

# 3.0

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# The Vision

# The Vision

**The Ground Plane**

The design of the ground plane aims to establish Bank Street with a classical composition and dignified presentation to the street. Referencing the scale of a traditional Melbourne arcade, the ground floor colonnade seeks to humanise the public realm. The use of colour, material and ornament is a reference to the Domain Gardens and aims to foster an engagement between people and their place.

**The Gloriette**

The gloriette contains residential amenities on level three and five. This space seeks to create an elevated community with a series of amenities such as communal lounges, open decks, and a centralised courtyard open to the sky. A feature pool for resident use is located on level five along Bank Street.

**The Tower**

The u-shaped tower provides generous separation between apartments, increasing occupant amenity. Setbacks to the east and west exceed requirements, ensuring daylight amenity and outlook is considered for both occupants and future developments. The architectural feature of eaves provides depth to the northern tower façade, creating a generous and domestic interface with Bank Street.

**The Rooftop**

The rooftop consists of a communal terrace and dog run for resident use. The rooftop also contains plant space with a pergola over. The pergola is designed to elevate and maximise the amount of solar panels while also concealing plant from view.

The Rooftop

The Tower

The Gloriette

The Ground Plane

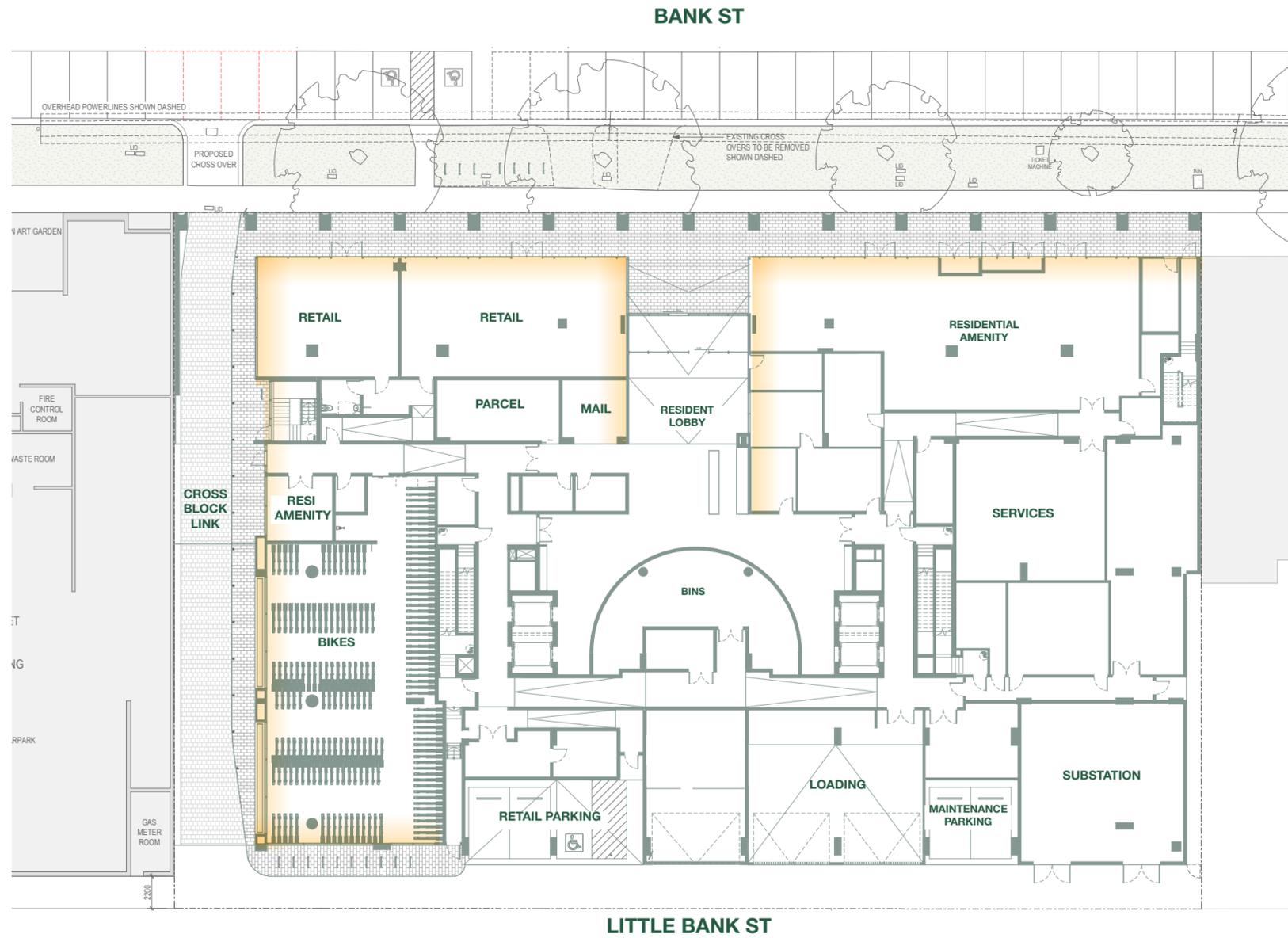


Disclaimer: Perspective images are presented as an artist's impression of the development. Landscaping shown on perspective images is indicative only and is subject to Landscape Architect's design.

# The Ground Plane

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# 3.1 Ground Plane



**Residential Lobby Entry** - The residential lobby entry is defined by a central double height opening in the ground plane colonnade. Retail is located to the west and resident amenity to the east, with podium level apartments above.



**Retail** - Ground floor retail is designed to activate the Bank Street interface. The facade is setback from boundary, offering weather protection to patrons.



**Cross Block Link** - A combined pedestrian and vehicle link is proposed within the site, offering connection to the future Anzac Station.

**Ground Floor**

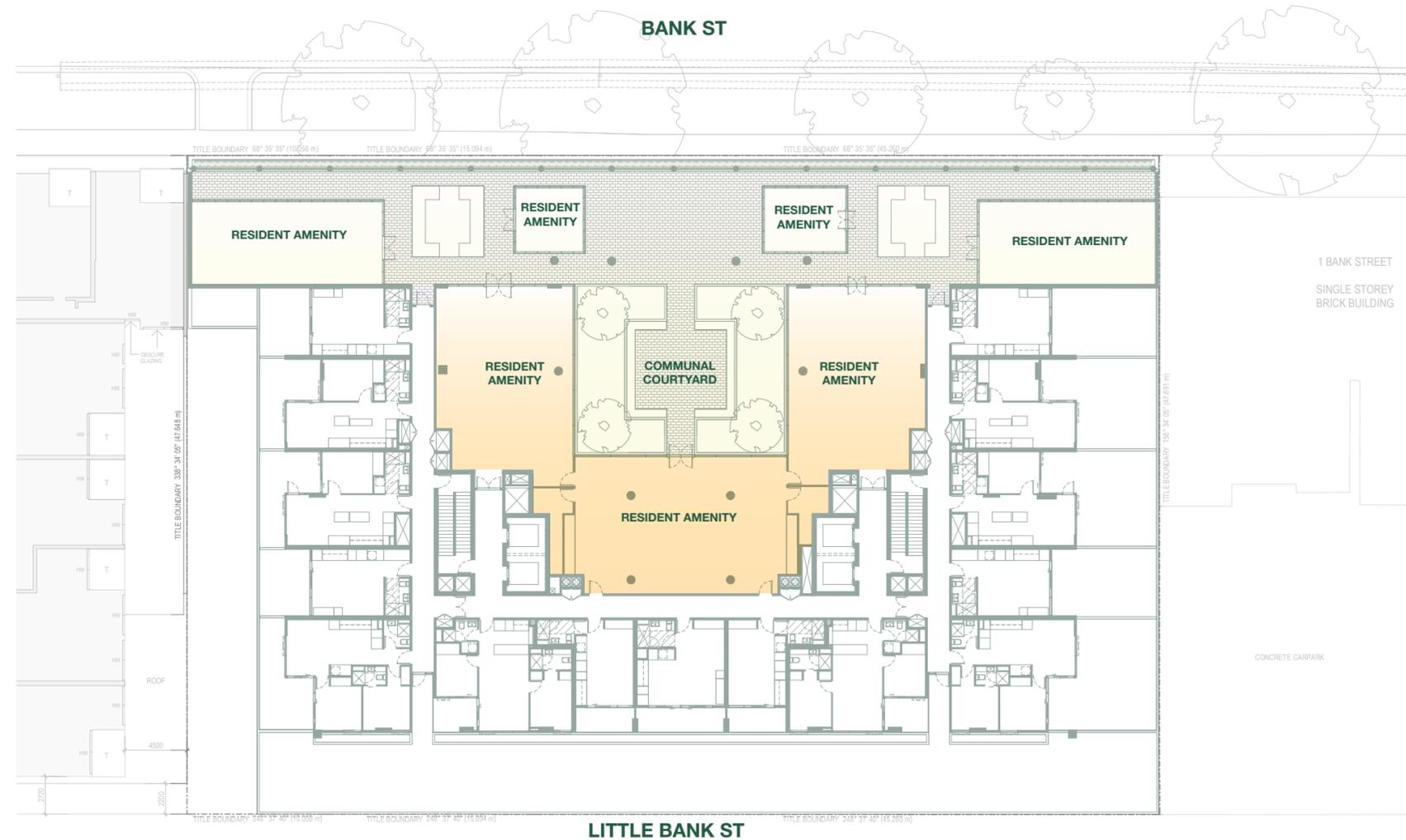
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# The Gloriette

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# 3.2 The Gloriette - Level 3

The Gloriette is both a focal point and a lookout point. It is composed as a series of spaces for gathering and chance encounters; linked together by garden paths and a courtyard.



**Resident Amenity** - The proposed level three podium design seeks to create an elevated community with a series of open decks and communal spaces.



