

11-13 Spring St Fitzroy VIC 3065

ISSUE
A

DATE
13/5/2026



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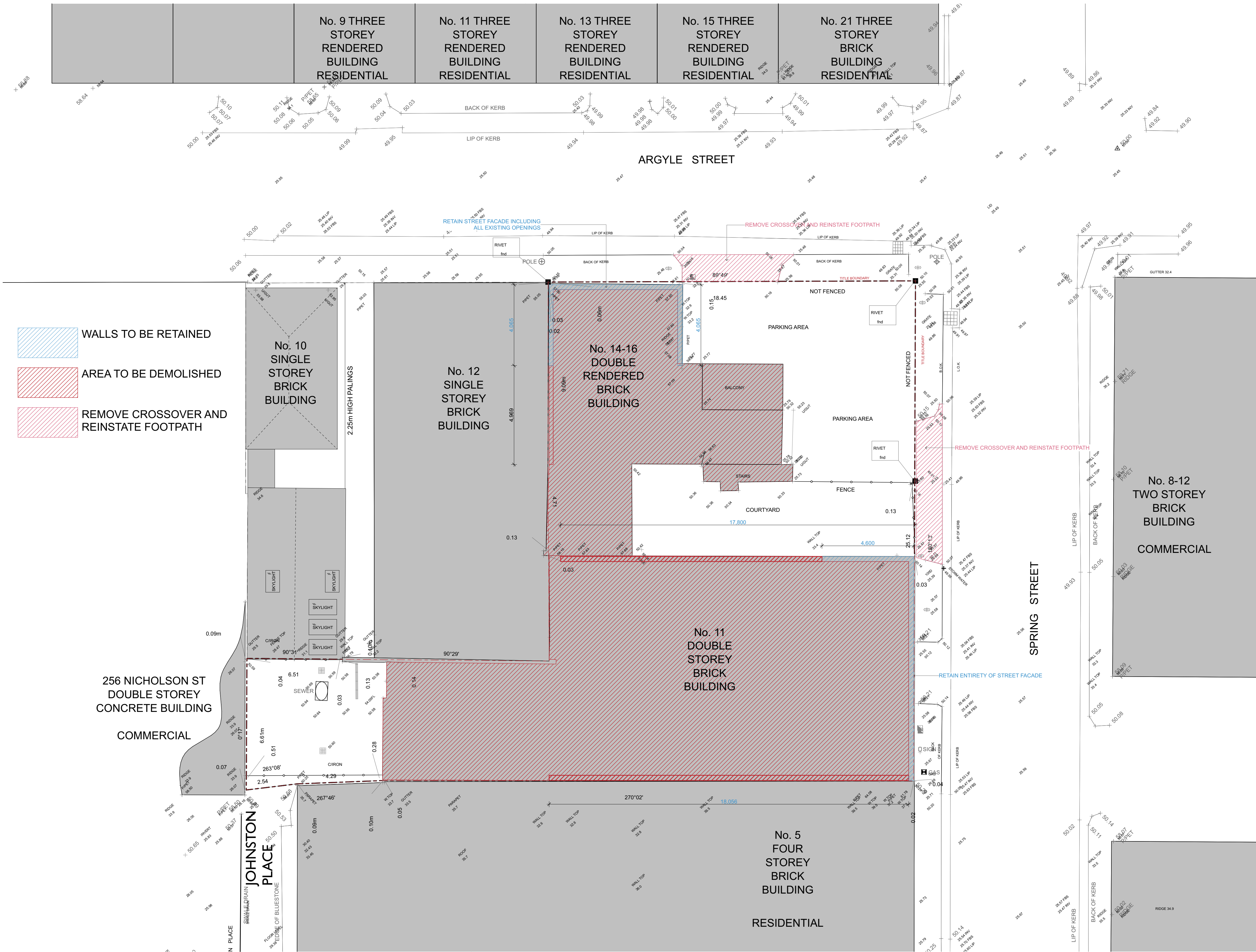
SPRING ST
DEVELOPMENT SUMMARY

LEVEL	CARPARKING		BIKE PARKING		COMMUNAL SPACE	APARTMENTS			GFA
	No.	AREA (m2)	No.	AREA (m2)	AREA (m2)	3-BEDROOM	AREA(m2)	BALCONY AREA(m2) INCL. PLANTERS	AREA (m2) EXCL. BALCONIES
