



05.08.2025

To Whom It May Concern,

Re: SDA Project Management and Provider Services at 1 Brighton Road, St Kilda.

We write to confirm that *The Trustee for Project Friday Unit Trust*, trading as *Project Friday*, has been appointed to provide Specialist Disability Accommodation (SDA) project management consultancy services for the development at **1 Brighton Road**.

As a NDIS-registered SDA provider, our role on this project includes end-to-end oversight to ensure full compliance with the **NDIS SDA Design Standards**, while also integrating industry best-practice solutions informed by our extensive portfolio of completed SDA developments. Our approach is informed by real-world participant feedback and continual refinement of design and functionality—ensuring both compliance and true participant-centric outcomes.

Upon completion of the build, *Project Friday* will transition to full SDA property management at this site. {NDIS Registration Number: 4050047826}. Our team will manage participant onboarding, ongoing NDIS compliance, maintenance coordination, and regular engagement with Supported Independent Living (SIL) providers.

We are proud to have established ourselves as one of Australia's most design-focused SDA providers, with over **40 properties under management**. Our developments are recognised not only for their technical compliance but for setting a new standard in how accessible, thoughtful, and empowering housing can be for NDIS participants.

Please don't hesitate to contact us should you require any further information.

Kind regards,

A handwritten signature in dark ink, appearing to read 'Gregory Frid', written over a horizontal line.

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More than housing

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Registered NDIS Provider

SDA by
PROJECT
FRIDAY

Luxury designed homes without compromise. Building beautiful, adaptable and independently accessible homes.

VISION

Love where you live

Project Friday aims to provide participants with flexibility and control when choosing where and how they live. Through driving change and thought in SDA principles, our goal is for every participant to love where they live.

DRIVING CHANGE

SDA by Project Friday has been guided by the principle that everyone has the right to live in a home of their choosing.

Disability-compliant accommodation should not be limited to group homes with little privacy or choice. It is up to participants to decide how and where they are going to live. Not just homes that suit individual needs, but homes that inspire and excite.

At SDA by Project Friday, we do nothing by halves. On the contrary, our vision and design align to create purpose-built premium products of the highest calibre and finest quality.

Our team is committed to delivering the best product in SDA housing and property development.

We stand by the design pillars needed to make a home truly accessible and adaptable. Liveable Housing Australia's model provides clear performance standards which we bring to every SDA by Project Friday design.

As a Registered NDIS Provider, we design with participants' mobility and functionality in mind—without compromising on luxury design or aesthetics. Practical spaces can be beautiful spaces.

A BETTER WAY OF LIVING

Through innovation, at both the design and consumer ends of the development cycle, we want to inspire new ideas and solutions that truly create a better way of living for SDA participants.

All project partners must share a common belief and understanding that we are driving change. Project partners will always look to improve processes (how can we be better and do better) and consciously strive to shake up the housing industry.

We are outcomes focused, meaning that in the shorter term, we are creating beautiful and functional spaces and, in the longer term, we are setting the standard of what's possible. This is what 'More than housing' means to us.

'When people think of premium SDA developments, we want them to think of SDA by Project Friday.'

OUR PILLARS

Project Friday
is driving change
through nine
key pillars.

