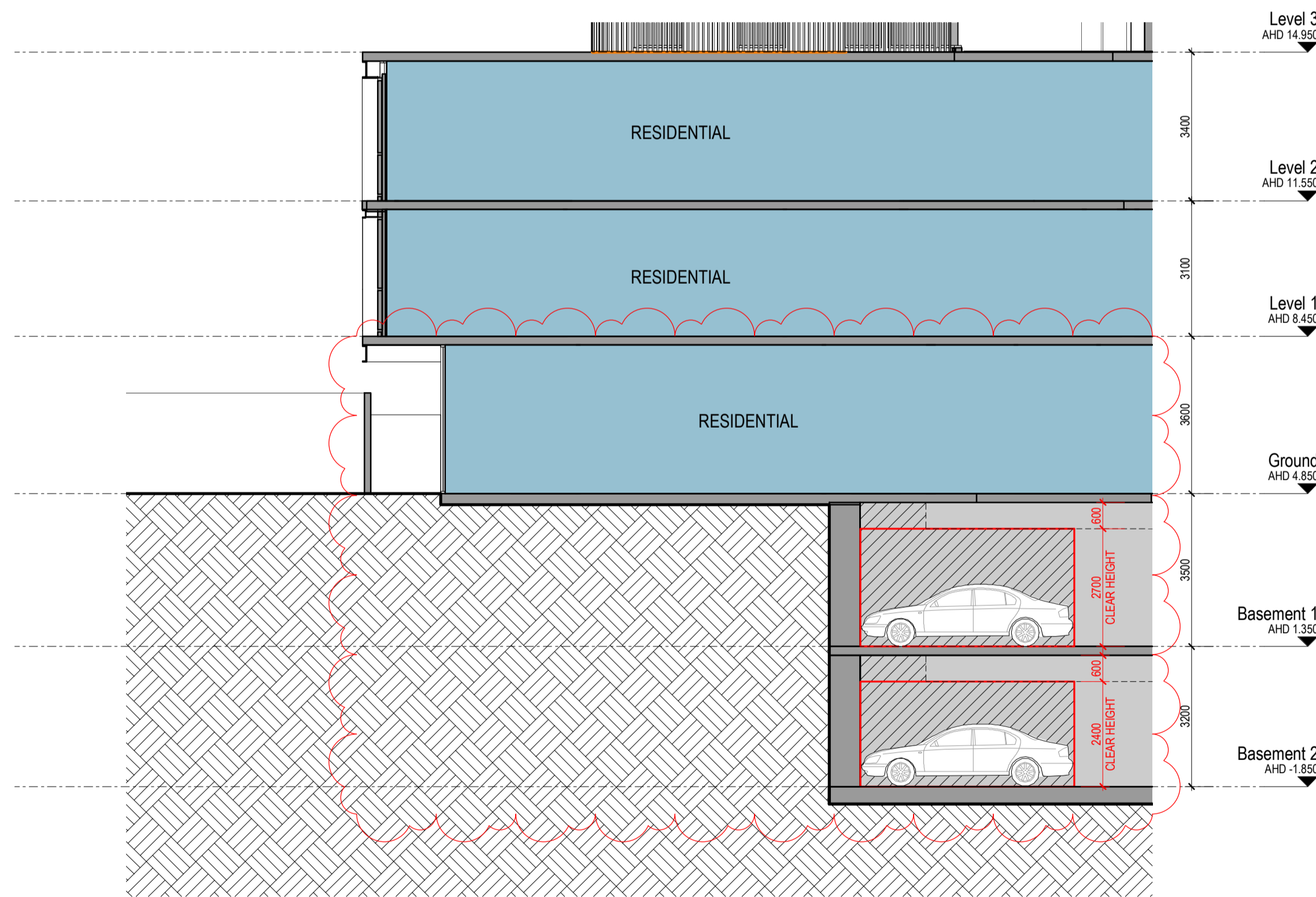
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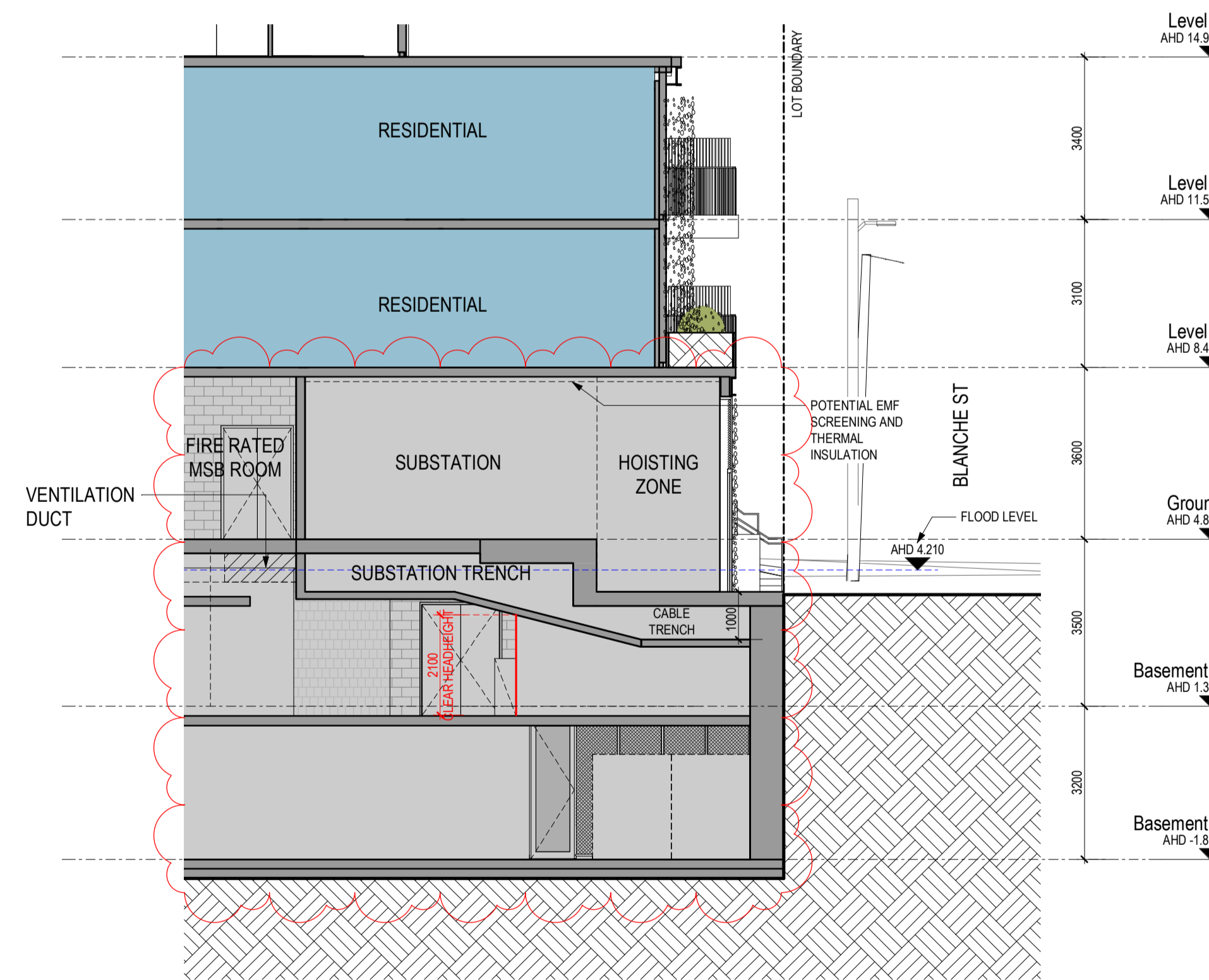
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CARPARK SECTION 1