BASEMENT		51.6							
GROUND FLOOR	12	51.6	19	55.3	107.4				505.0
FIRST FLOOR						2	344.8	105.3	426.3
SECOND FLOOR						2	227.6	67.9	362.7
THIRD FLOOR						2	227.6	28.9	346.7
FOURTH FLOOR						2	227.6	28.9	346.7
FIFTH FLOOR						2	227.6	28.9	346.7
SIXTH FLOOR						2	227.6	28.9	346.7
SEVENTH FLOOR					46.6	2	227.6	28.9	346.7
ROOF						1	147.9	16.2	312.9
TOTAL	12	103.2	19	55.3	154.0	13	1630.8	305.0	2,993.7

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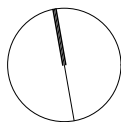
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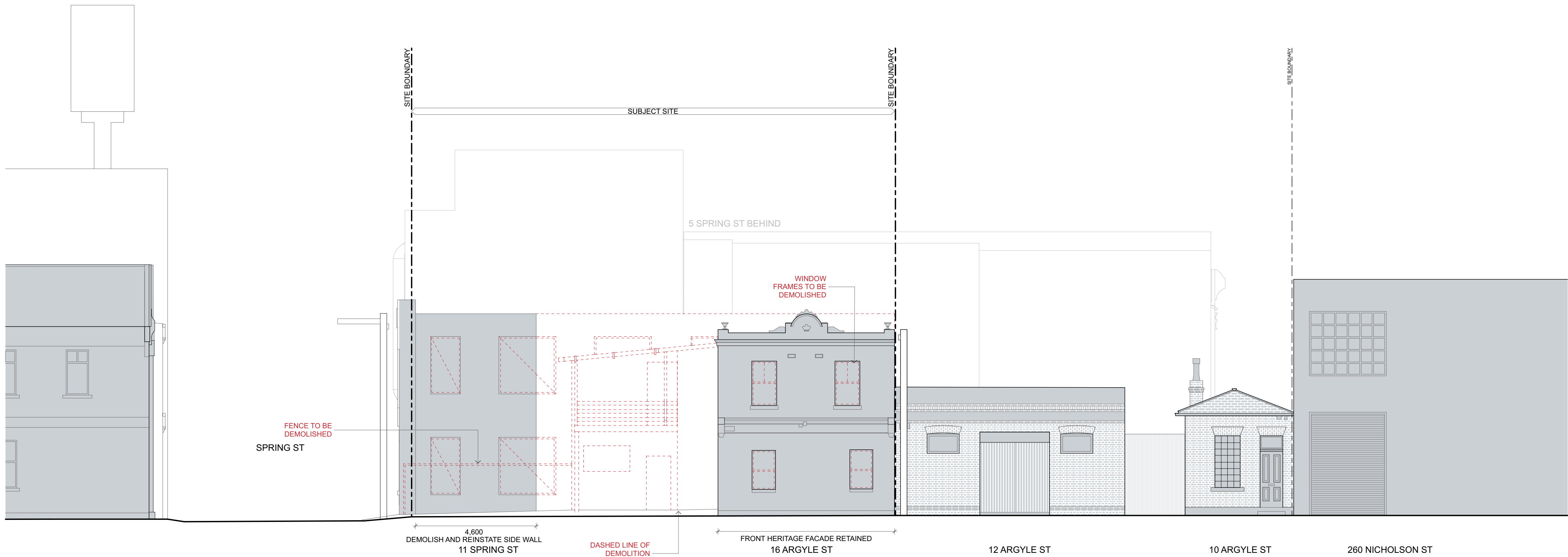