PILLAR 1

Choice
and control

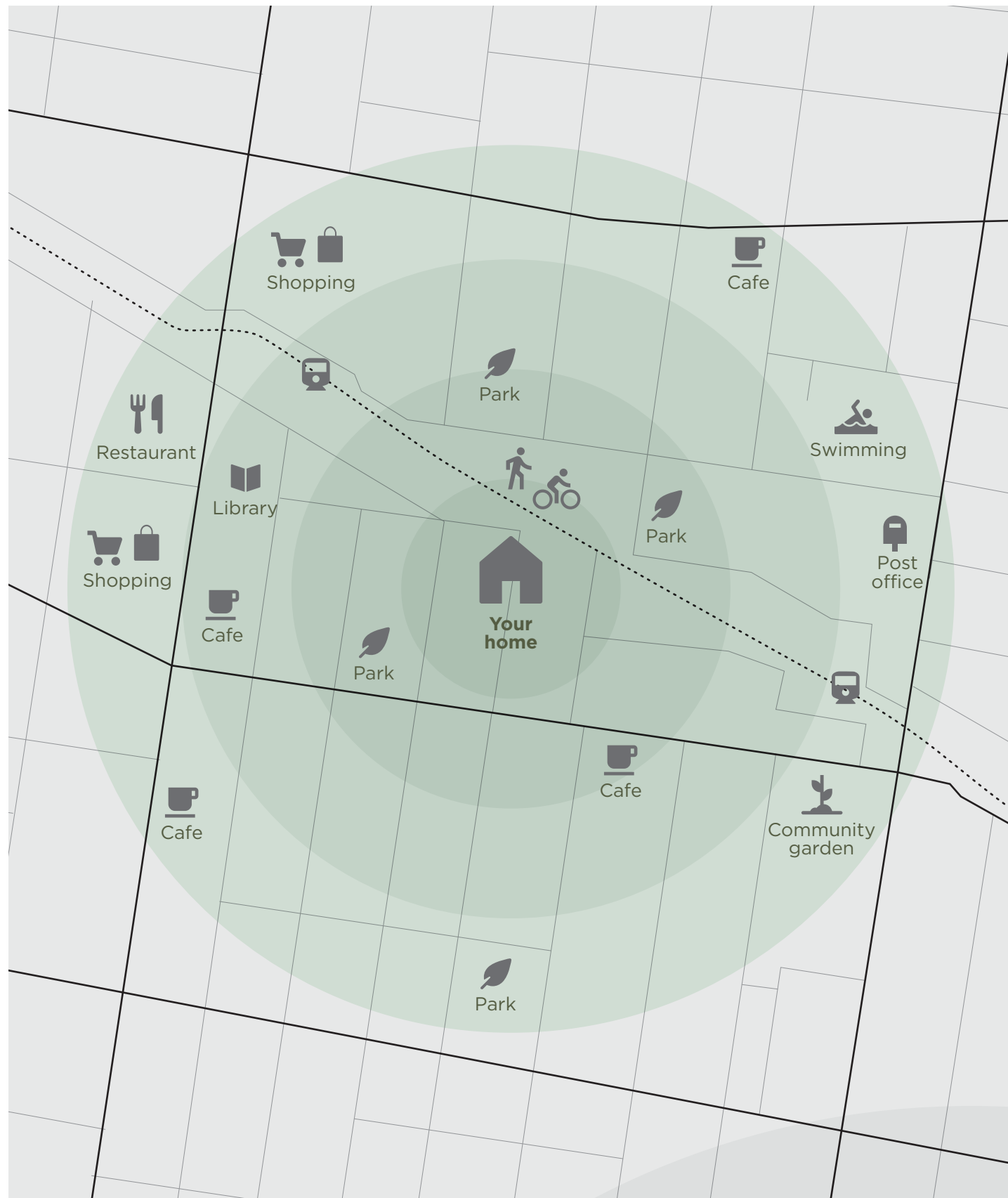
Providing participants with more choice and control over how they live their lives. Giving participants power to pursue their personal goals.

We believe everyone should be able to make choices about how and where they live. Whether participants live independently, with a partner or with family, SDA by Project Friday is all about the possibilities.

Every detail of layout is considered with the participant in mind. Their lifestyle. Their choices. The integrations and spaces that they want and need. This extends to both common areas of the building and their individual living areas. Choice. Control. Always.

WHAT PARTICIPANTS DECIDE:

- The layout that best suits the number of people who will be living in the space. We consider family members, partners and carers.
- What lifestyle factors are most important to you?
- What layout would most suit your needs? Everything from the number of bedrooms to design is a decision for the participant.
- Specialist Disability Accommodation is about truly being specialist in every sense of the word. How can we design accommodation that ticks all your boxes?



PILLAR 2

Location

The most desired locations are chosen for our SDA by Project Friday homes.

Lifestyle is key to our decision-making process when it comes to choosing our locations. We want participants to be surrounded by everything that can enhance their lives. This takes into account practical elements like access to public transport and local shops, but also the lifestyle elements like parklands, friendly neighbours and the best coffee in Melbourne (of course!). So, what does this mean for you? We ensure that every location satisfies our key requirements:

- walk score of 70+ minimum
- within 500m of a local activity zone with access to key amenities
- within 500m of a park
- direct access to various transport options
- neighbourhood friendly locations that encourage community integration

CURRENT LOCATIONS

- Carnegie: 11–13 Tranmere Avenue, Carnegie
- Altona: 108 Pier Street, Altona

WHAT PARTICIPANTS DECIDE:

- What's most important to you? Does the proposed area of the build-site meet your requirements? Is it close to your community, family and friends?
- Does the access to day-to-day venues, shops, amenities, transport and parklands meet your needs?
- Would you be excited to be a part of this local community?