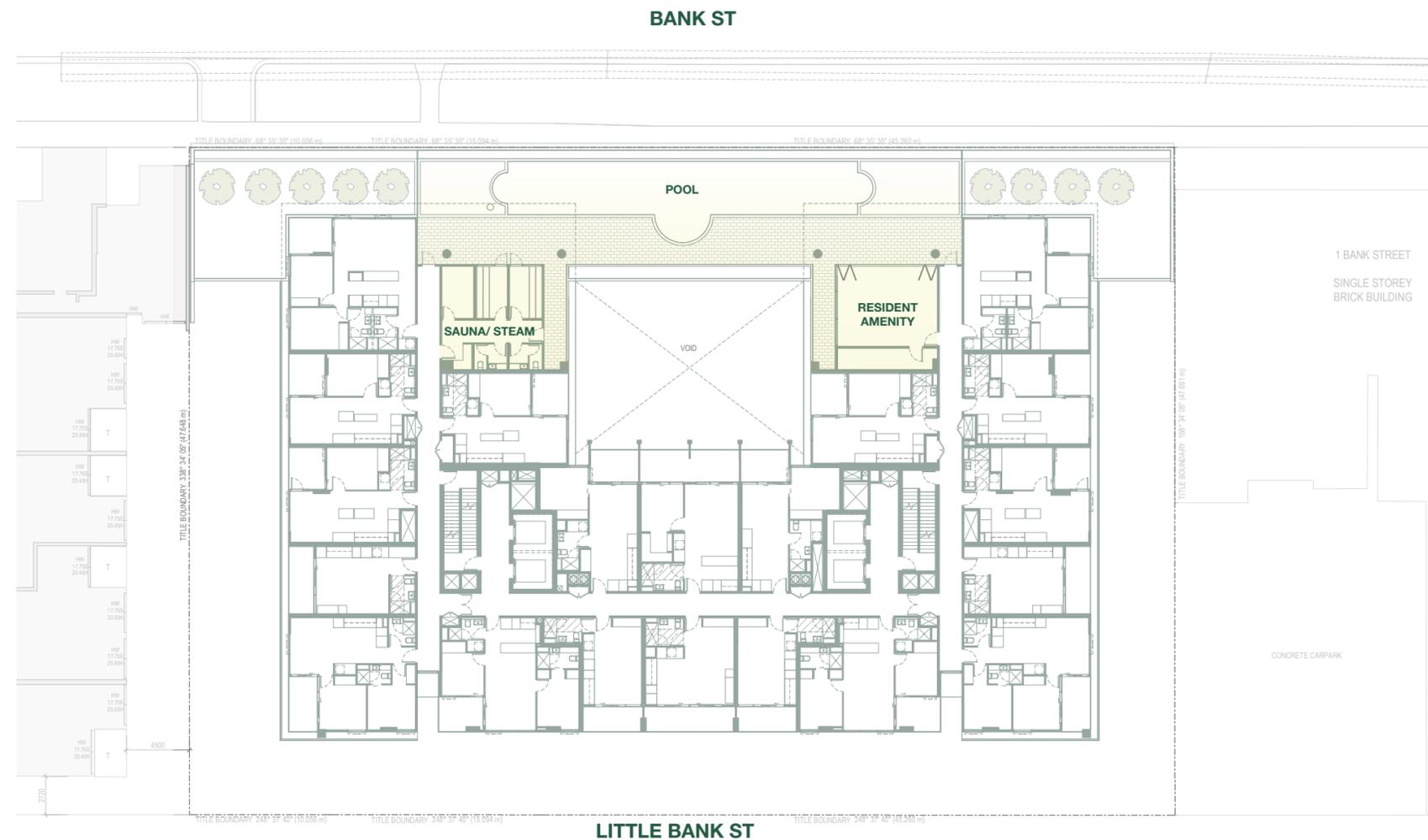
**Gloriette Soffit Design** - The expansive soffit of the gloriette offers opportunity for artwork, visible to both residents and pedestrians at street level along Bank Street. The artwork shown is indicative only.



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# 3.3 The Gloriette – Level 5

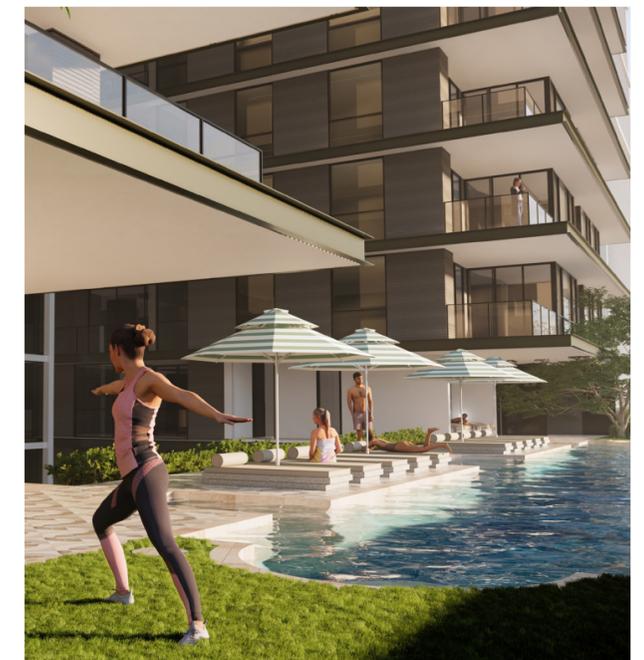
The pool is located on the gloriette roof at level 5, positioned to be north facing with outlook to Bank Street. The pool is dedicated for resident use with indoor resident amenity conveniently located nearby.



**The Pool** - The pool forms the centrepiece of the resident amenity space.



**The Deck** - The pool deck offers a space for residents to relax and unwind.



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# The Gloriette

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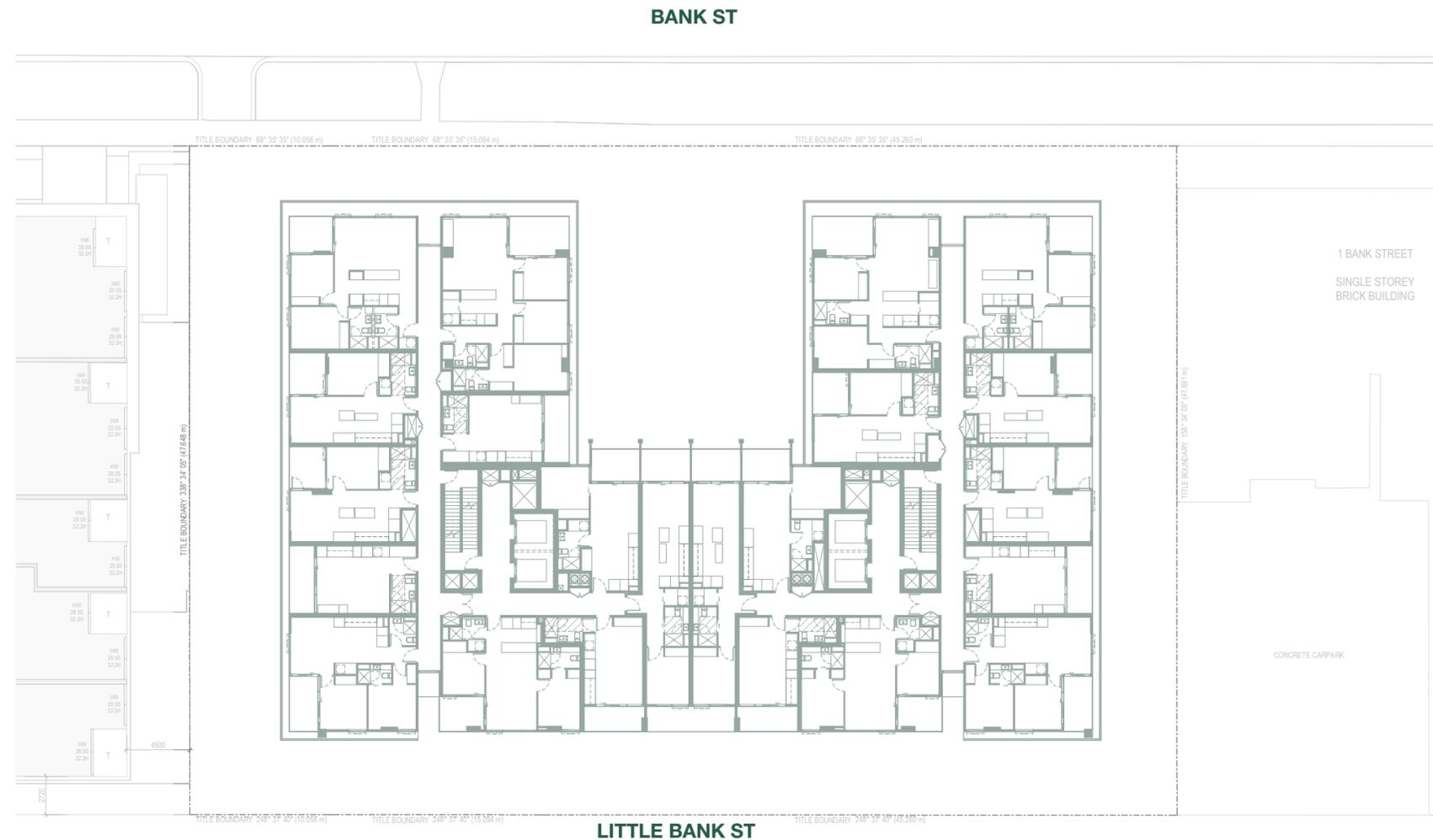
# The Tower

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37 Bank Street

# 3.4 The Tower

The tower is designed with generous setbacks and separation for daylight amenity. Apartment amenity is considered with living spaces strategically placed to the facade, with cross ventilation a key driver of the design.



Level 9-18

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15-37 Bank Street



**The Tower** - The tower is designed as a u-shape for maximum visual separation and presentation to Bank Street.



**The Apartments** - Apartment amenity is considered with living spaces located to the facade.

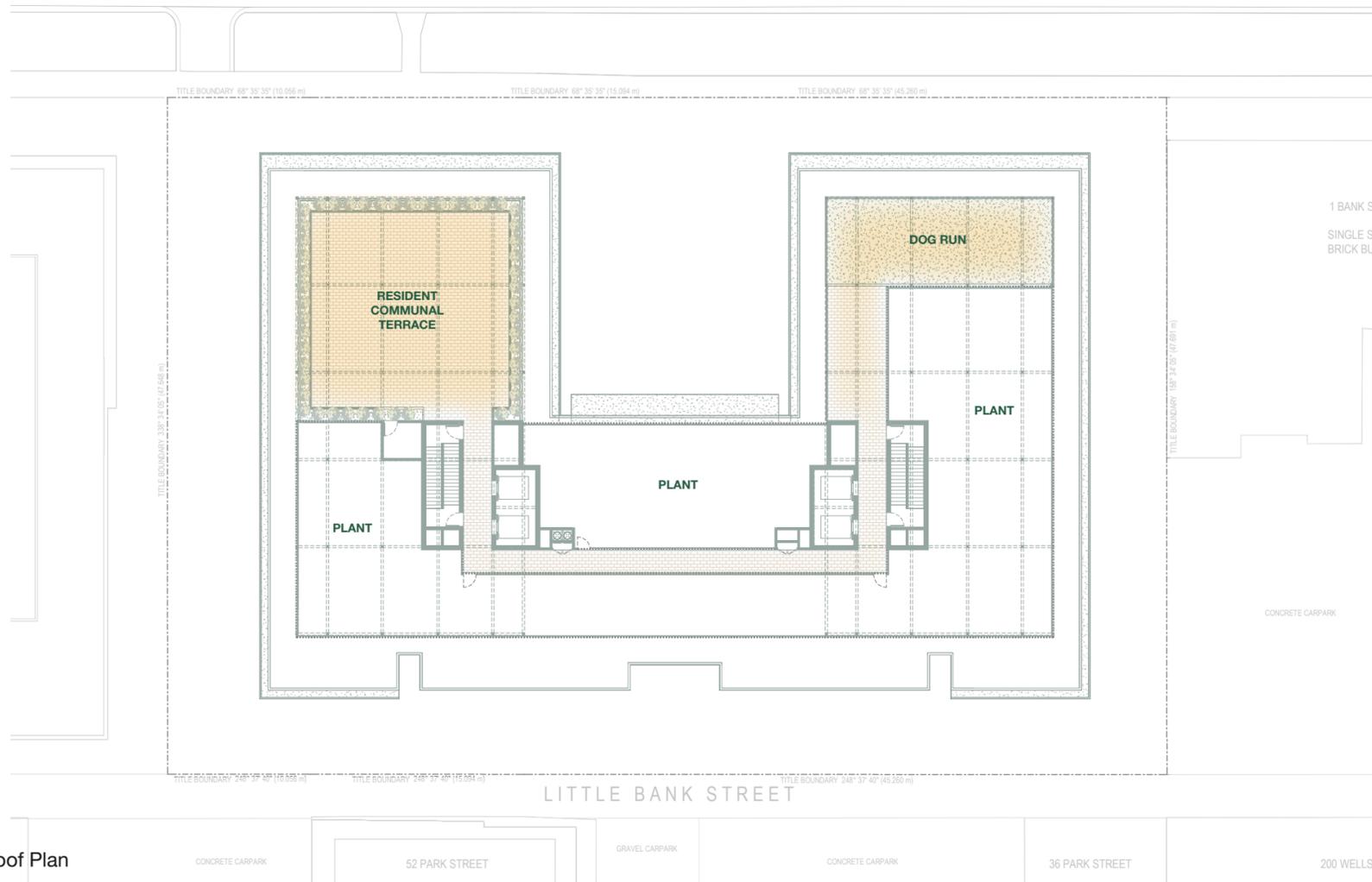


# 3.5 The Rooftop

The rooftop consists of a resident communal terrace, dog run and plant space. Pergolas to the rooftop follow the requirements of DDO26 Section 2.3, as outlined within sub-precinct 2, allows for communal spaces up to 2m, and architectural features including solar panels up to 4m above the 60m height limit.