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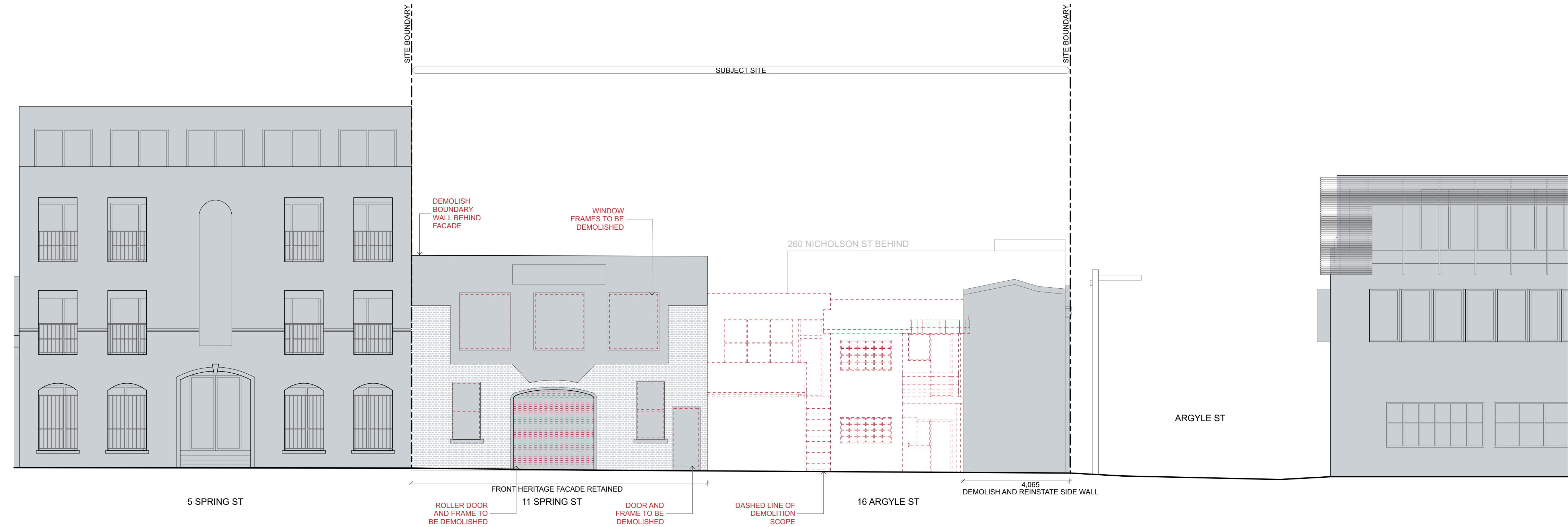




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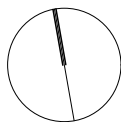


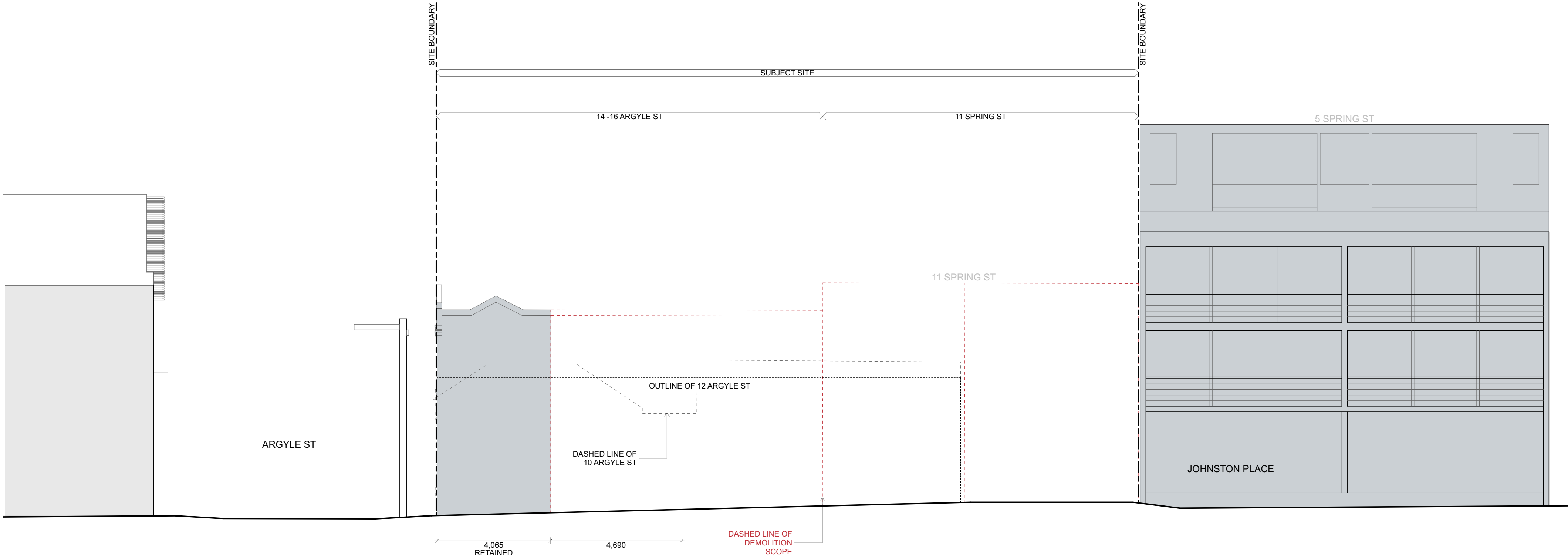
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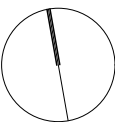
