

ADVERTISED PLAN

Project: CBUS Property - River Street, Richmond Job No: 21715

File No: 4.3

REV: 04

Date: 11.05.2026

Note: Clause 58 plans and schedule have been provided for reference only given the application is exempt from this particular provision.

Apt No.	Type	Bed	INTERNAL AMENITY							PRIVATE OPEN SPACE			ACCESSIBILITY				STORAGE			
			Primary Bedroom (3x3.4m)	Secondary Bedrooms (3x3m)	Living Room Width (1B - 3.3m & 2B - 3.6m)	Living Room Area (1B - 10m ² & 2B - 12m ²)	Habitable Room Depth (Max 9m)	Living Area Ceiling Height (Min 2.7m Living & 2.4m Kitchen where impacted by services)	Natural Cross Ventilation	1 Bed North - 8m ² & 1.7m depth South - 8m ² & 1.2m depth Any Other - 8m ² & 1.8m depth	2 Bed North - 8m ² & 1.7m depth South - 8m ² & 1.2m depth Any Other - 8m ² & 2m depth	3 Bed (or more) North - 8m ² & 1.7m depth South - 8m ² & 1.2m depth Any Other - 12m ² & 2.4m depth	Entry Door and Internal Circulation (1.2m clear path)	Adaptable Bathroom	Adaptable Bathroom Option A	Adaptable Bathroom Option B	Fully Accessible	Storage Requirements	Inside Apartment Studio - 5m ³ 1B - 6m ³ 2B - 9m ³ 3B+ - 12m ³	Outside Apartment (m ³)
			Mandatory	Mandatory	Mandatory	Mandatory	Mandatory	Mandatory	40% or more	Mandatory	Mandatory	Mandatory	50% or more				Mandatory	Mandatory		
Ground																				
AG01	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	57.48 m ²	Yes	Yes	No	Yes	Yes	11.83	6	17.8
AG02	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	59.26 m ²	Yes	Yes	No	Yes	Yes	11.83	6	17.8
AG03	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	59.22 m ²	Yes	Yes	No	Yes	Yes	11.83	6	17.8
AG04	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	52.88 m ²	Yes	Yes	No	Yes	Yes	11.83	6	17.8
AG05	C05	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	88.74 m ²	Yes	Yes	No	Yes	Yes	19.35	0	19.4
AG06	B15	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	9.39 m ²	Yes	Yes	No	Yes	Yes	12.14	6	18.1
AG07	B10	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	13.69 m ²	Yes	Yes	No	Yes	Yes	13.65	6	19.2
AG08	A05	1 BED / ST	Yes	N/A	Yes	Yes	Yes	Yes	No	Yes	12.44 m ²		Yes	Yes	No	Yes	Yes	6.71	6	12.7
BG01	B06	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	24.53 m ²	Yes	Yes	No	Yes	Yes	Yes	12.41	6	18.4
BG02	B16	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	20.37 m ²	Yes	Yes	No	Yes	Yes	10.37	6	16.4
BG03	C04	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	59.51 m ²	Yes	Yes	No	Yes	Yes	Yes	20.83	0	20.8
BG04	C07	3 BED	Yes	Yes	Yes	Yes	No	Yes	No	Yes	37.29 m ²	Yes	Yes	Yes	No	Yes	Yes	20.01	0	20.0
BG05	C08	3 BED	Yes	Yes	Yes	Yes	No	Yes	No	Yes	36.97 m ²	Yes	Yes	No	Yes	Yes	Yes	20.71	0	20.7
BG06	C09	3 BED	Yes	Yes	Yes	Yes	No	Yes	No	Yes	35.86 m ²	Yes	Yes	No	Yes	Yes	Yes	19.17	0	19.2
Level 01 - Building B																				
B101	B11	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	17.61 m ²	Yes	Yes	No	Yes	Yes	11.36	6	17.4
B102	B11	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	19.95 m ²	Yes	Yes	No	Yes	Yes	11.36	6	17.4
B103	C04	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	45.53 m ²	Yes	Yes	No	Yes	Yes	20.83	0	20.8
B104	C01	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	18.49 m ²	Yes	Yes	No	Yes	Yes	22.44	0	22.4
B105	B07	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	18.49 m ²	Yes	Yes	No	Yes	Yes	13.62	6	19.6
B106	A02	1 BED	Yes	N/A	Yes	Yes	Yes	Yes	No	Yes	11.36 m ²		Yes	No	Yes	No	Yes	8.03	6	14.0
B107	A01	1 BED	Yes	N/A	Yes	Yes	Yes	Yes	No	Yes	11.36 m ²		Yes	No	Yes	No	Yes	6.80	6	12.8
B108	A06	1 BED / ST	Yes	N/A	Yes	Yes	Yes	Yes	No	Yes	10.63 m ²		Yes	No	Yes	No	Yes	8.43	6	14.4
B109	A03	1 BED / ST	Yes	N/A	Yes	Yes	Yes	Yes	No	Yes	10.63 m ²		Yes	No	Yes	No	Yes	7.70	6	13.7
B110	B12	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	9.15 m ²	Yes	Yes	No	Yes	Yes	10.95	6	17.0
B111	B01	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	10.22 m ²	Yes	Yes	No	Yes	Yes	11.10	6	17.1
B112	C10	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	10.22 m ²	Yes	Yes	Yes	Yes	Yes	15.65	6	21.7