Initiatives of the development such as no condensers to balconies, and a commitment to 100% electrification increases the amount of plant space required. The elevated solar array acts to conceal plant space whilst providing for base build electricity needs.

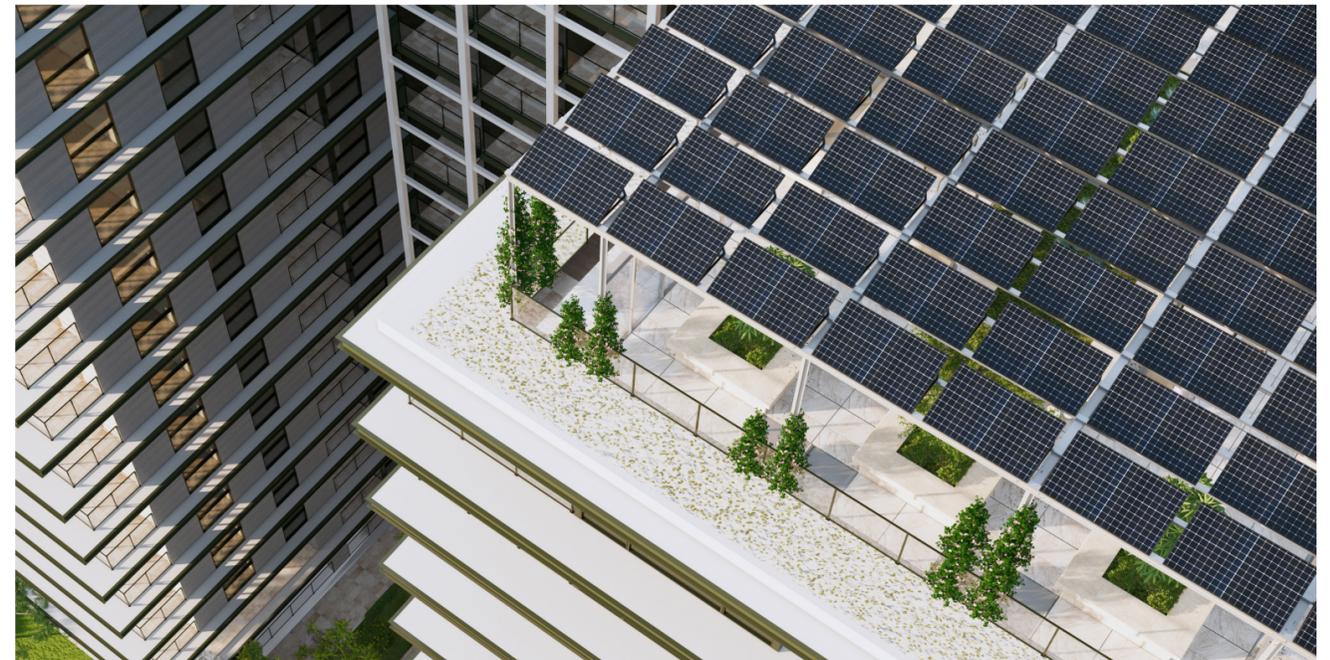
**BANK ST**



Roof Plan



**The Solar Array** - A pergola hosting solar panels sits within 4m of the 60m height limit.



**The Communal Terrace** - The communal terrace sits below the solar array, offering a space of retreat for residents.

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15-37 Bank Street

rothelowman

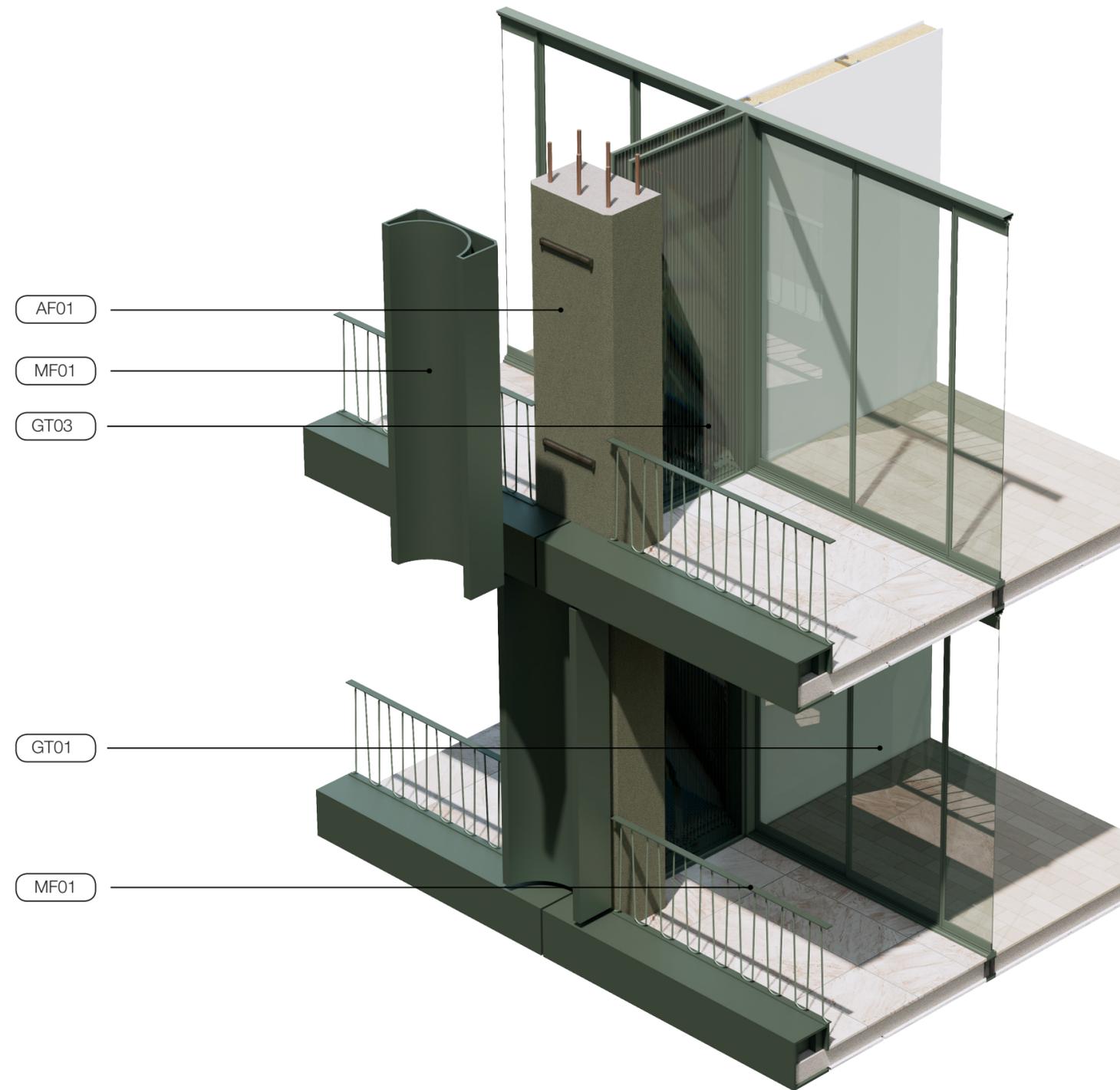
# 4.0

- 4.1 Podium
- 4.2 Tower

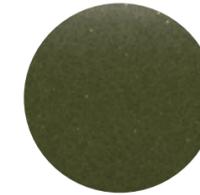
- 29
- 30

# Materiality

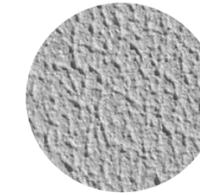
# 4.1 Podium



**AF01**  
Applied Finish  
Green



**MF01**  
Metal Finish  
Green



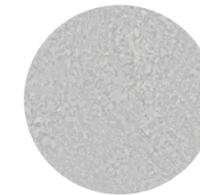
**AF02**  
Applied Finish  
White



**MF02**  
Metal Finish  
White



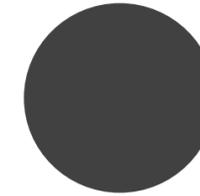
**CS01**  
Cladding System  
Off White



**MF03**  
Metal Finish  
Grey



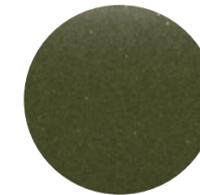
**GT01**  
Glazed Finish  
Clear



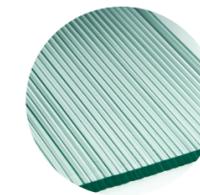
**MF04**  
Metal Finish  
Dark Grey



**GT02**  
Glazed Finish  
Green



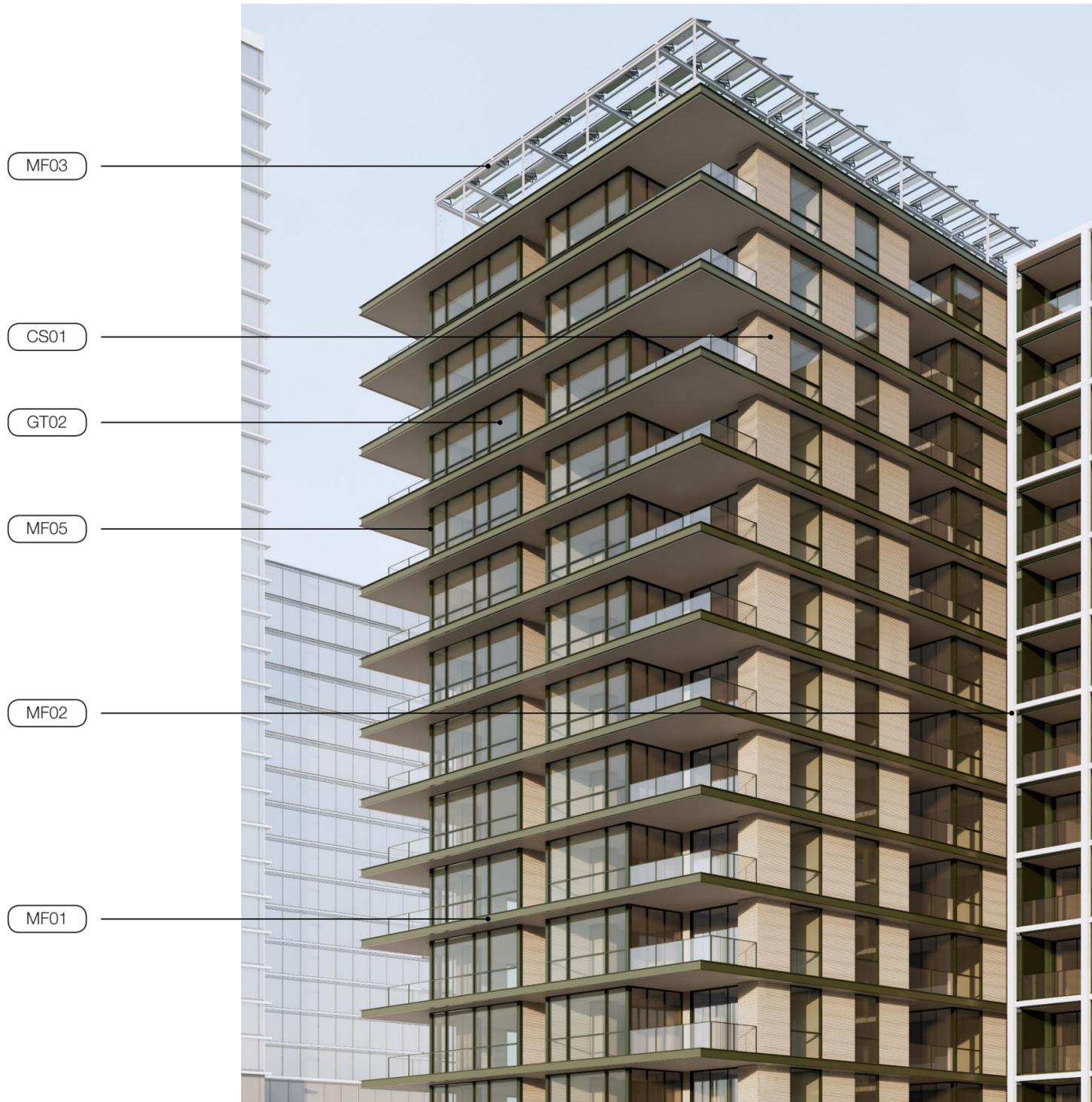
**MF05**  
Metal Finish  