CARPARK SECTION 3



CARPARK SECTION 2

PRELIMINARY

Revisions	Date	Description	Author
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B	16.08.21	ST2 AMENDMENT	TF

Project 331-335 St Kilda Road

Drawing Carpark Section

Project No 219016 Date 28/06/19

Author ZL

Scale: @ A1 1 : 100

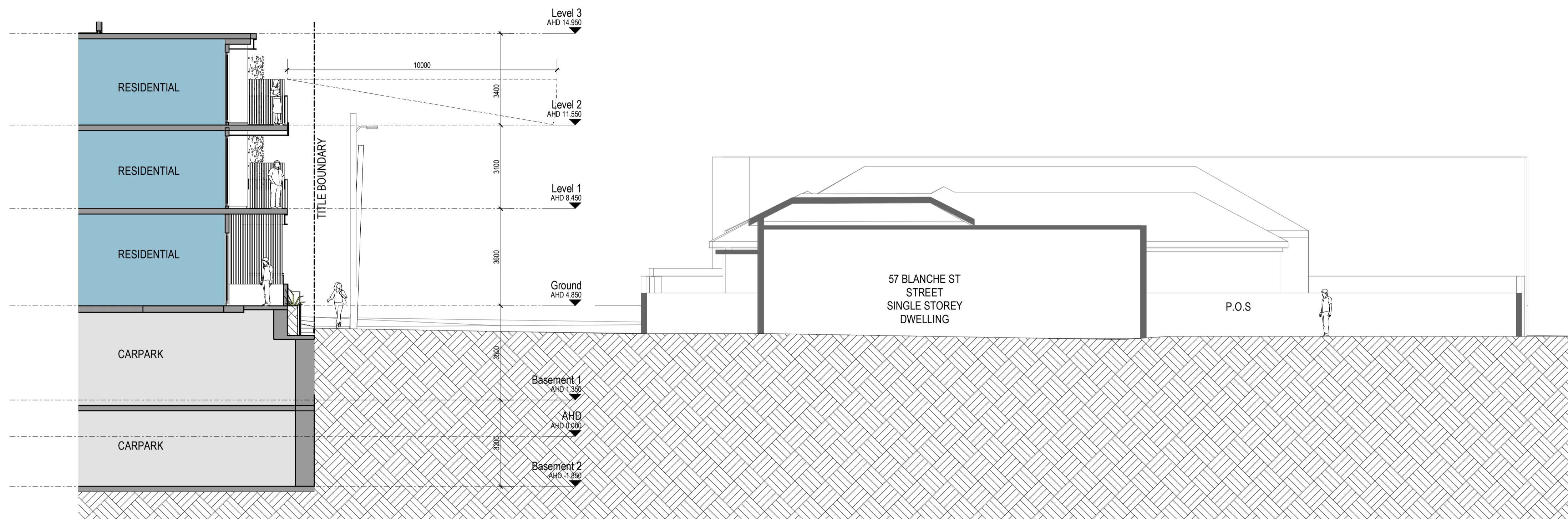
Drawing No TP03.02 B

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Section E

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Revisions / - 08.02.21 ISSUE FOR ENDORSEMENT
 A 16.08.21 S72 AMENDMENT

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Project / **331-335 St Kilda Road**

Drawing / **Overlooking Section 1**

Project No. / **219016** Date / **06/18/20**

Author / **ZL**

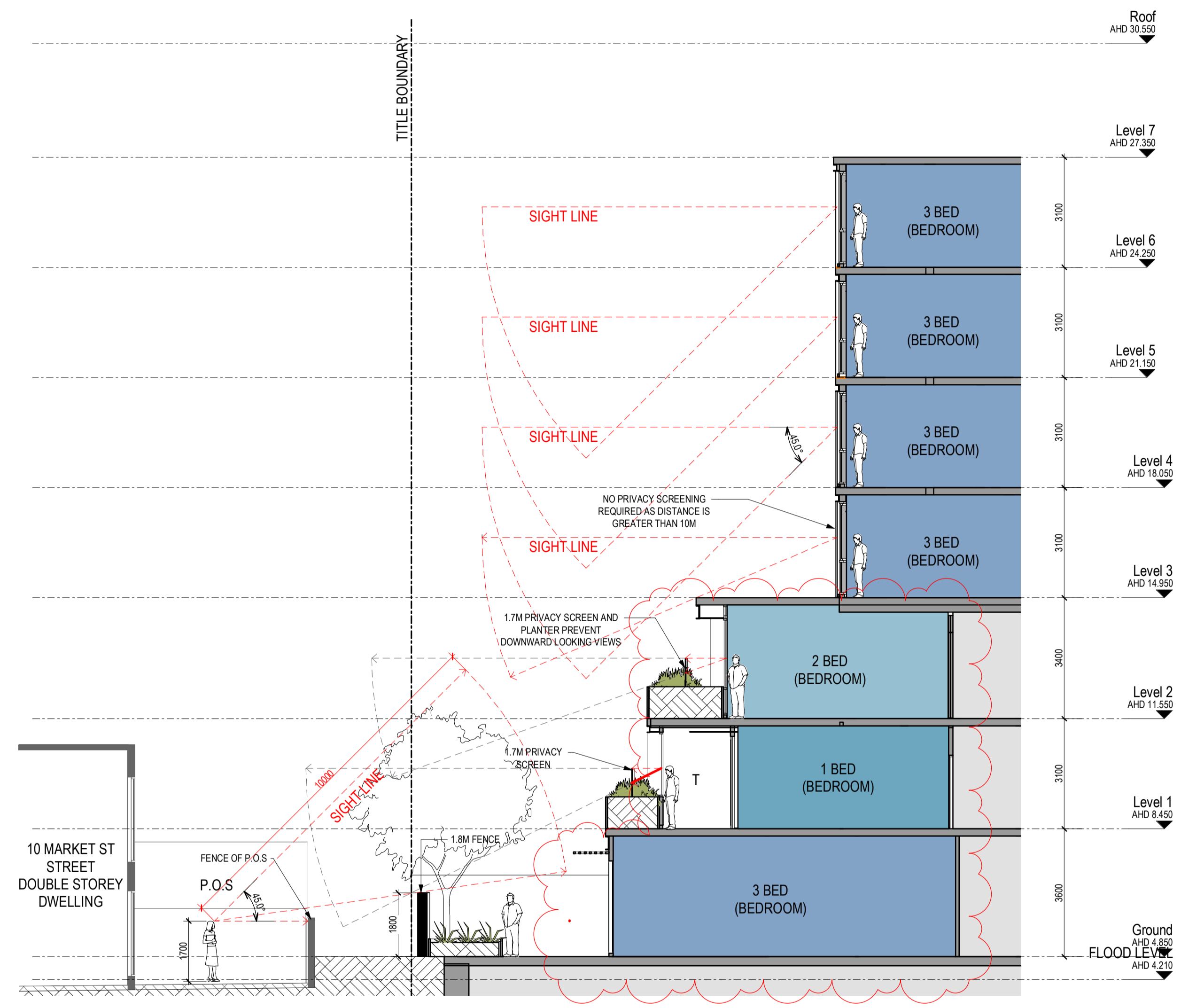
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Drawing No. / **TP03.03 A**