Automated assistive living

Our aim is to unify technology and smart design, making it user friendly and seamlessly integrated for our participants.

SDA by Project Friday has developed a base offering of assistive technology services, with electrical infrastructure and provision to allow for further customisation to suit the needs of the individual. Every apartment and communal area will offer the following;

- automated access control to building front entry and apartment entry doors and automated balcony/outdoor access
- adjustable height for kitchen bench and cooking facilities, including induction cooktop
- adjustable bathroom basin
- automated temperature control
- automated door control
- electric blinds
- two-way voice communication from your apartment to the support provider
- uninterrupted power supply (UPS) battery backup

WHAT THIS MEANS:

- benefit from the most up-to-date technology systems
- enjoy ease of functionality with an array of automated systems and controls
- feel safe with UPS battery backup should something happen with the electricity
- feel confident and secure knowing you have two-way voice communication direct to your support provider



Going above and beyond the SDA design standards

We aim to create a space that works, provides independence, and can be uniquely set for how each participant chooses to live.

We understand there is no ‘one size fits all’ when it comes to an individual’s home. Our participants are involved in the feel and function of their new home with elements such as personal requirements, modifiable joinery and custom integration.

Working with a team of experienced and trusted NDIS consultants and NDIS service providers, SDA by Project Friday continually tests the design of our apartments to ensure premium functionality and longevity, whilst maintaining key luxe design features and materials.

Provisions have been made to allow for customisable kitchen, bathroom and bedroom elements, as well as customisable technology and equipment. All these features can be set once a participant is ready to move into their home, and this is simply the starting point of the offerings within an SDA by Project Friday design.

Our experienced team has taken the apartment design above and beyond the SDA Design Standards. We can’t wait to meet you and show you what sets SDA by Project Friday apart!

WHAT THIS MEANS:

- feel confident all your specific needs are being met
- enjoy ease of functionality with the design, technology and equipment you require
- have all practical elements prioritised without compromising on quality aesthetic design
- enjoy the beauty of luxury designed apartment living