Green (Tower)

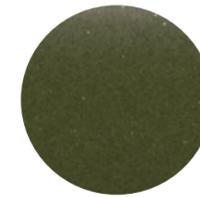
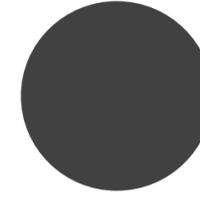
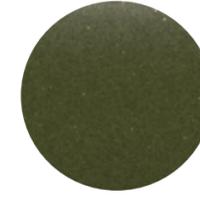
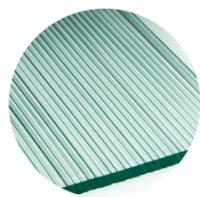


**GT03**  
Glazed Finish  
Fluted Green

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# 4.2 Tower



	<b>AF01</b> Applied Finish Green		<b>MF01</b> Metal Finish Green (Podium)
	<b>AF02</b> Applied Finish White		<b>MF02</b> Metal Finish White
	<b>CS01</b> Cladding System Off White		<b>MF03</b> Metal Finish Grey
	<b>GT01</b> Glazed Finish Clear		<b>MF04</b> Metal Finish Dark Grey
	<b>GT02</b> Glazed Finish Green		<b>MF05</b> Metal Finish Green (Tower)
	<b>GT03</b> Glazed Finish Fluted Green		

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# 5.0

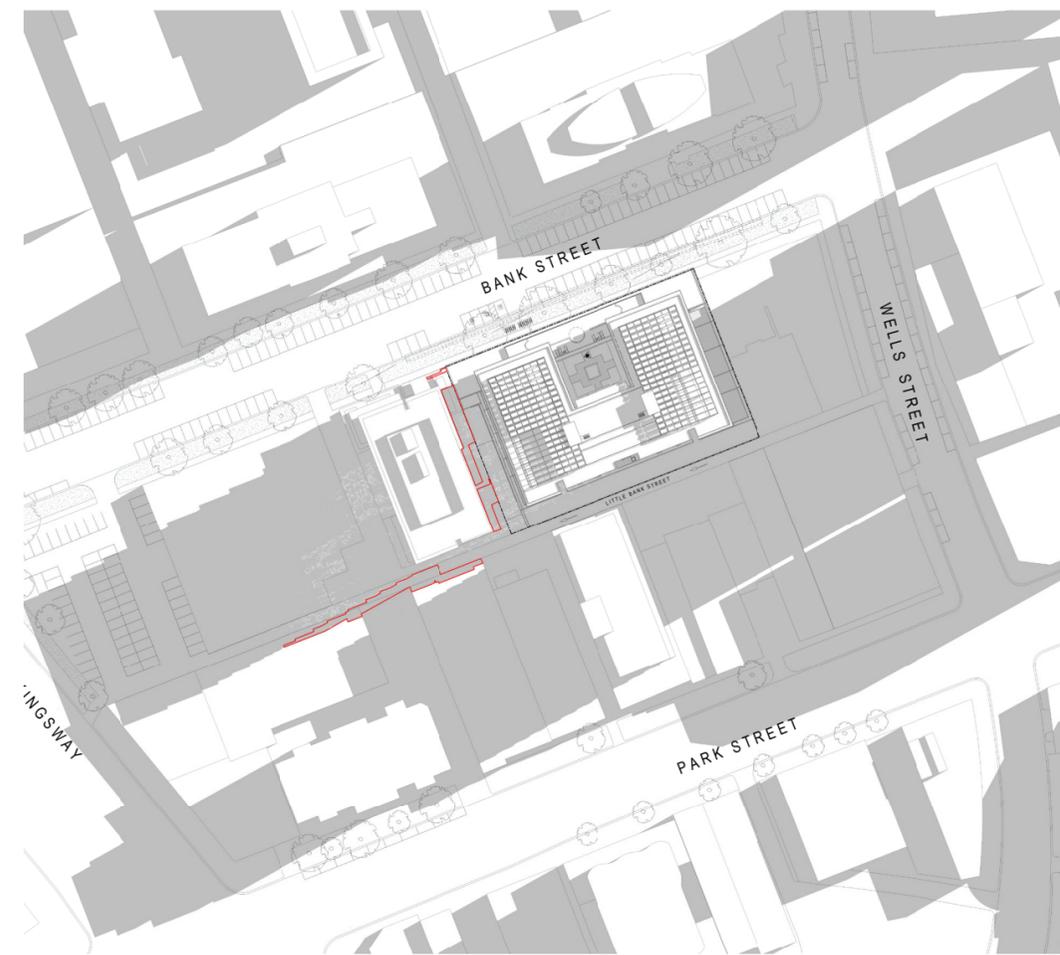
# Shadow Diagrams



9.00am - Existing

Spring Solstice - 22nd September

Disclaimer: Estimation based on computer generated shadows. Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



9.00am - Proposed

Spring Solstice - 22nd September

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10.00am - Existing

Spring Solstice - 22nd September

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10.00am - Proposed

Spring Solstice - 22nd September

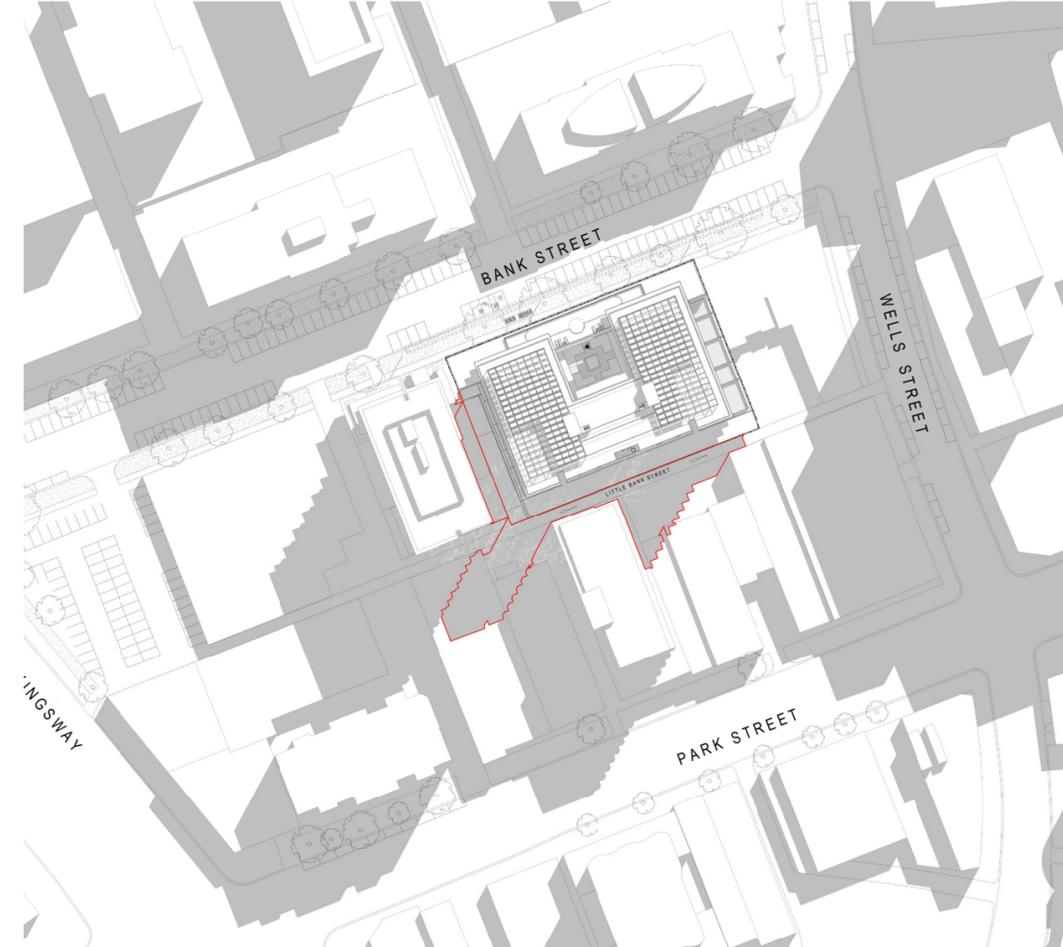
Disclaimer: Estimation based on computer generated shadows. Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