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Section C

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Project / **331-335 St Kilda Road**

Drawing / **Overlooking Section 2**

Project No. / **219016**

Date / **07/21/20**

Author / **ZL**

Scale: @ A1 / **1 : 100**

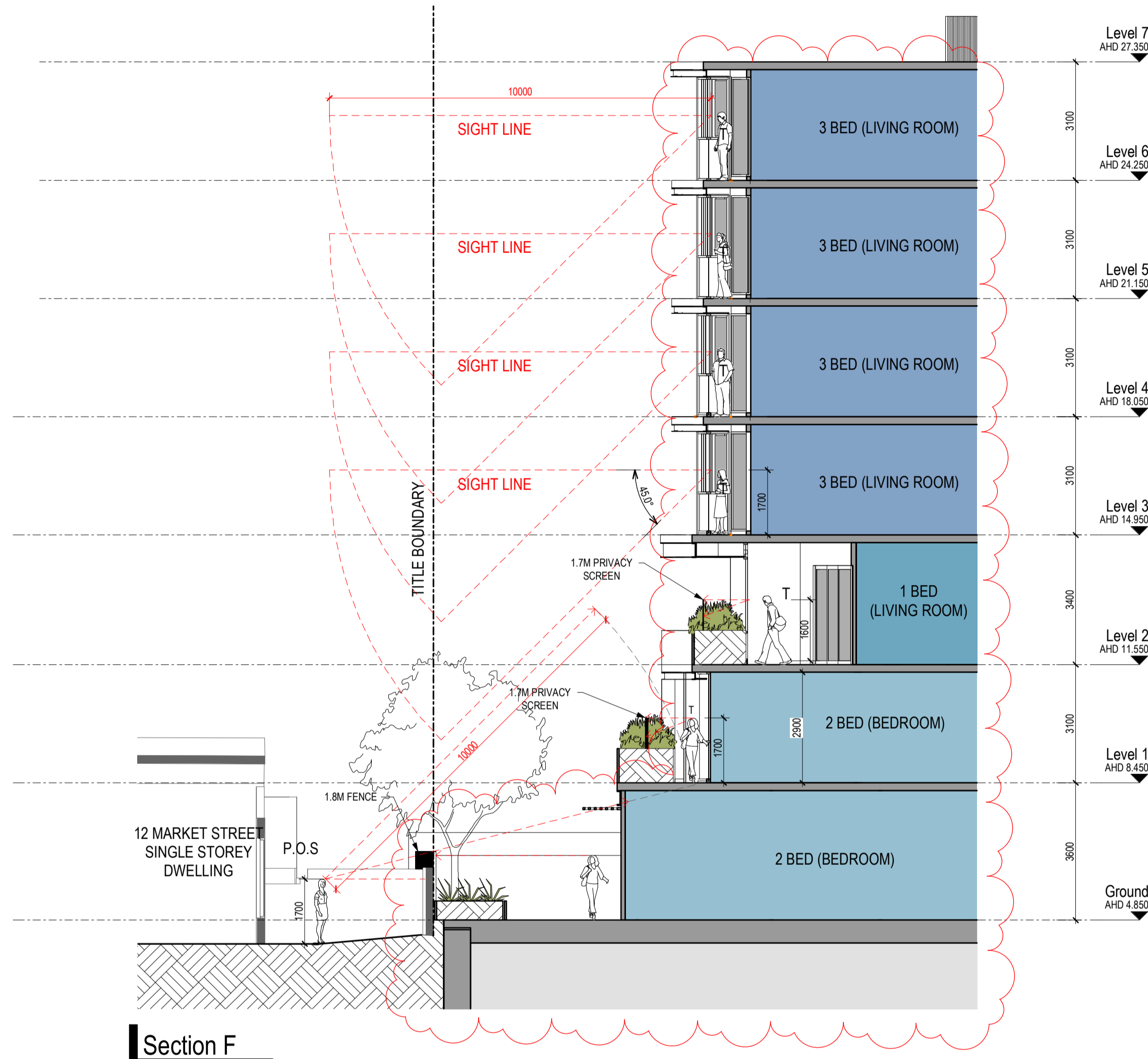
Drawing No. / **TP03.04 A**

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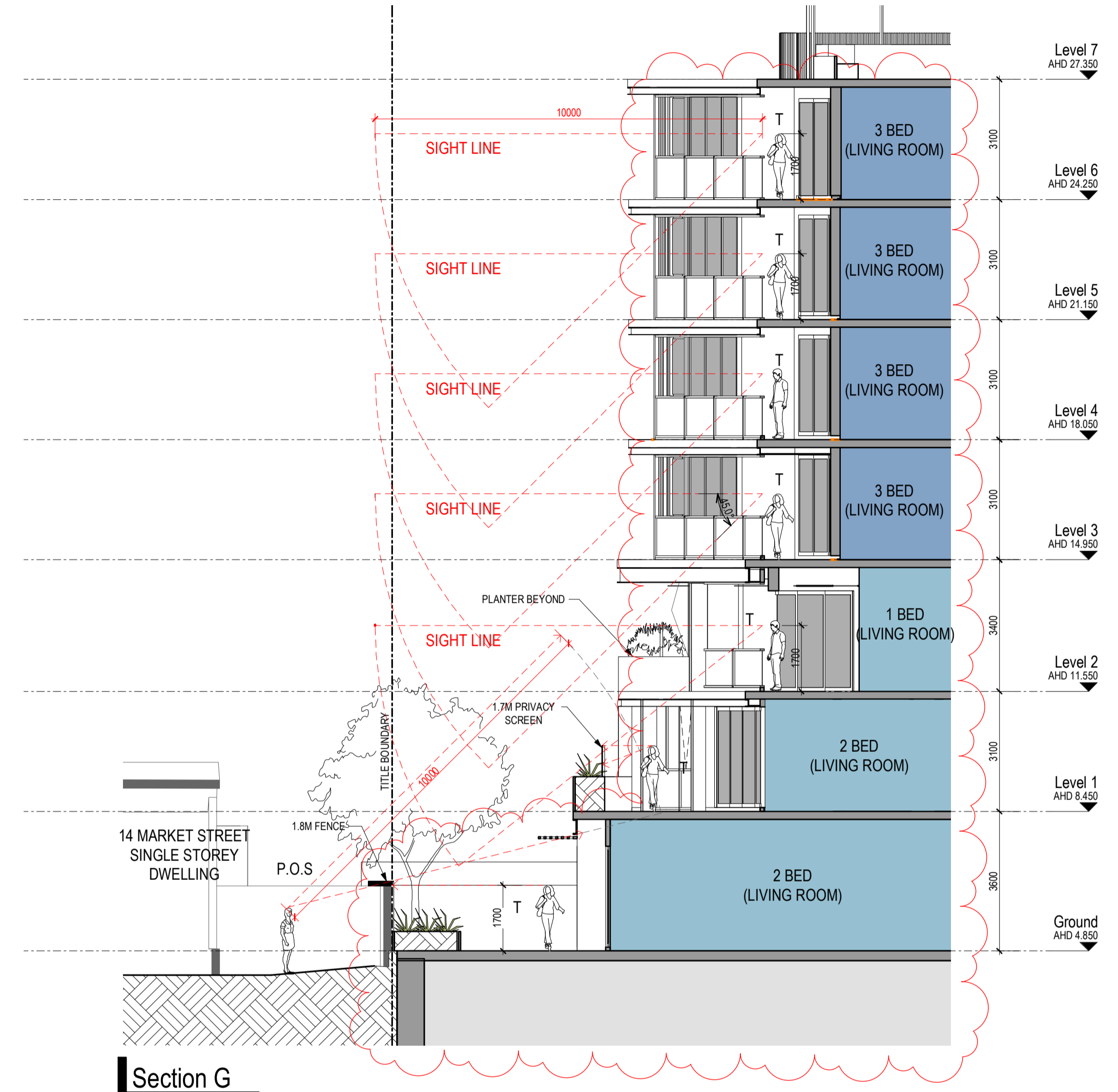
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Section F