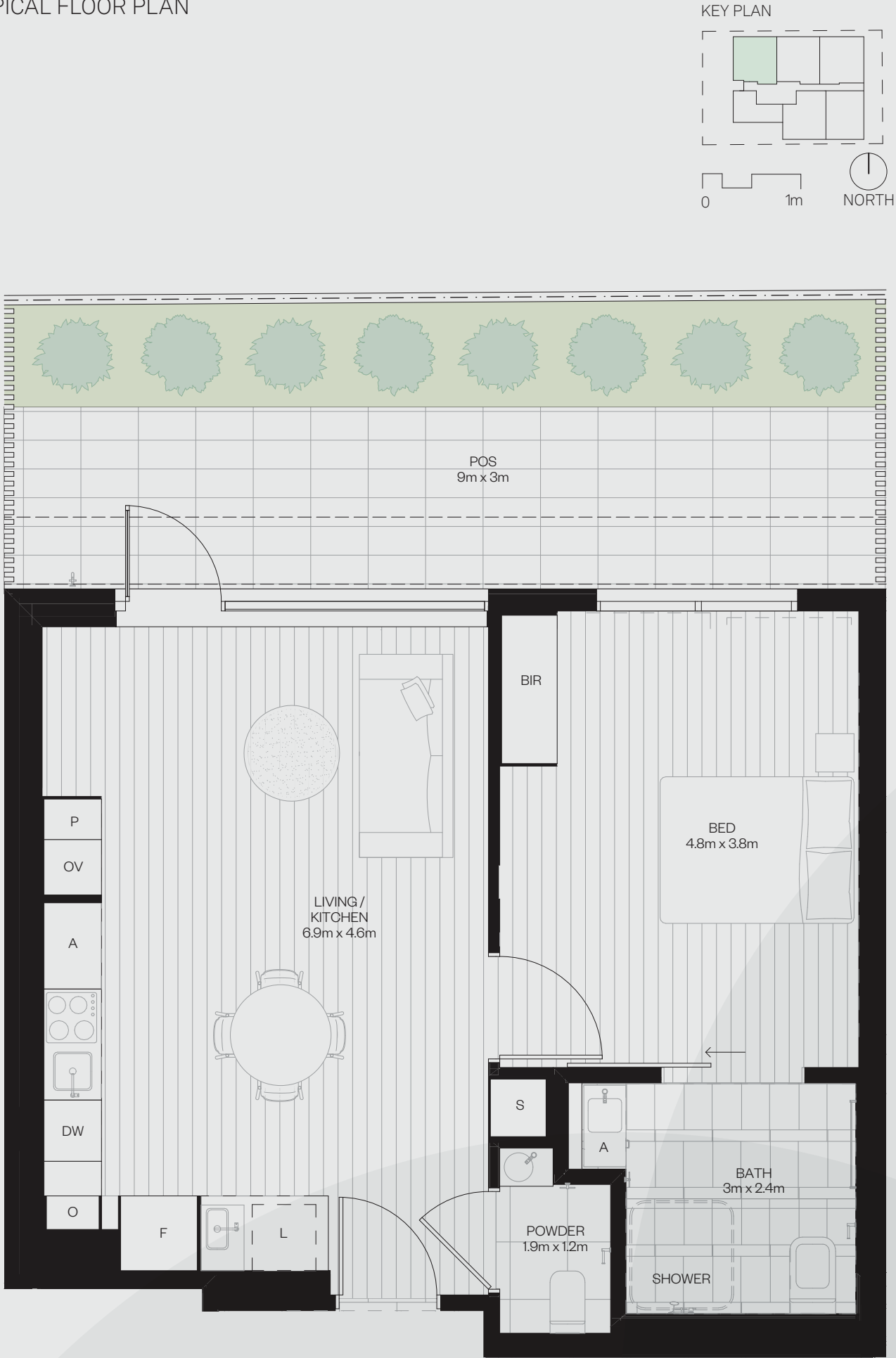
Internal Apartment Area: 70.2m²
Balcony/Terrace Area: 17.4m²
Total Area: 87.6m²

F: Fridge cavity
P: Pull out pantry
S: Storage

O: Open shelving
A: Adjustable benchtop
OV: Oven
DW: Dishwasher
L: Laundry
BIR: Built in robe
POS: Private open space

Areas referred to on this marketing drawing have been determined according to the Property Council of Australia guideline (Method of Measurement for residential property) and method of measurement may not relate to the boundaries described or shown on the Plan of Subdivision for this development.

TYPICAL FLOOR PLAN



CLARE COUSINS ARCHITECTS

Keeping our projects small

We think a sense of community and knowing your neighbours is important.

Our building will provide for a maximum of 15 apartments. This creates a private and intimate setting for our participants to thrive. We know that community is more than just a location, it's the people within it. We're not just creating a place to live, we're creating a lifestyle.

This small scale allows us to deliver homes in the innermost suburbs, providing opportunity for our participants to live close to family and friends.

WHAT THIS MEANS:

- a bespoke, intimate boutique apartment block
- a balance between space and privacy, but also a sense of community and belonging
- being an important part of a community with likeminded neighbours



Considered design

Every element of an SDA by Project Friday home should enhance the participant’s health and wellbeing.

Clare Cousins Architects is an established Melbourne practice with a particular interest in housing and projects that nurture the community. Together, we work to create new homes that reinforce the importance of independent living and encourage the organic growth of a community, while providing and maintaining privacy and security.

Our homes are designed to leave a positive architectural footprint on our streetscape. We want our participants to be proud of their home and love where they live.

WHAT THIS MEANS:

- LOVE where and how you live
- feel nurtured by this consciously and beautifully designed space
- feel that your health and wellbeing are being made a priority
- feel independent in your new home
- feel secure and safe in your carefully designed apartment block
- feel confident that key elements of the design have your needs and wants at its core
- know that this apartment block is about YOU, your comfort and your needs





PILLAR 7

Communal and shared spaces

We understand that the needs of our participants extend well beyond the home. SDA by Project Friday aims to create and sustain community hubs and relationships.