11.00am - Existing

Spring Solstice - 22nd September

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11.00am - Proposed

Spring Solstice - 22nd September

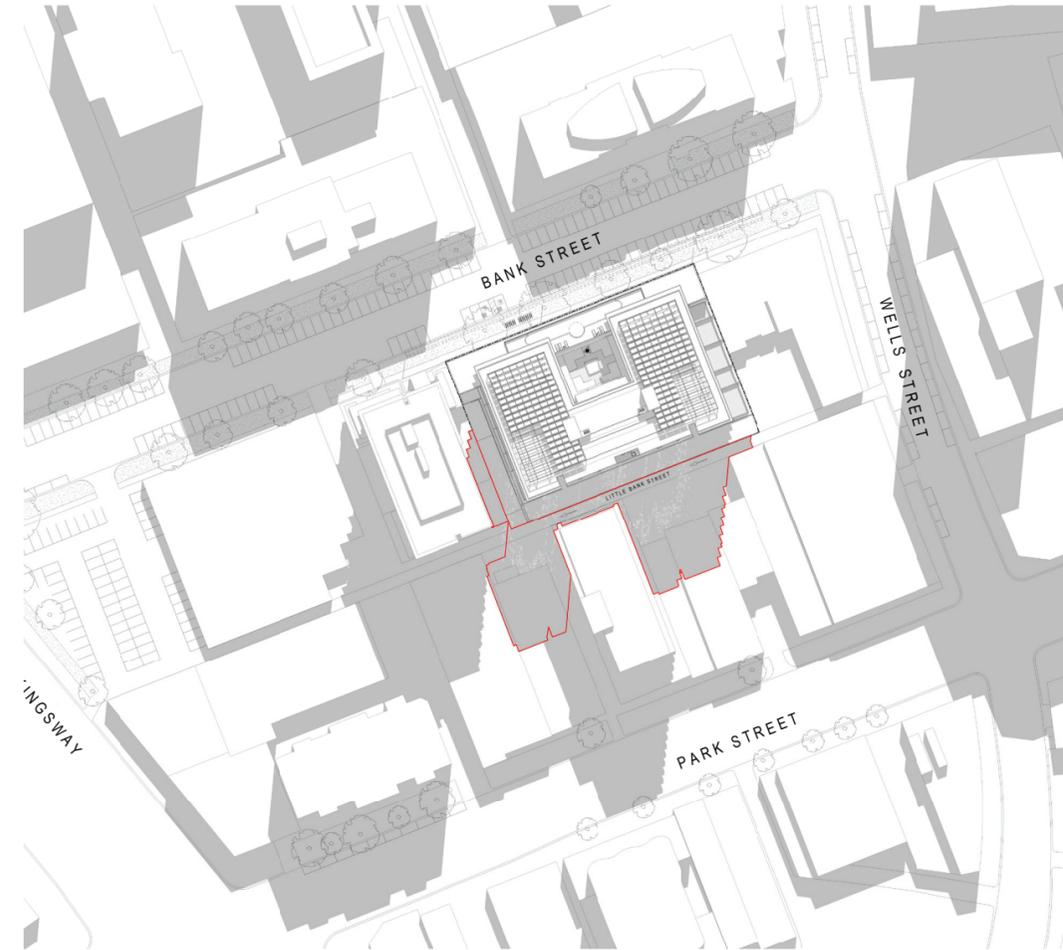
Disclaimer: Estimation based on computer generated shadows. Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



12.00pm - Existing

Spring Solstice - 22nd September

Disclaimer: Estimation based on computer generated shadows. Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



12.00pm - Proposed

Spring Solstice - 22nd September

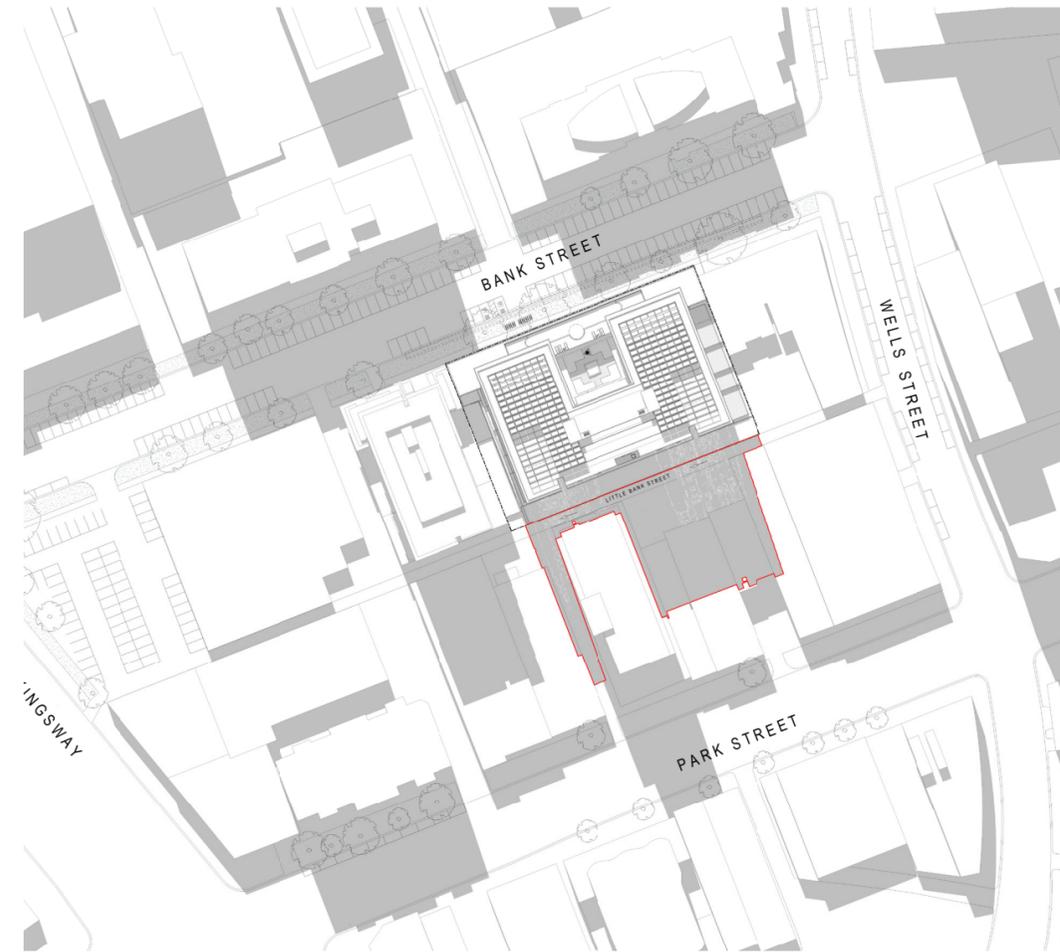
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1.00pm - Existing

Spring Solstice - 22nd September

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1.00pm - Proposed

Spring Solstice - 22nd September

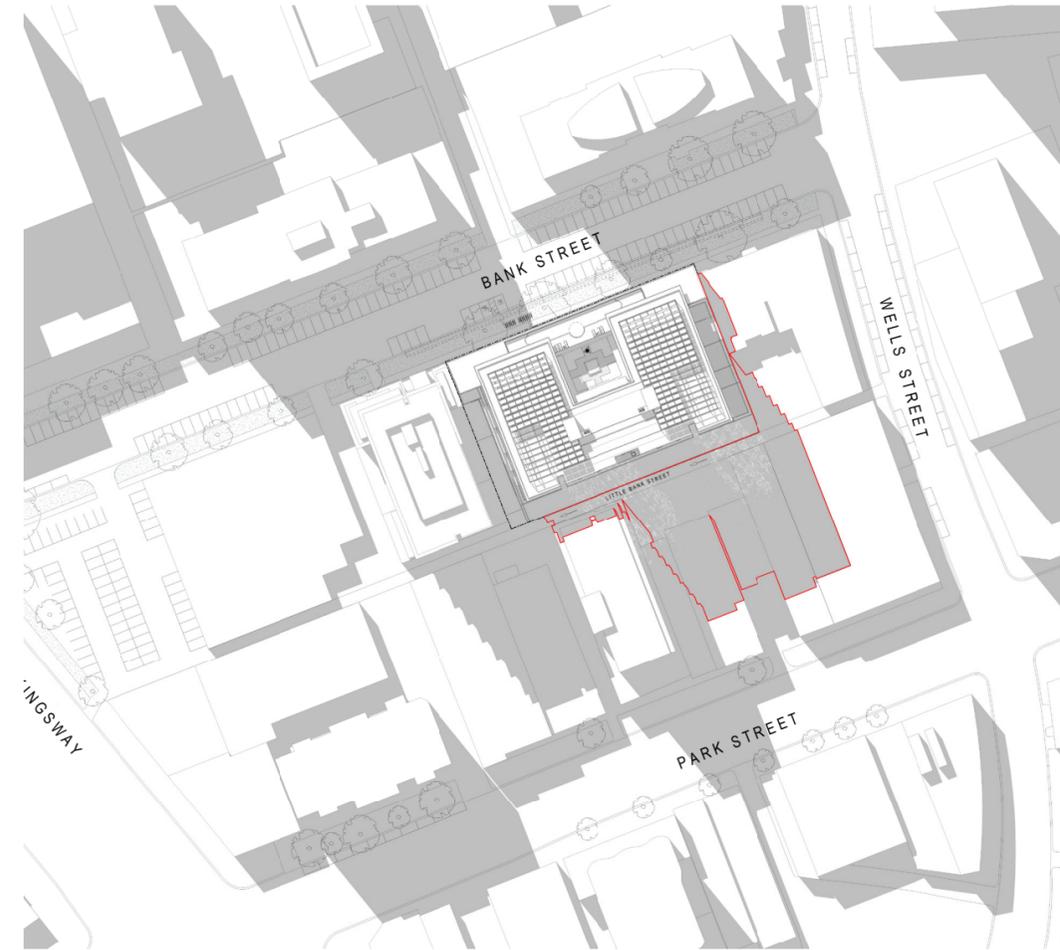
Disclaimer: Estimation based on computer generated shadows. Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



2.00pm - Existing

Spring Solstice - 22nd September

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2.00pm - Proposed

Spring Solstice - 22nd September

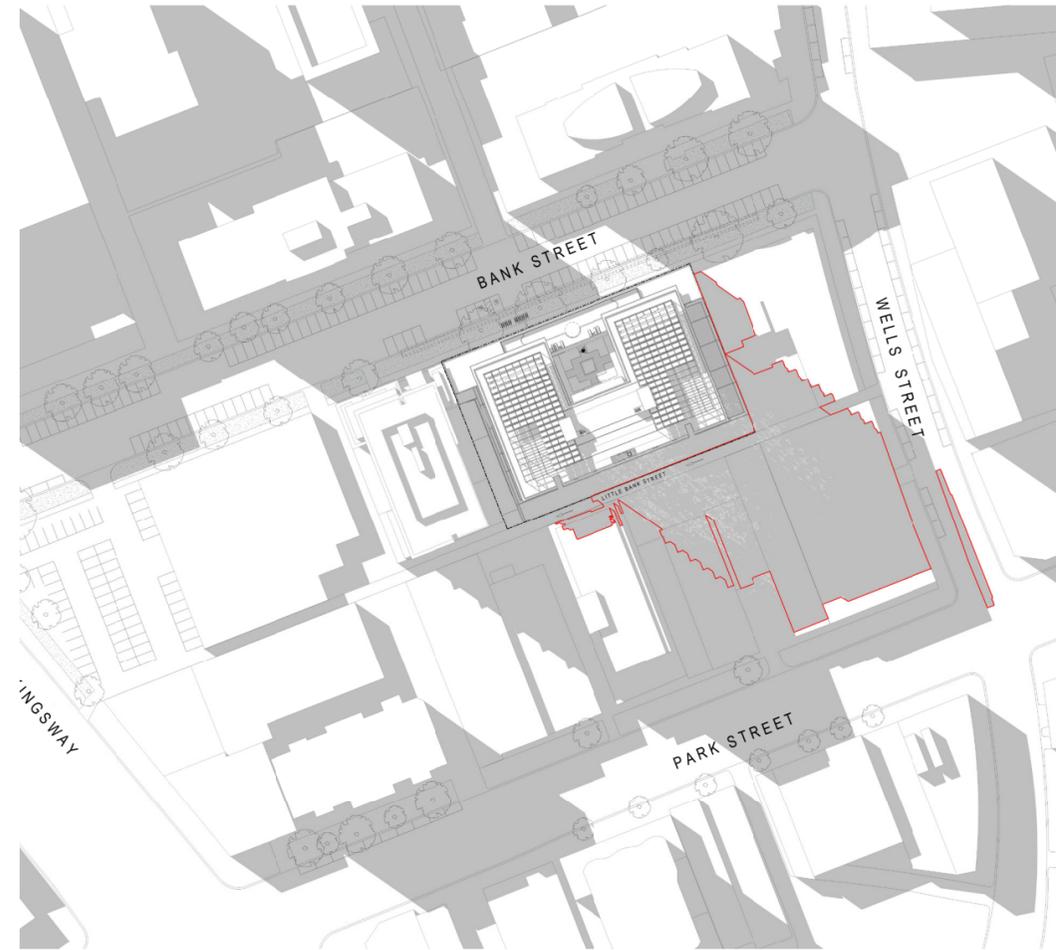
Disclaimer: Estimation based on computer generated shadows. Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