Section G

PRELIMINARY

Revisions / - 08.02.21 ISSUE FOR ENDORSEMENT
A 16.08.21 S72 AMENDMENT

DB
TF

Project / **331-335 St Kilda Road**

Drawing / **Overlooking Section 3**

Project No / **219016** Date / **07/21/20**

Author / **ZL**

Scale: @ A1 / **1 : 100**

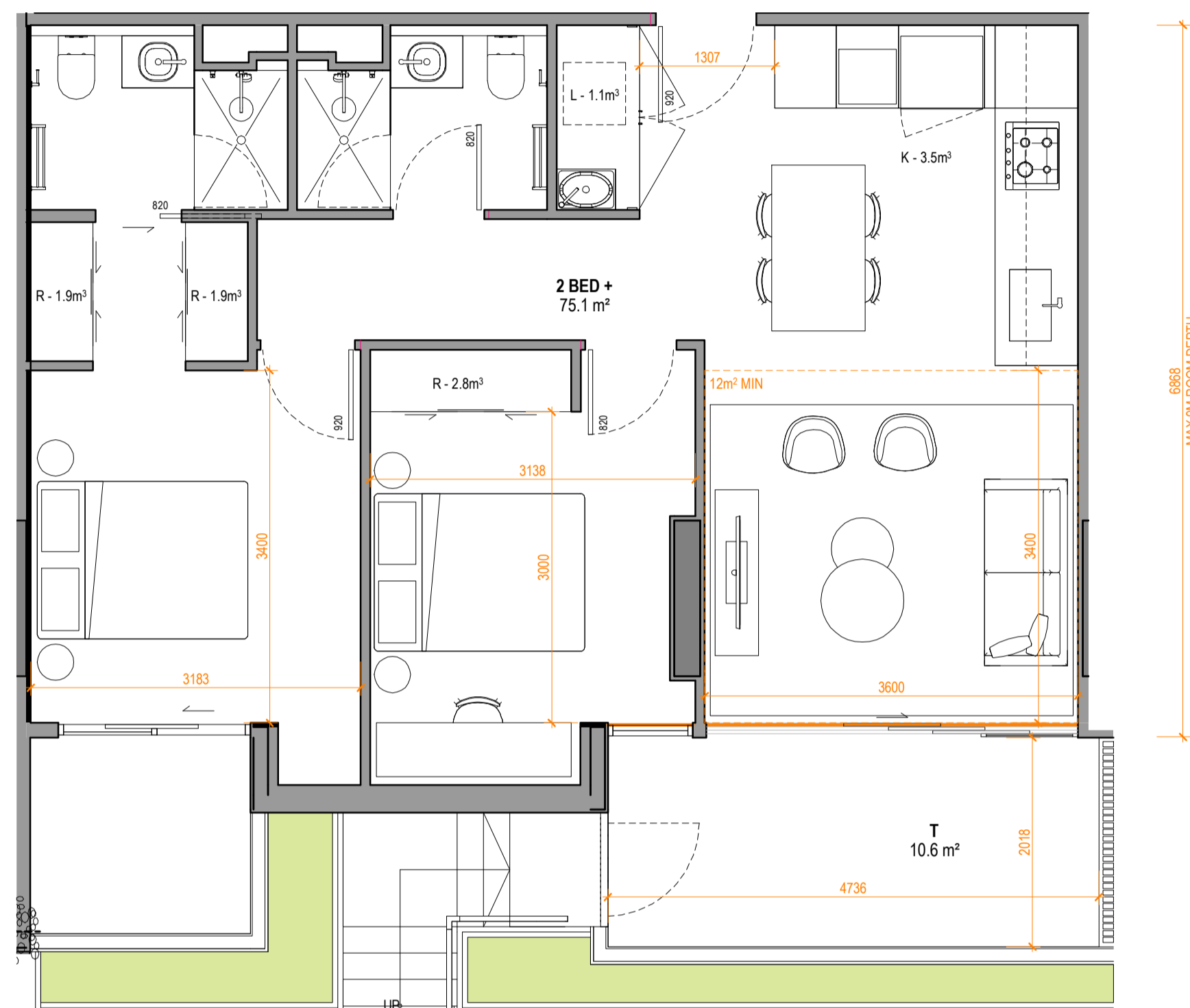
Drawing No. / **TP03.05 A**

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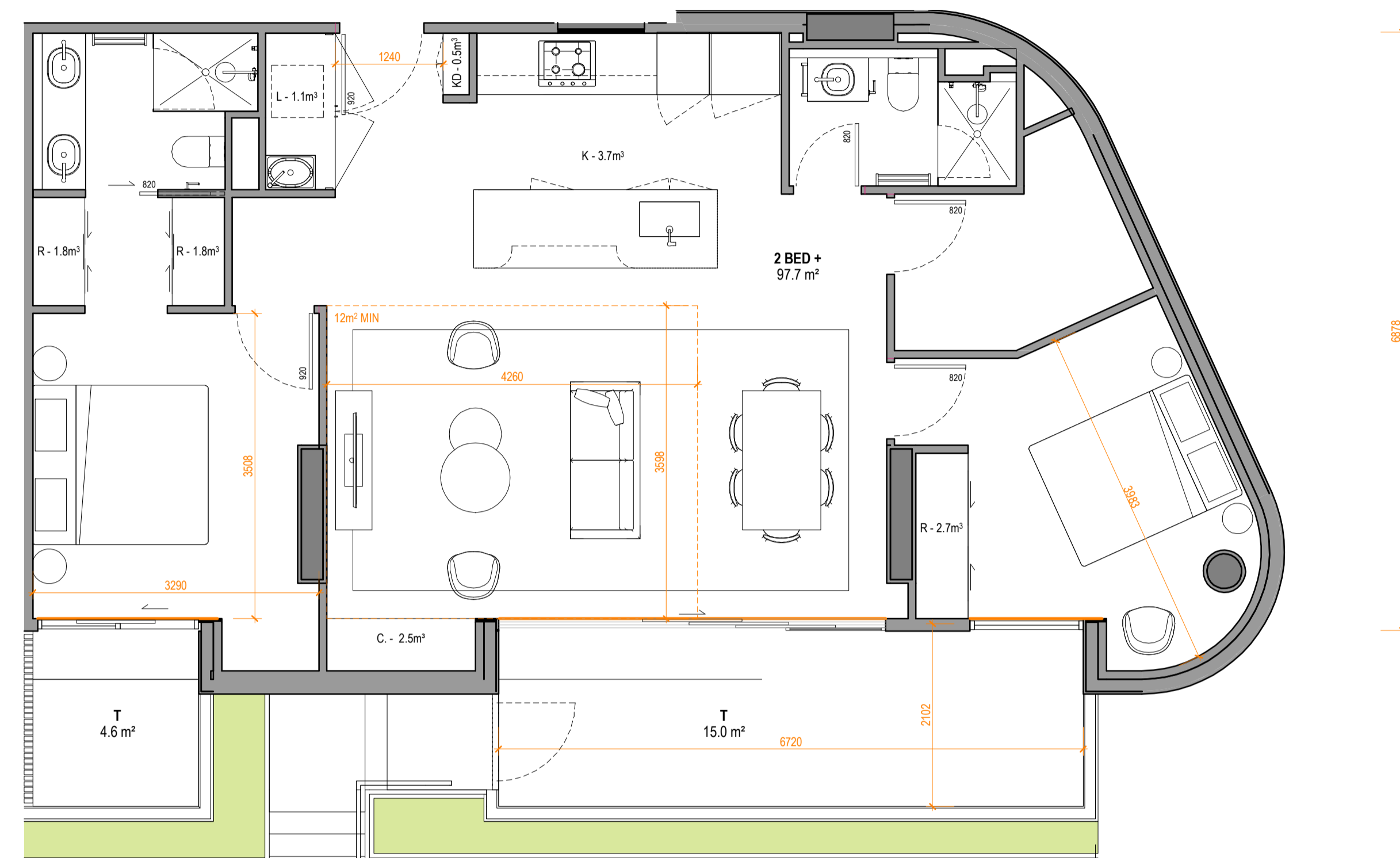
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TYPE 2A

LAYOUT:2A			
INSTANCES:2			
TYPE:	MINIMUM REQ.	Y/N	COMMENTS
TYPE: 2 Bed			
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	Internal 17.1m3
NATURAL VENTILATION:	Breezepath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



TYPE 2B

LAYOUT:2B			
INSTANCES:1			
TYPE:	MINIMUM REQ.	Y/N	COMMENTS
TYPE: 2 Bed			
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	Internal 14.1m³
NATURAL VENTILATION:	Breezepath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