B113	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	11.83 m ²	Yes	Yes	No	Yes	Yes	11.83	6	17.8
Level 01 - Building A																				
A101	B03	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	15.11 m ²	Yes	Yes	No	Yes	Yes	11.30	6	17.3
A102	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	15.11 m ²	Yes	Yes	No	Yes	Yes	11.83	6	17.8
A103	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	15.20 m ²	Yes	Yes	No	Yes	Yes	11.83	6	17.8
A104	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	15.20 m ²	Yes	Yes	No	Yes	Yes	11.83	6	17.8
A105	C03	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	13.69 m ²	Yes	Yes	No	Yes	Yes	19.62	0	19.6
A106	B15	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	9.39 m ²	Yes	Yes	No	Yes	Yes	12.14	6	18.1
A107	B10	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	15.33 m ²	Yes	Yes	No	Yes	Yes	13.65	6	19.7
A108	B04	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	20.74 m ²	Yes	Yes	No	Yes	Yes	11.99	6	18.0
A109	B09	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	21.57 m ²	Yes	Yes	No	Yes	Yes	14.49	0	14.5
A110	C14	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	19.04 m ²	Yes	Yes	No	Yes	Yes	19.45	0	19.5
A111	C13	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	23.63 m ²	Yes	Yes	No	Yes	Yes	24.08	0	24.1
A112	B02	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	11.24 m ²	Yes	Yes	No	Yes	Yes	12.49	6	18.5
Level 02 - Building B																				
B201	B11	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	12.62 m ²	Yes	Yes	No	Yes	Yes	11.36	6	17.4
B202	B11	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	16.68 m ²	Yes	Yes	No	Yes	Yes	11.36	6	17.4
B203	C04	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	21.01 m ²	Yes	Yes	No	Yes	Yes	20.83	0	20.8
B204	C01	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	21.39 m ²	Yes	Yes	No	Yes	Yes	22.44	0	22.4
B205	B07	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	10.08 m ²	Yes	Yes	No	Yes	Yes	13.62	6	19.6
B206	A02	1 BED	Yes	N/A	Yes	Yes	Yes	Yes	No	Yes	9.12 m ²		Yes	No	Yes	No	Yes	8.03	6	14.0
B207	A01	1 BED	Yes	N/A	Yes	Yes	Yes	Yes	No	Yes	9.12 m ²		Yes	No	Yes	No	Yes	6.80	6	12.8
B208	A06	1 BED / ST	Yes	N/A	Yes	Yes	Yes	Yes	No	Yes	10.63 m ²		Yes	No	Yes	No	Yes	8.43	6	14.4
B209	A03	1 BED / ST	Yes	N/A	Yes	Yes	Yes	Yes	No	Yes	8.07 m ²		Yes	No	Yes	No	Yes	7.70	6	13.7
B210	B12	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	9.15 m ²	Yes	Yes	No	Yes	Yes	10.95	6	17.0
B211	B01	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	12.45 m ²	Yes	Yes	No	Yes	Yes	11.10	6	17.1
B212	C10	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	10.22 m ²	Yes	Yes	Yes	Yes	Yes	15.65	6	21.7
B213	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	14.44 m ²	Yes	Yes	No	Yes	Yes	11.83	6	17.8
Level 02 - Building A																				
A201	B03	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	13.05 m ²	Yes	Yes	No	Yes	Yes	11.30	6	17.3
A202	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	13.00 m ²	Yes	Yes	No	Yes	Yes	11.83	6	17.8
A203	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	13.20 m ²	Yes	Yes	No	Yes	Yes	11.83	6	17.8
A204	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	12.76 m ²	Yes	Yes	No	Yes	Yes	11.83	6	17.8
A205	C03	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	13.69 m ²	Yes	Yes	No	Yes	Yes	19.62	0	19.6
A206	B15	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	9.39 m ²	Yes	Yes	No	Yes	Yes	12.14	6	18.1
A207	B10	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	15.33 m ²	Yes	Yes	No	Yes	Yes	13.65	6	19.7
A208	B04	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	20.74 m ²	Yes	Yes	No	Yes	Yes	11.99	6	18.0
A209	B09	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	21.57 m ²	Yes	Yes	No	Yes	Yes	14.49	0	14.5
A210	C14	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	20.43 m ²	Yes	Yes	No	Yes	Yes	19.45	0	19.5
A211	C13	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	25.39 m ²	Yes	Yes	Yes	Yes	Yes	24.08	0	24.1
A212	B02	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	11.61 m ²	Yes	Yes	No	Yes	Yes	12.49	6	18.5