3.00pm - Existing

Spring Solstice - 22nd September

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3.00pm - Proposed

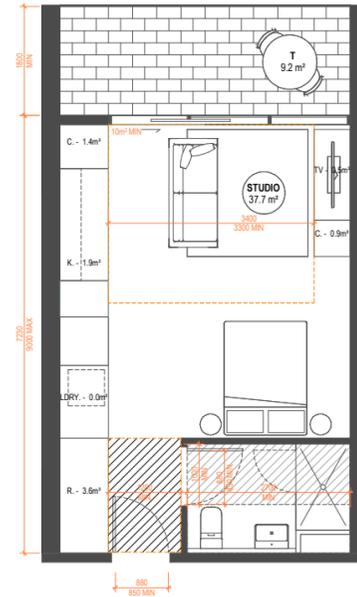
Spring Solstice - 22nd September

Disclaimer: Estimation based on computer generated shadows. Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

# 6.0

6.1	Ventilation Compliance	50
6.2	Adaptable Compliance	51

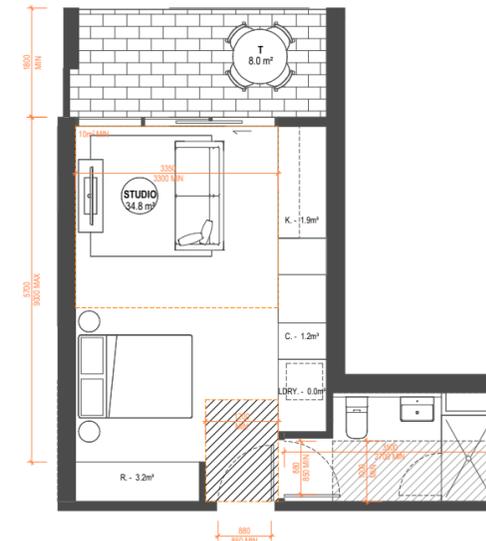
# ADG Assessment



BADS - TYPE STUDIO A

LAYOUT: STUDIO A			
INSTANCES: 47			
TYPE:	MINIMUM REQ.	Y/N	COMMENTS
TYPE: Studio			
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	N	N/A
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 5.0 m³ Total: 8.0 m³	Y	8.3 INTERNAL
NATURAL VENTILATION:	Breezepath between 5m and 18m	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	
ACCESSIBILITY:		Y	Type B Bathroom

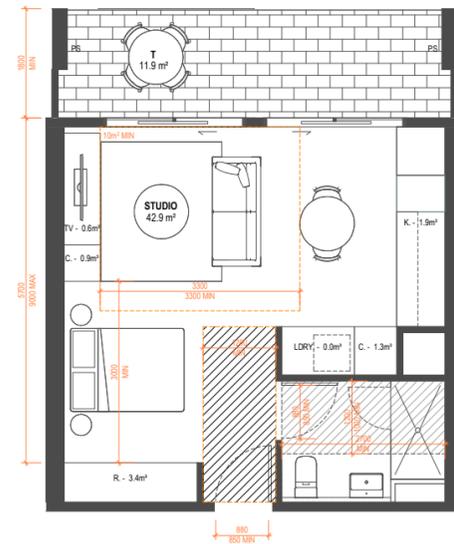
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - TYPE STUDIO B

LAYOUT: STUDIO B			
INSTANCES: 32			
TYPE:	MINIMUM REQ.	Y/N	COMMENTS
TYPE: Studio			
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	N	N/A
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 5.0 m³ Total: 8.0 m³	Y	6.3 INTERNAL
NATURAL VENTILATION:	Breezepath between 5m and 18m	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	
ACCESSIBILITY:		Y	Type B Bathroom

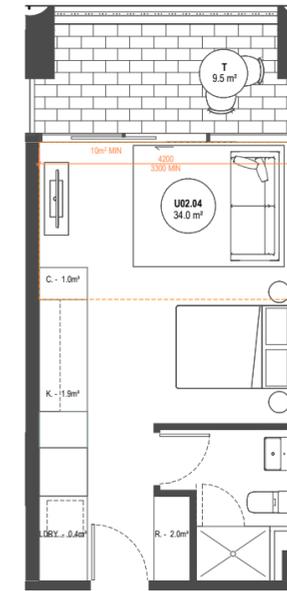
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - TYPE STUDIO C

LAYOUT: STUDIO C			
INSTANCES: 6			
TYPE: Studio	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	N	N/A
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 5.0 m³ Total: 8.0 m³	Y	8.1 INTERNAL
NATURAL VENTILATION:	Breezephath between 5m and 18m	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	
ACCESSIBILITY:		Y	Type B Bathroom

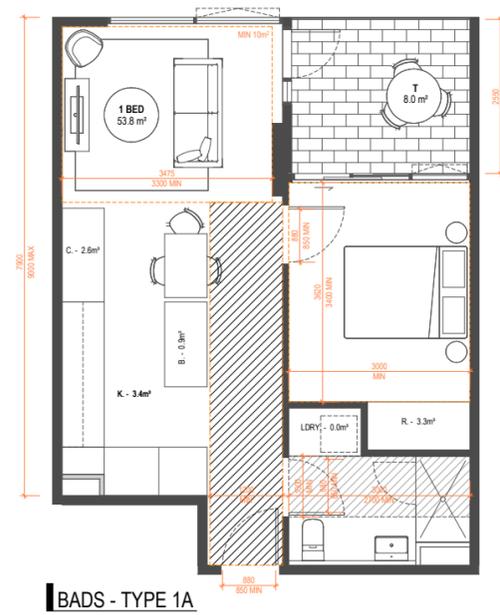
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - TYPE STUDIO D

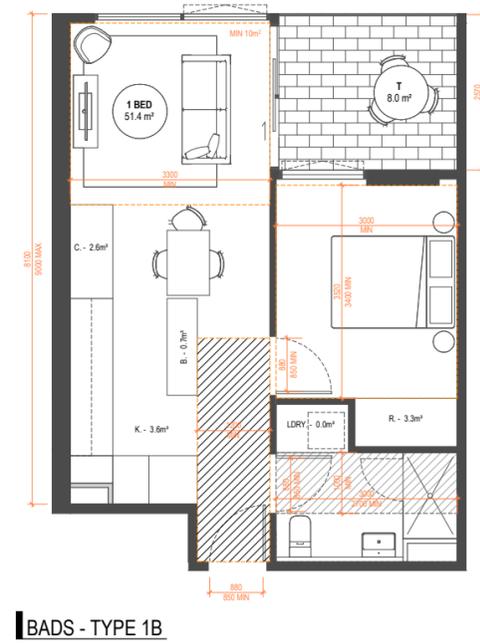
LAYOUT: STUDIO D			
INSTANCES: 2			
TYPE: Studio	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	N	N/A
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 5.0 m³ Total: 8.0 m³	Y	5.3
NATURAL VENTILATION:	Breezephath between 5m and 18m	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	

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



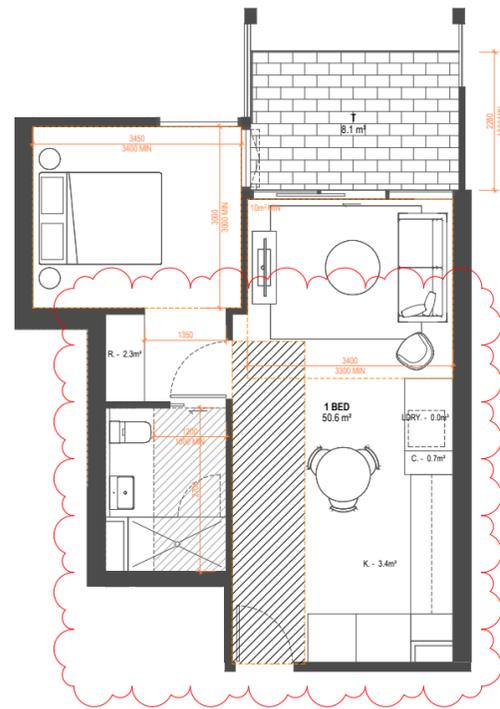
LAYOUT: TYPE 1A			
INSTANCES: 32			
TYPE:	MINIMUM REQ.	Y/N	COMMENTS
TYPE: 1 Bed			
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	Y	10.2 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	
ACCESSIBILITY:		Y	Type B Bathroom

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



LAYOUT: TYPE 1B			
INSTANCES: 49			
TYPE:	MINIMUM REQ.	Y/N	COMMENTS
TYPE: 1 Bed			
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 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	N/A
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	Y	10.2 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	
ACCESSIBILITY:		Y	Type B Bathroom

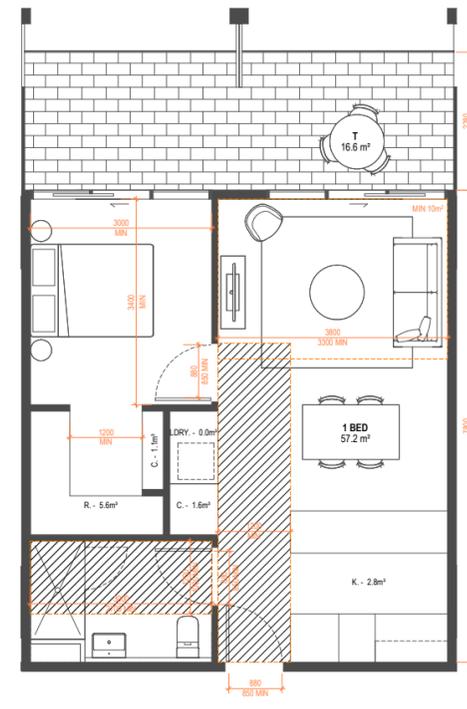
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - TYPE 1C