PRELIMINARY

Revisions / 16.08.21 S72 AMENDMENT

TF

Project / 331-335 St Kilda Road

Drawing / Accessible Apartment Types

Project No / 219016 Date / 04/20/21

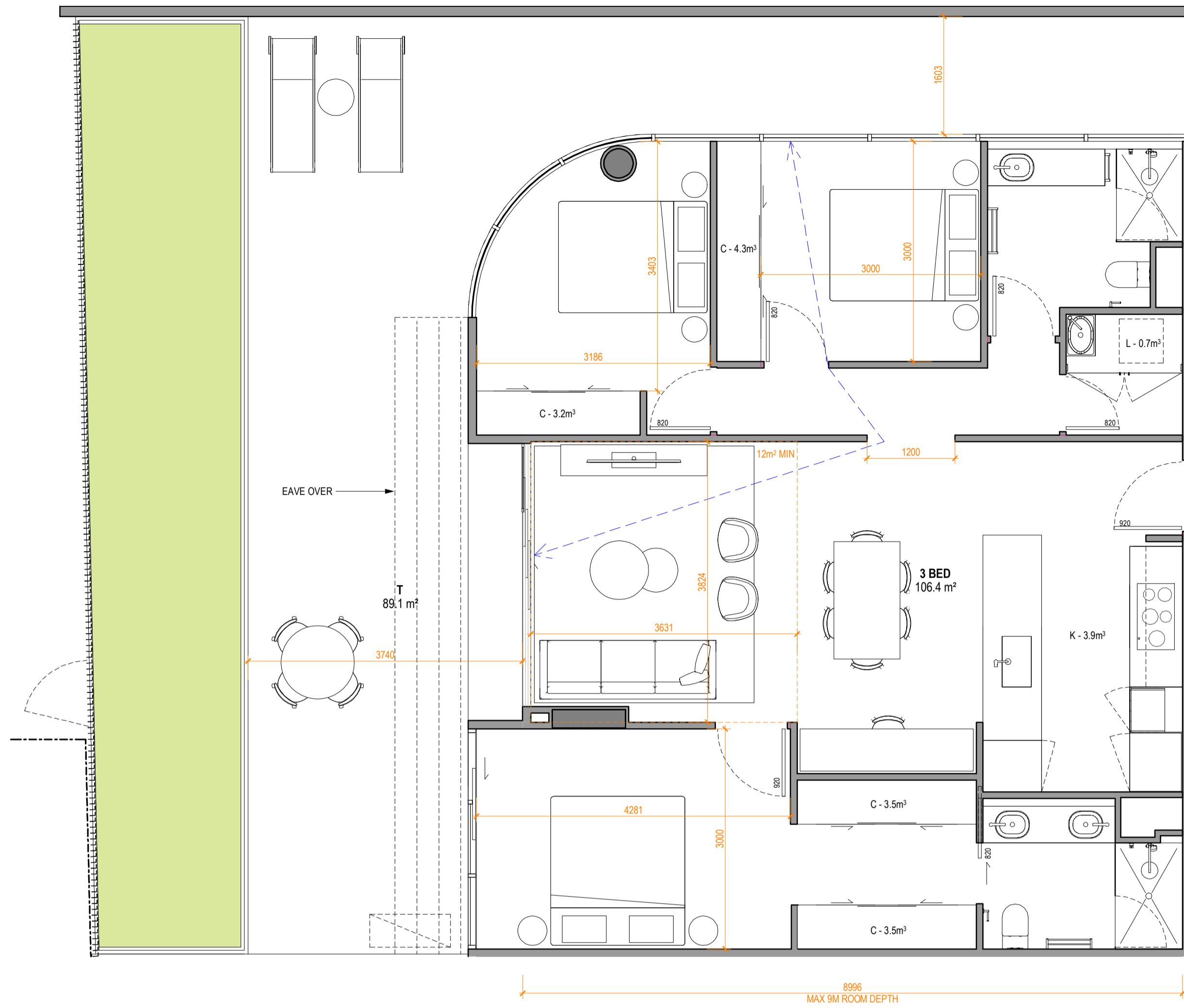
Author / YF

Scale: @ A1 / 1 : 50

Drawing No. / TP6.20 -

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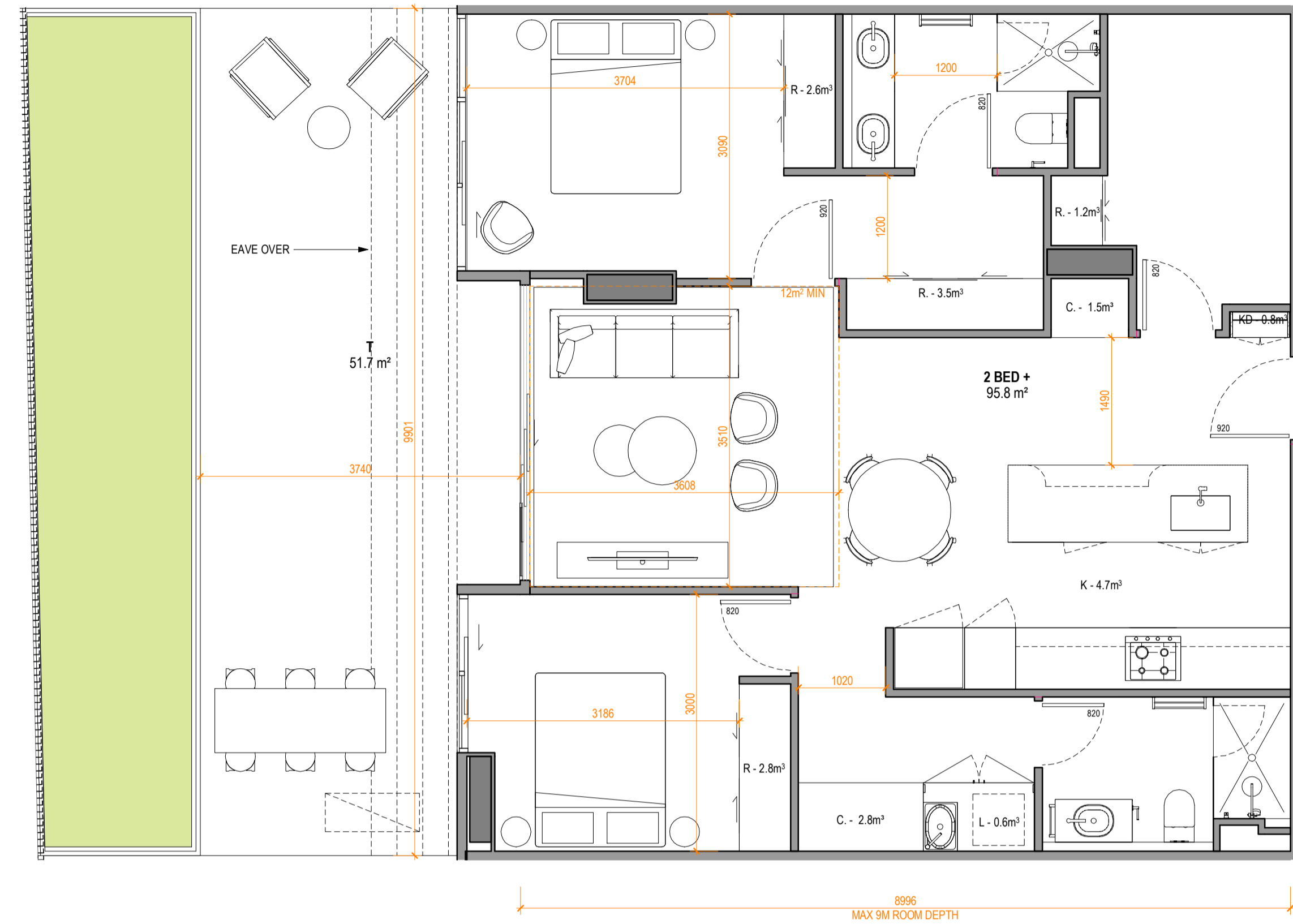
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TYPE 3A

LAYOUT:3A			
INSTANCES:1			
TYPE:	MINIMUM REQ.	Y/N	COMMENTS
TYPE: 3 Bed			
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m ²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	
STORAGE:	Internal: 12.0 m ³ Total: 18.0 m ³	Y	Internal 19.1 ³
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 3.0 m Area: 25.0 m ²	Y	
ACCESSIBILITY:		N	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



TYPE 2C

LAYOUT:2C			
INSTANCES:1			
TYPE:	MINIMUM REQ.	Y/N	COMMENTS
TYPE: 2 Bed			
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m ²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	
STORAGE:	Internal: 9.0 m ³ Total: 14.0 m ³	Y	Internal 19.7m ³
NATURAL VENTILATION:	Breezepath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 3.0 m Area: 25.0 m ²	Y	
ACCESSIBILITY:		Y	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

PRELIMINARY

Revisions / 16.08.21 S72 AMENDMENT

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Project / 331-335 St Kilda Road