We have created breakout and common areas throughout our buildings. The use of these spaces will be governed by the participants. The options are endless.

All of our projects will offer community spaces that can cater to friend and family gatherings outside the individual apartment. These spaces maintain the same SDA principles and functionality requirements that you would find in your personalised apartment.

This means the inclusion of sensory garden areas, collaboration and workshop zones, therapeutic gym/rehabilitation spaces and more.

If you want to celebrate a birthday, watch a footy match or simply catch up with a friend for coffee, you don't have to be limited to using your apartment.

WHAT THIS MEANS:

- enjoy the privacy of your own personal space but also have the choice to make use of shared spaces
- it's about a sense of belonging and living on your terms
- invite friends and family to visit and engage with them beyond the walls of your personal apartment
- the ability to book a workshop space and work from 'home'
- make your health a priority, utilising the flexible multipurpose spaces for your wellbeing needs
- enjoy quiet time and make use of the sensory garden
- engage with other neighbours whilst working in nature and enjoying the fresh air

Vocational opportunities

We want to create opportunities where you can learn, participate, experience and shape your future through employment.

Part of our overall model is to offer a vocational program within all our buildings. Participants can take this up if they choose.

We have established relationships and are continually working with partners in the horticultural, hospitality and retail industries.

Our aim is to provide options for our participants who would like to explore employment opportunities and to build on their skillset.

WHAT THIS MEANS:

- freedom to choose how you want to spend your time living in this apartment building
- choose to explore hobbies or vocational endeavours on offer
- take up exciting opportunities to integrate possible work/vocational interests from the ease and comfort of your home
- engage with likeminded neighbours around a shared vision and purpose
- expand your skillset in an area of interest





PILLAR 9

Sustainable and energy efficient

Environmentally conscious, with efficiency in place, we aim to reduce the impact on the environment and your bills.

Working together with our partners and industry consultants, we have committed to achieving seven stars across all of our SDA by Project Friday homes.

Our buildings are built to stand the test of time, by ensuring future technology can be integrated, to reduce emissions and running costs for individuals. Provision of embedded electrical networks offers our participants below market electricity supply rates.

Whether it's the introduction of technology that is hidden from view, or the noticeable cost saving in power bills, we will continue our commitment to sustainable practices, implementing improvements and updates where possible. We want to ensure our buildings have minimal emission impacts and provide a supportive environment for participants to choose and incorporate further sustainability initiatives.

WHAT THIS MEANS:

- feel reassured that your home is energy efficient
- benefit from the associated savings in running costs and power bills
- appreciate that your home prioritises the environment

What sets us apart from all the others

At SDA by Project Friday, we’ve tried to think of everything! We aim to support you in whatever ways we can, to ensure your home really becomes YOUR home!

WHAT THIS MEANS:

- **Financial benefits** – for you, living in an SDA by Project Friday home. Our current model allows us the flexibility to leave your disability pension intact, freeing you to allocate those important funds to other areas of focus and priority in your life.*
- **Move-in services** – to welcome you to your new home, we provide a complimentary move in/set-up service, capped at 5 hours, completely on us! Need beds made up, clothing folded and organised, pictures hung? This service may be just the thing to effect a seamless process and you’ll be set up before you know it.
- **Complimentary streaming service** – in recent years, more than ever, we’ve learnt that no home is complete without Netflix for in-house entertainment. Yours to enjoy – our gift to you!
- **Furniture** – at SDA by Project Friday, we want to simplify your moving in process as much as we can, with a curated furniture package we’ve sourced, to supply interior furnishings including a couch, dining table and chairs, bedhead and bedside tables. You can take advantage of this coordinated furniture offer, choosing to pay it off over time.

WE ARE MORE THAN BUZZWORDS

More than a set of NDIS criteria. We aim to ensure our participants can live life according to their terms.

Apartment-style living that revolves around their needs. Community. Connection. Lifestyle. Luxury. More than housing.

We are beyond proud of our latest SDA by Project Friday offering. Want to find out more? We’d love to take you through our vision.

CONTACT US TODAY TO FIND OUT MORE.

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These 9 pillars are what we mean when we say: ‘More than housing’

*Current in March 2022, subject to possible change, in line with NDIS financial changes