LAYOUT: TYPE 1C			
INSTANCES: 15			
TYPE: 1 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 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	N/A
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	Y	6.4 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	
ACCESSIBILITY:		Y	Type B Bathroom

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

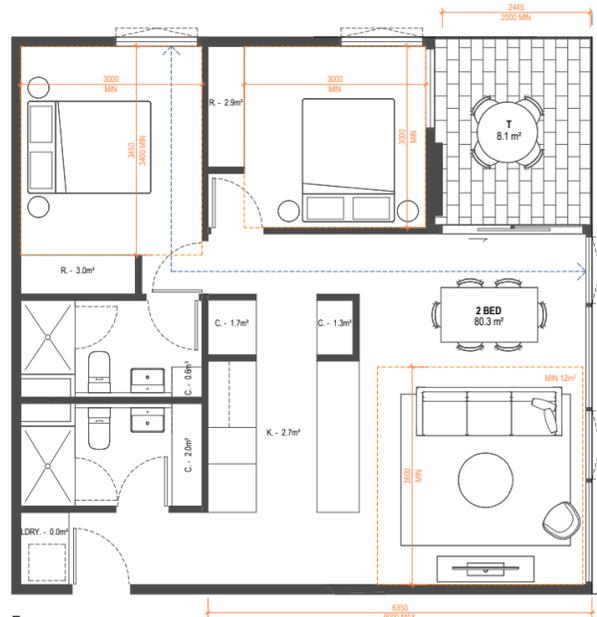


BADS - TYPE 1D

LAYOUT: 1D			
INSTANCES: 5			
TYPE: 1 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 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	N/A
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	Y	11.1 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	
ACCESSIBILITY:		Y	Type B Bathroom

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





BADS - TYPE 2A

LAYOUT: TYPE 2A			
INSTANCES: 28			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
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	N/A
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	14.2
NATURAL VENTILATION:	Breezepath between 5m and 18m	Y	10.5M
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	

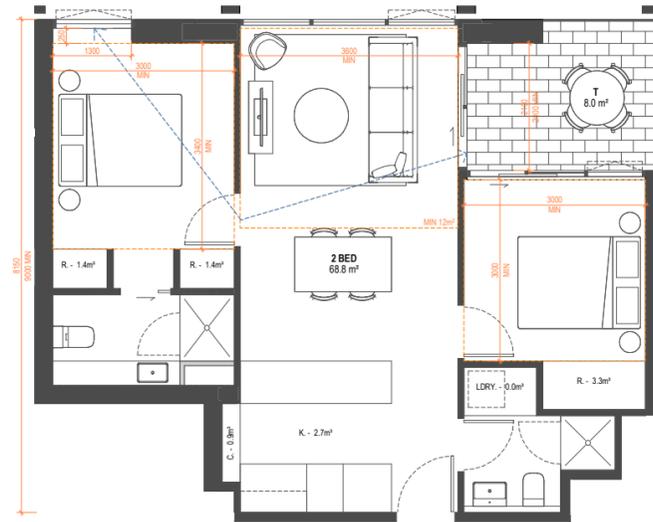
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - TYPE 2B

LAYOUT: TYPE 2B			
INSTANCES: 32			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
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	N/A
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	9.7 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m	Y	7.3M
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	

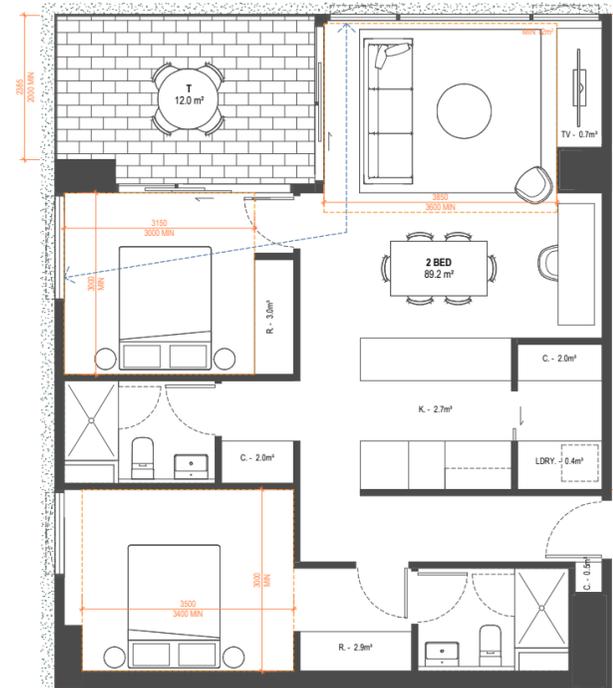
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - TYPE 2C

LAYOUT: TYPE 2C			
INSTANCES: 32			
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.	N	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	Y	
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	N	9.7 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m	Y	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	

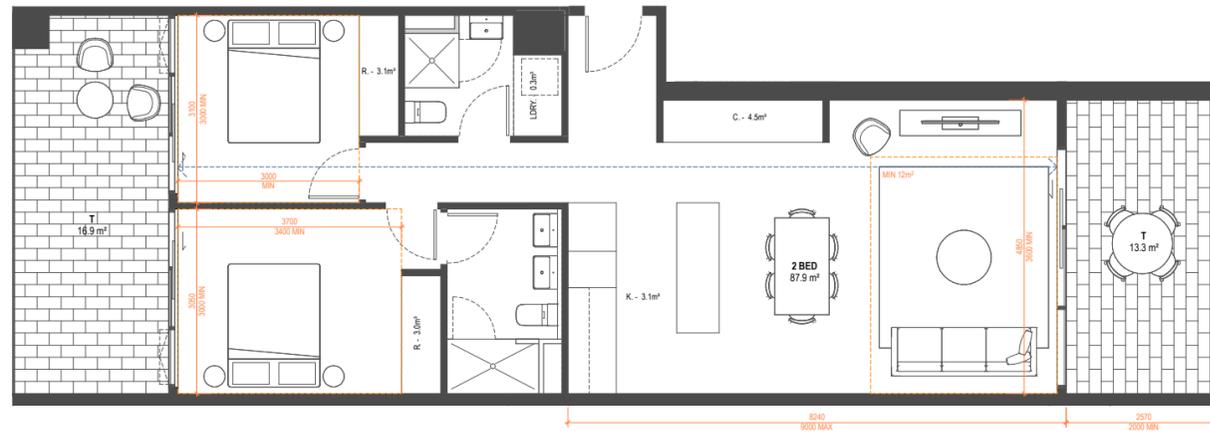
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - TYPE 2D

LAYOUT: TYPE 2D			
INSTANCES: 13			
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	N/A
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	14.2 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m	Y	8.2M
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.



BADS - TYPE 2E

LAYOUT: TYPE 2E			
INSTANCES: 2			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
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	N/A
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	14.0 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m	Y	14.5M
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	

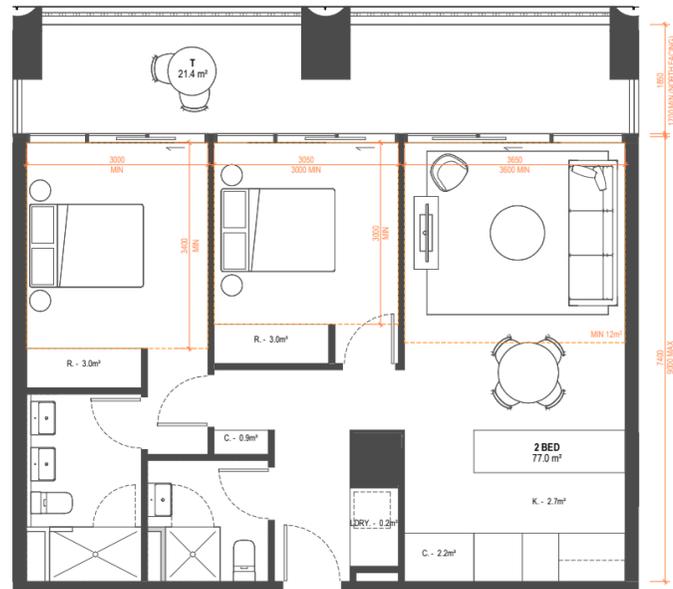
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - TYPE 2F

LAYOUT: TYPE 2F			
INSTANCES: 6			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
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	N/A
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	12.0 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m	N	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	

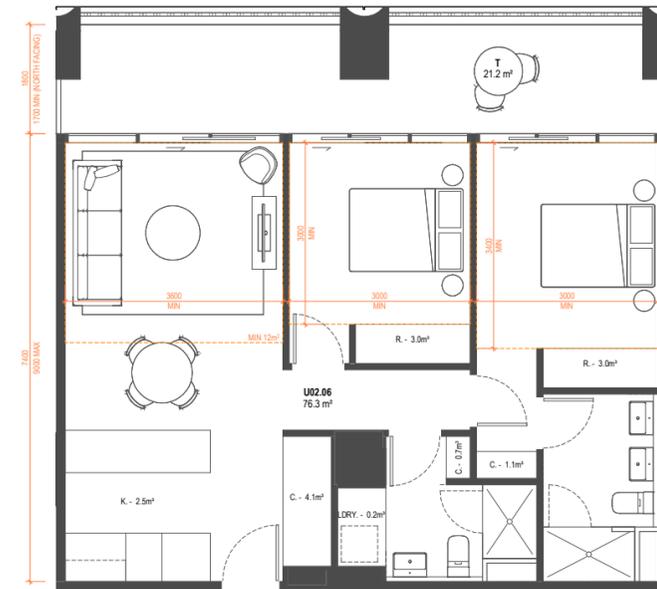
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - TYPE 2G

LAYOUT:2G			
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	N/A
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	12 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m	N	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	

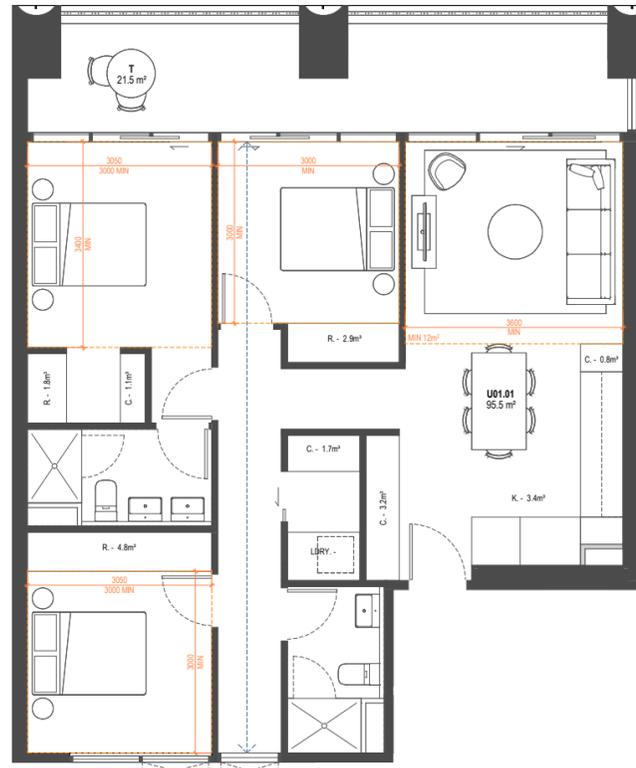
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - TYPE 2H