Drawing / Accessible Apartment Types

Project No / 219016 Date / 04/20/21

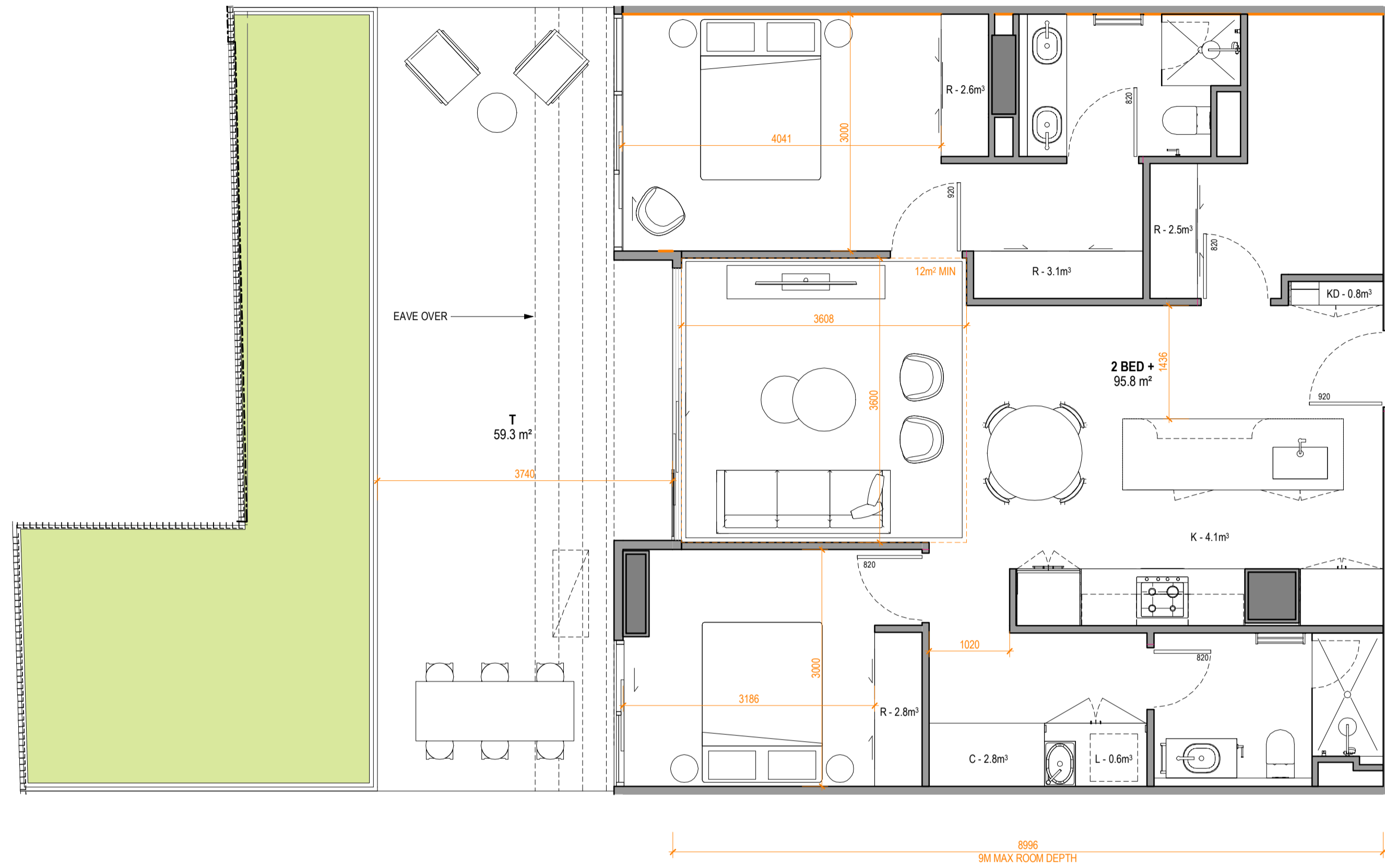
Author / TF

Scale: @ A1 / 1 : 50

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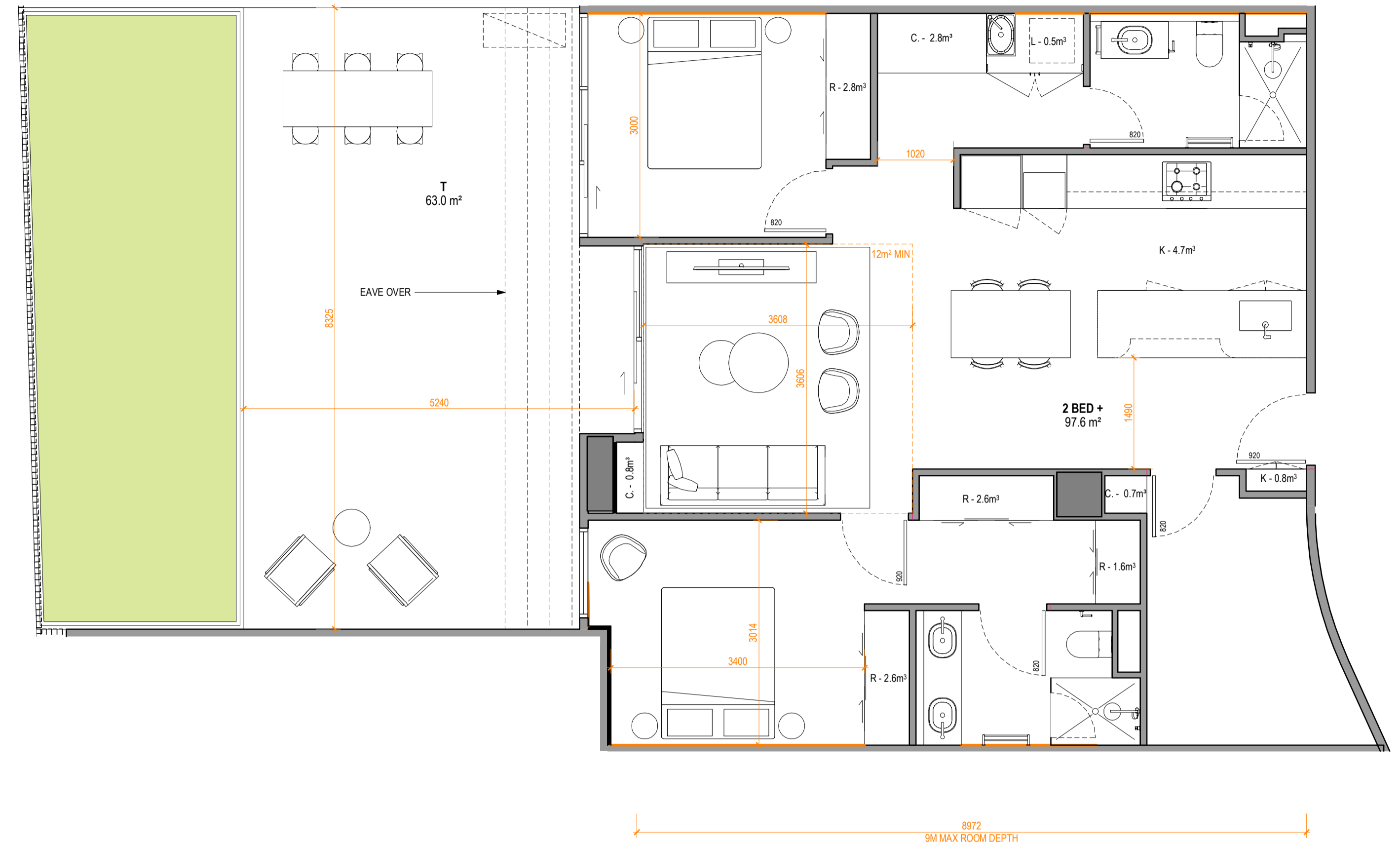
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TYPE 2D