A602	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	13.53 m ²		Yes	Yes	No	Yes	Yes	Yes	11.83	6	17.8
A603	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	13.84 m ²		Yes	Yes	No	Yes	Yes	Yes	11.83	6	17.8
A604	B05	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	13.53 m ²		Yes	Yes	No	Yes	Yes	Yes	11.83	6	17.8
A605	C03	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	14.06 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	19.62	0	19.6
A606	C15	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	20.41 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	19.27	0	19.3
A607	A04	1BED / ST	Yes	N/A	Yes	Yes	Yes	Yes	No	Yes	15.18 m ²		Yes	Yes	No	Yes	Yes	Yes	6.43	6	12.4	
A608	B09	2 BED / ST	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	21.57 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	14.49	0	14.5
A609	C14	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	19.20 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	19.45	0	19.5
A610	C13	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	23.90 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	24.08	0	24.1
A611	B02	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	10.96 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	12.49	6	18.5
Level 07 - Building B																						
B701	C17	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	13.86 m ²	Yes	Yes	No	Yes	Yes	Yes	Yes	23.45	0	23.5
B703	C01	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	21.38 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	22.44	0	22.4
B704	C16	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	15.88 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	24.94	0	24.9
B705	C11	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	14.42 m ²	Yes	Yes	No	Yes	Yes	Yes	Yes	17.10	6	23.1
B706	C06	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	20.38 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	24.00	0	24.0
B707	C16	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	28.74 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	24.70	0	24.7
Level 07 - Building A																						
A701	C21	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	167.41 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	25.11	0	25.1
A703	C28	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	206.70 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	25.11	0	25.1
A704	C20	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	174.90 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	24.76	0	24.8
A705	C13	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	19.29 m ²	Yes	Yes	No	Yes	Yes	Yes	Yes	24.00	0	24.0
Level 08 - Building B																						
B801	C17	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	13.86 m ²	Yes	Yes	No	Yes	Yes	Yes	Yes	23.45	0	23.5
B802	C18	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	21.01 m ²	Yes	Yes	No	Yes	Yes	Yes	Yes	22.39	0	22.4
B803	C01	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	21.38 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	22.44	0	22.4
B804	C19	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	15.88 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	24.94	0	24.9
B805	C11	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	No		Yes	14.42 m ²	Yes	Yes	No	Yes	Yes	Yes	Yes	17.10	6	23.1
B806	C06	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	20.38 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	24.00	0	24.0
B807	C16	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	28.63 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	24.70	0	24.7
Level 08 - Building A																						
A801	C22	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	25.03 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	24.53	0	24.5
A802	C27	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	18.65 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	25.11	0	25.1
A803	C28	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	22.40 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	24.76	0	24.8
A804	C20	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	19.22 m ²	Yes	Yes	No	Yes	Yes	Yes	Yes	24.00	0	24.0
A805	C13	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	23.90 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	24.08	0	24.1
Level 09 - Building A																						
A901	C24	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	19.93 m ²	Yes	No	No	No	No	Yes	Yes	18.45	0	18.5
A902	C26	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	251.39 m ²	Yes	Yes	No	Yes	Yes	Yes	Yes	31.44	0	31.4
A903	C23	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	19.26 m ²	Yes	Yes	No	Yes	Yes	Yes	Yes	18.09	0	18.1
A904	C13	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	23.90 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	24.08	0	24.1
Level 10 - Building A																						
A1001	B13	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	19.97 m ²	Yes	No	No	No	No	Yes	Yes	14.50	0	14.5
A1002	B14	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	11.43 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	15.24	0	15.2
A1003	C25	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	19.22 m ²	Yes	Yes	No	Yes	Yes	Yes	Yes	18.10	0	18.1
A1004	C13	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	23.90 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	24.08	0	24.1
Level 11 - Building A																						
A1101	B13	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	19.97 m ²	Yes	No	No	No	No	Yes	Yes	14.50	0	14.5
A1102	B14	2 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	11.43 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	15.24	0	15.2
A1103	C25	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	19.22 m ²	Yes	Yes	No	Yes	Yes	Yes	Yes	18.10	0	18.1
A1104	C13	3 BED	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	23.90 m ²	Yes	Yes	Yes	No	Yes	Yes	Yes	24.08	0	24.1
TOTAL																						
Number of Apartments:		187	187	187	187	184	187	87			185			173	184				170	187		
Percentage:		100%	100%	100%	100%	98%	100%	47%			99%			93%	98%				91%	100%		
STORAGE CAGES USED: 105 of 140																						
* 140 NO. STORAGE CAGES (APPROX. 6m ³ EACH) INDICATIVELY ALLOCATED TO APARTMENTS THAT DO NOT MEET THE TOTAL REQUIRED STORAGE.																						

Disclaimer:
Areas noted in this schedule are approximate and based on Concept Design plans and as such are preliminary only, may alter as work progresses and do not necessarily represent a YES and accurate depiction of the finished as-built development.
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