LAYOUT:2H			
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	N/A
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	14.6 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m	N	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	

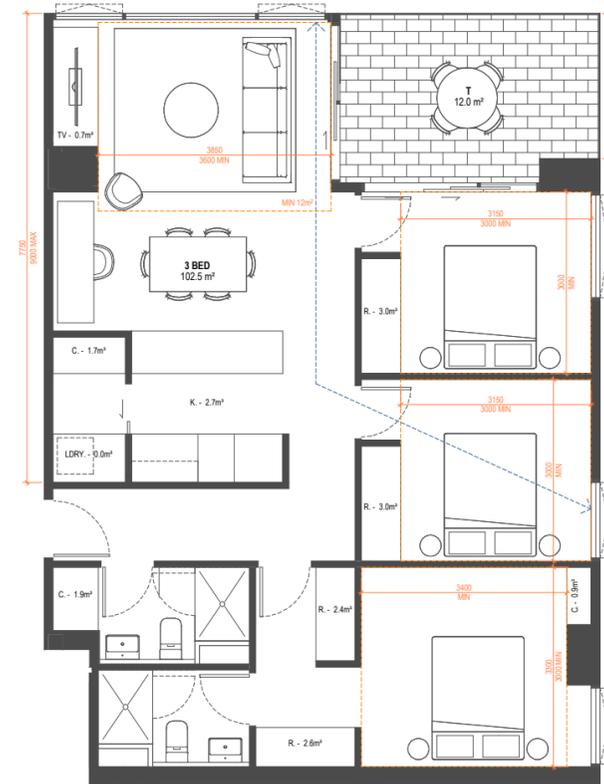
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - TYPE 3A

LAYOUT: TYPE 3A			
INSTANCES: 2			
TYPE:	MINIMUM REQ.	Y/N	COMMENTS
TYPE: 3 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	N/A
STORAGE:	Internal: 12.0 m³ Total: 18.0 m³	Y	19.7 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	10m
PRIVATE OPEN SPACE:	Width: 2.4 m Area: 12.0 m²	Y	
ACCESSIBILITY:		N	

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



BADS - TYPE 3B

LAYOUT: TYPE 3B			
INSTANCES: 13			
TYPE:	MINIMUM REQ.	Y/N	COMMENTS
TYPE: 3 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	N/A
STORAGE:	Internal: 12.0 m³ Total: 18.0 m³	Y	18.9 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	10.8m
PRIVATE OPEN SPACE:	Width: 2.4 m Area: 12.0 m²	Y	
ACCESSIBILITY:		N	

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

# 6.2 Adaptable Compliance

Adaptable Compliant	Number																
No	U02.01	Yes	U05.03	Yes	U07.01	Yes	U08.19	No	U10.15	No	U12.11	No	U14.07	No	U16.03	No	U17.21
No	U02.02	Yes	U05.04	No	U07.02	Yes	U08.20	No	U10.16	Yes	U12.12	No	U14.08	Yes	U16.04	Yes	U17.22
No	U02.03	Yes	U05.05	No	U07.03	Yes	U08.21	Yes	U10.17	No	U12.13	Yes	U14.09	Yes	U16.05	Yes	U18.01
Yes	U03.01	No	U05.06	Yes	U07.04	No	U08.22	Yes	U10.18	Yes	U12.14	No	U14.10	Yes	U16.06	No	U18.02
Yes	U03.02	No	U05.07	Yes	U07.05	Yes	U09.01	No	U10.19	No	U12.15	No	U14.11	No	U16.07	No	U18.03
Yes	U03.03	Yes	U05.08	Yes	U07.06	No	U09.02	No	U10.20	No	U12.16	Yes	U14.12	No	U16.08	Yes	U18.04
Yes	U03.04	Yes	U05.09	No	U07.07	No	U09.03	Yes	U10.21	Yes	U12.17	No	U14.13	Yes	U16.09	Yes	U18.05
No	U03.05	Yes	U05.10	No	U07.08	Yes	U09.04	Yes	U10.22	Yes	U12.18	Yes	U14.14	No	U16.10	Yes	U18.06
No	U03.06	No	U05.11	Yes	U07.09	Yes	U09.05	Yes	U11.01	Yes	U12.19	No	U14.15	No	U16.11	No	U18.07
Yes	U03.07	No	U05.12	Yes	U07.10	Yes	U09.06	No	U11.02	No	U12.20	No	U14.16	Yes	U16.12	No	U18.08
Yes	U03.08	Yes	U05.13	Yes	U07.11	No	U09.07	No	U11.03	No	U12.21	Yes	U14.17	No	U16.13	Yes	U18.09
Yes	U03.09	Yes	U05.14	No	U07.12	No	U09.08	Yes	U11.04	Yes	U12.22	Yes	U14.18	Yes	U16.14	No	U18.10
No	U03.10	Yes	U05.15	No	U07.13	Yes	U09.09	Yes	U11.05	Yes	U13.01	Yes	U14.19	No	U16.15	No	U18.11
No	U03.11	No	U05.16	Yes	U07.14	No	U09.10	Yes	U11.06	No	U13.02	No	U14.20	No	U16.16	Yes	U18.12
Yes	U03.12	Yes	U05.17	Yes	U07.15	Yes	U09.11	No	U11.07	No	U13.03	No	U14.21	Yes	U16.17	No	U18.13
Yes	U03.13	Yes	U05.18	Yes	U07.16	Yes	U09.12	Yes	U11.08	Yes	U13.04	Yes	U14.22	Yes	U16.18	Yes	U18.14
Yes	U03.14	Yes	U05.19	No	U07.17	No	U09.13	Yes	U11.09	Yes	U13.05	Yes	U15.01	Yes	U16.19	No	U18.15
Yes	U03.15	No	U05.20	No	U07.18	Yes	U09.14	No	U11.10	Yes	U13.06	No	U15.02	No	U16.20	No	U18.16
Yes	U04.01	Yes	U06.01	Yes	U07.19	No	U09.15	No	U11.11	No	U13.07	No	U15.03	No	U16.21	Yes	U18.17
No	U04.02	No	U06.02	Yes	U07.20	No	U09.16	Yes	U11.12	No	U13.08	Yes	U15.04	Yes	U16.22	Yes	U18.18
Yes	U04.03	No	U06.03	Yes	U07.21	Yes	U09.17	No	U11.13	Yes	U13.09	Yes	U15.05	Yes	U17.01	Yes	U18.19
Yes	U04.04	Yes	U06.04	No	U07.22	Yes	U09.18	Yes	U11.14	No	U13.10	Yes	U15.06	No	U17.02	No	U18.20
Yes	U04.05	Yes	U06.05	Yes	U08.01	Yes	U09.19	No	U11.15	No	U13.11	No	U15.07	No	U17.03	No	U18.21
No	U04.06	Yes	U06.06	No	U08.02	No	U09.20	No	U11.16	Yes	U13.12	No	U15.08	Yes	U17.04	No	U18.22
No	U04.07	No	U06.07	No	U08.03	No	U09.21	No	U11.17	Yes	U13.13	Yes	U15.09	Yes	U17.05	Yes	U18.22
Yes	U04.08	No	U06.08	Yes	U08.04	Yes	U09.22	Yes	U11.18	Yes	U13.14	No	U15.10	Yes	U17.06	No	U18.22
Yes	U04.09	Yes	U06.09	Yes	U08.05	Yes	U10.01	Yes	U11.19	No	U13.15	No	U15.11	No	U17.07	No	U18.22
Yes	U04.10	Yes	U06.10	Yes	U08.06	No	U10.02	No	U11.20	No	U13.16	Yes	U15.12	No	U17.08	No	U18.22
No	U04.11	Yes	U06.11	No	U08.07	No	U10.03	No	U11.21	Yes	U13.17	No	U15.13	Yes	U17.09	Yes	U18.22
No	U04.12	No	U06.12	No	U08.08	Yes	U10.04	Yes	U11.22	Yes	U13.18	Yes	U15.14	No	U17.10	No	U18.22
Yes	U04.13	No	U06.13	Yes	U08.09	Yes	U10.05	Yes	U12.01	Yes	U13.19	No	U15.15	No	U17.11	Yes	U18.22
Yes	U04.14	Yes	U06.14	Yes	U08.10	Yes	U10.06	No	U12.02	No	U13.20	No	U15.16	Yes	U17.12	No	U18.22
Yes	U04.15	Yes	U06.15	Yes	U08.11	No	U10.07	No	U12.03	No	U13.21	Yes	U15.17	No	U17.13	Yes	U18.22
No	U04.16	Yes	U06.16	No	U08.12	No	U10.08	Yes	U12.04	Yes	U13.22	Yes	U15.18	Yes	U17.14	Yes	U18.22
Yes	U04.17	No	U06.17	No	U08.13	Yes	U10.09	Yes	U12.05	Yes	U14.01	Yes	U15.19	No	U17.15	No	U18.22
Yes	U04.18	No	U06.18	Yes	U08.14	No	U10.10	Yes	U12.06	No	U14.02	No	U15.20	No	U17.16	Yes	U18.22
Yes	U04.19	Yes	U06.19	Yes	U08.15	No	U10.11	No	U12.07	No	U14.03	No	U15.21	Yes	U17.17	Yes	U18.22
No	U04.20	Yes	U06.20	Yes	U08.16	Yes	U10.12	No	U12.08	Yes	U14.04	Yes	U15.22	Yes	U17.18	Yes	U18.22
Yes	U05.01	Yes	U06.21	No	U08.17	No	U10.13	No	U12.09	Yes	U14.05	Yes	U16.01	Yes	U17.19	Yes	U18.22
No	U05.02	No	U06.22	No	U08.18	Yes	U10.14	No	U12.10	Yes	U14.06	No	U16.02	No	U17.20	No	U18.22

Adaptable Compliant  
52.4%

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# 7.0

# Appendix



# 7.2 Cross Block Link Strategy

Item 12: Cross block link widened to accommodate 1600mm wide pedestrian path. Planting introduced to bike room facade along pedestrian interface. Planting to west of laneway reduced to prioritise pedestrians.

Item 19: Pedestrian permeability – laneway to be safe, well lit and accessible. Laneway has been widened for pedestrians, landscaping also introduced for pedestrians

Laneway entry signified by planters

Lighting along laneway for safety and wayfinding

Visual connection to resident amenity space for laneway activation



Defined carpark facade to enhance pedestrian experience

Landscaping introduced for pedestrians

Item 12: Cross block link widened to accommodate 1600mm wide pedestrian path. Planting introduced to bike room facade along pedestrian interface. Planting to west of laneway reduced to prioritise pedestrians.

Item 13: Southern windows to hallways of U01.01 and U02.01 to be clear glazing for casual surveillance.

Item 19: Pedestrian permeability – laneway to be safe, well lit and accessible. Laneway has been widened for pedestrians, landscaping also introduced for pedestrians



Clear glazing to apartments for casual surveillance to laneway

Laneway widened to accommodate 1600mm pedestrian footpath



# 7.3 Rear Elevation Strategy

Item 11: Southern facade of tower redesigned to create vertical separation. Architectural feature and materials revised for visual separation and delineation of tower forms.



Architectural feature frame introduced to two central towers to mimic front central elevation

Contrasting green towers for definition and continuity

Carpark elevation redefined to synthesize tower elevations and enhance pedestrian experience