LAYOUT:2D			
INSTANCES:1			
TYPE:	MINIMUM REQ.	Y/N	COMMENTS
TYPE: 2 Bed			
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m ²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	
STORAGE:	Internal: 9.0 m ³ Total: 14.0 m ³	Y	Internal 19.3m ³
NATURAL VENTILATION:	Breezepath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 3.0 m Area: 25.0 m ²	Y	
ACCESSIBILITY:		N	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



TYPE 2E

LAYOUT:2E			
INSTANCES:1			
TYPE:	MINIMUM REQ.	Y/N	COMMENTS
TYPE: 2 Bed			
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m ²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	
STORAGE:	Internal: 9.0 m ³ Total: 14.0 m ³	Y	Internal 19.9m ³
NATURAL VENTILATION:	Breezepath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 3.0 m Area: 25.0 m ²	Y	
ACCESSIBILITY:		N	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

PRELIMINARY

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Project / 331-335 St Kilda Road

Drawing / Accessible Apartment Types

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LEVEL	GFA (Excluding Terrace)	GFA Parking	NLA Retail	NLA Office	NSA Residential	Residential Amenities	Circulation & Services	Communal Terrace	Terrace POS	1 Bed	1 Bed Plus	2 Bed	2 Bed Plus	3 Bed	3 Bed Plus	Duplex	Totals
Basement 2	2184.1 m²	1941.7 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	242.4 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	0	0
Basement 1	2184.1 m²	1861.8 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	322.3 m²	0.0 m²	0.0 m²	0	0	0	0	0	0	0	0
Ground	2038.1 m²	158.2 m²	548.3 m²	0.0 m²	642.7 m²	100.5 m²	588.3 m²	0.0 m²	312.9 m²	0	0	0	6	1	0	0	7
Level 1	1712.1 m²	0.0 m²	0.0 m²	0.0 m²	1388.5 m²	70.4 m²	253.2 m²	0.0 m²	318.9 m²	0	1	0	15	1	0	0	17
Level 2	1654.5 m²	0.0 m²	0.0 m²	0.0 m²	1336.7 m²	70.4 m²	247.3 m²	0.0 m²	204.1 m²	2	0	1	13	1	0	0	17
Level 3	997.3 m²	0.0 m²	0.0 m²	0.0 m²	863.7 m²	0.0 m²	133.6 m²	0.0 m²	115.1 m²	0	0	1	6	2	1	0	10
Level 4	997.3 m²	0.0 m²	0.0 m²	0.0 m²	863.7 m²	0.0 m²	133.6 m²	0.0 m²	115.1 m²	0	0	1	6	2	1	0	10
Level 5	796.1 m²	0.0 m²	0.0 m²	0.0 m²	602.6 m²	60.6 m²	132.9 m²	175.4 m²	84.5 m²	0	0	0	5	2	0	0	7
Level 6	825.3 m²	0.0 m²	0.0 m²	0.0 m²	696.8 m²	0.0 m²	128.5 m²	0.0 m²	74.0 m²	0	0	0	1	3	0	2	6
Level 7	117.6 m²	0.0 m²	0.0 m²	0.0 m²	108.8 m²	0.0 m²	8.7 m²	0.0 m²	211.5 m²	0	0	0	0	0	0	0	0
	13506.3 m²	3961.7 m²	548.3 m²	0.0 m²	6503.5 m²	302.0 m²	2190.9 m²	175.4 m²	1436.2 m²	2	1	3	52	12	2	2	74

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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Level	CARPARKS					Motorbike/ Scooter Park	Bicycle Parks	Stores
	Residential	Visitor	Cafe	Retail	Total			
Basement 2	63	0	0	0	63	5	83	16
Basement 1	31	10	2	8	51	0	16	0
Ground	0	0	0	0	0	0	12	0
Level 1	0	0	0	0	0	0	0	2
Level 2	0	0	0	0	0	0	0	2
	94	10	2	8	114	5	111	20

CLAUSE 52.34-5 BICYCLE PARKING REQUIREMENTS

DWELLINGS OF FOUR OR MORE STOREYS	REQ BICYCLE SPACES
Total 74 dwellings	
RESIDENT: 1 to each 5 dwellings	15 BIKES
VISITOR: 1 to each 10 dwellings	8 BIKES

RETAIL	REQ BICYCLE SPACES
Total Retail net floor area 379.9 sq m	
EMPLOYEE: 1 to each 300 sq m of net floor area	1 BIKES
VISITOR: 1 to each 500 sq m of net floor area	1 BIKES

RESTAURANT/ CAFE	REQ BICYCLE SPACES
Total Restaurant/ Cafe net floor area 169.5 sq m	
EMPLOYEE: 1 to each 300 sq m of floor area available to the public	1 BIKE
VISITOR: 1 space per 500 sqm LFA	1 BIKE

TOTAL REQ BICYCLE SPACES 27

GREEN STAR BICYCLE PARKING REQUIREMENTS

DWELLINGS	REQ BICYCLE SPACES
Total 74 dwellings	
RESIDENT: 1 secure park to each dwelling	74 BIKES
VISITOR: secure park for 5% of dwellings	4 BIKES

RETAIL / RESTAURANT	REQ BICYCLE SPACES
Total Retail / Restaurant net floor area 549.4 sq m	
EMPLOYEE: secure park for 7.5% of regular occupants	4 BIKES
VISITOR: secure park for 5% of peak visitors	6 BIKES

TOTAL REQ SECURE BICYCLE SPACES 88

TRAFFIC ENGINEER ASSESSMENT CAR PARKING REQUIREMENTS

DWELLINGS OF FOUR OR MORE STOREYS	REQ CAR SPACES
Total 74 dwellings	
1-BEDROOM APT: 1 to each 1 dwellings	3 CARS
2-BEDROOM APT: 1 to each 1 dwellings	55 CARS
3-BEDROOM APT: 2 to each 1 dwellings	32 CARS
	90 TOTAL

RETAIL	REQ CAR SPACES
Total Retail / Restaurant net floor area 549.4 sq m	
RETAIL: 2 SPACES/ 100 sq m	8 CARS

RESTAURANT/ CAFE	REQ CAR SPACES
Total Restaurant/ Cafe net floor area 169.5 sq m	
REST/ CAFE: 1 SPACES/ 100 sq m	2 CARS

VISITOR	REQ CAR SPACES
Total visitor	10 CARS

TOTAL REQ CAR SPACES 110 TOTAL

PRELIMINARY

Revisions	Date	Description	Author
-	18.09.19	TOWN PLANNING ISSUE	YC
A	08.02.21	ISSUE FOR ENDORSEMENT	DB
B	16.08.21	ST2 AMENDMENT	TF

Project / **331-335 St Kilda Road**

Drawing / **Development Summary**

Project No. / **219016**

Date / **28/06/19**

Author / **ZL**

Scale: @ A1/

Drawing No. / **TP10.00 B**

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