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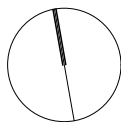
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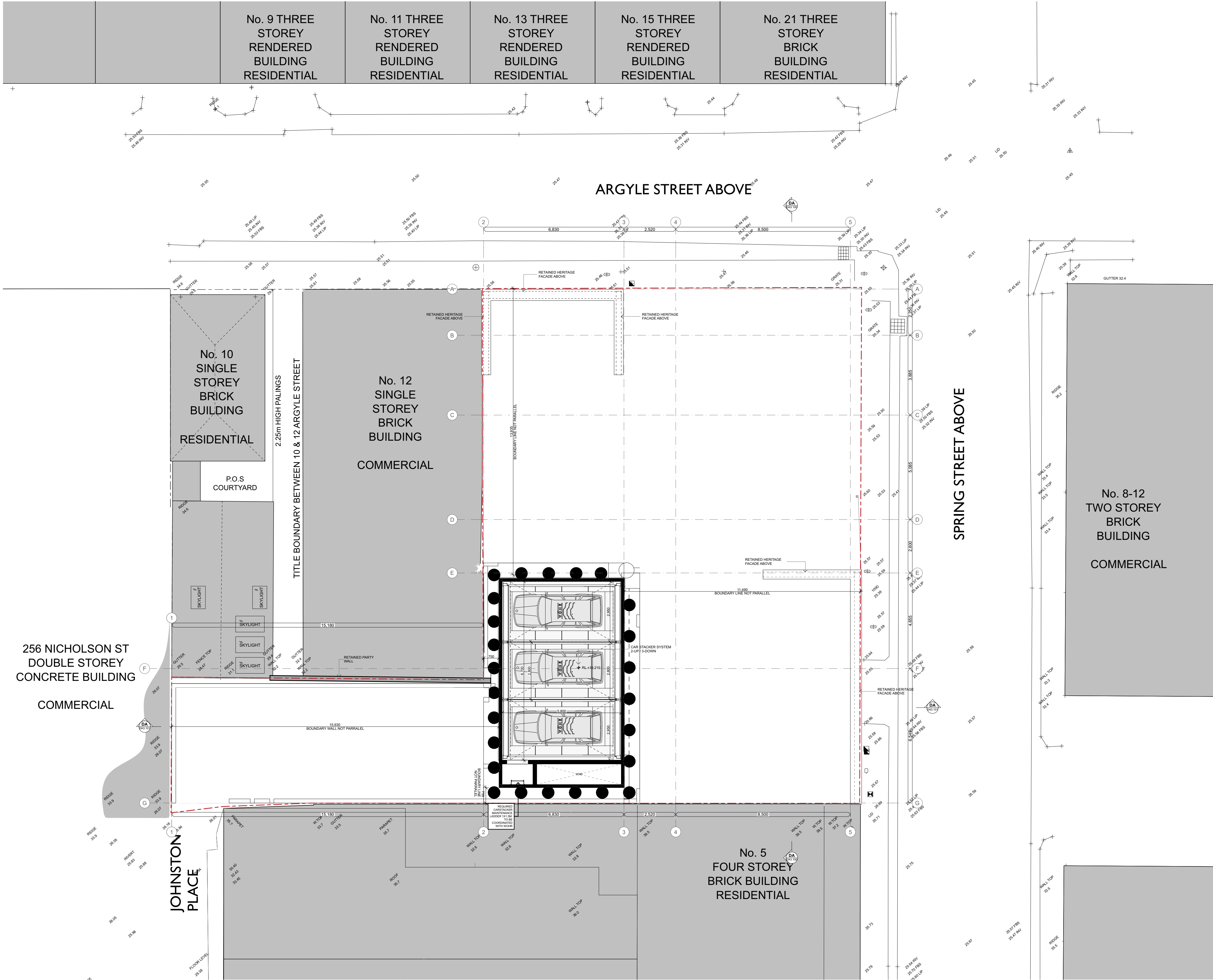
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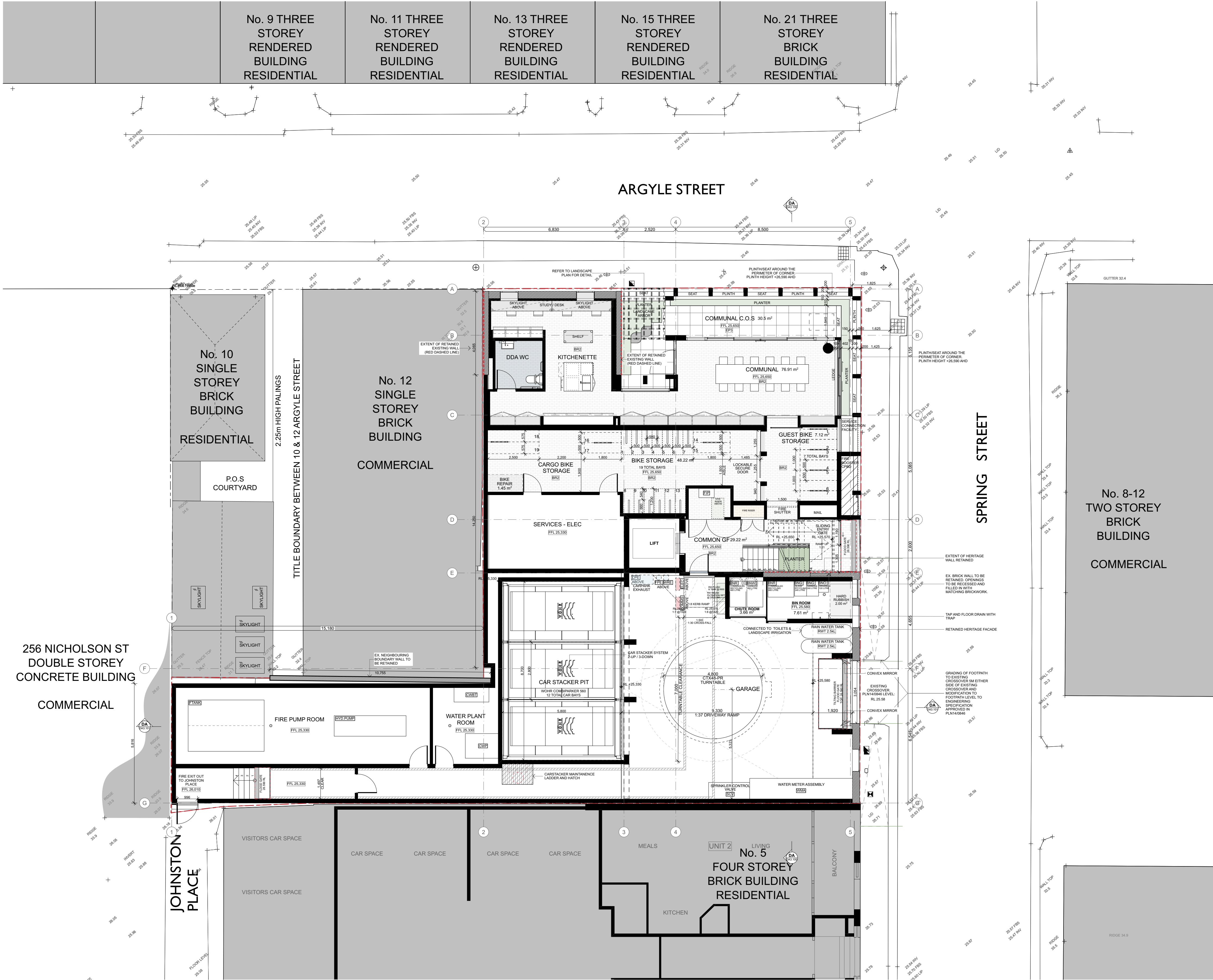
- EXTERNAL FINISHES LEGEND**
- EX1 EXISTING BUILDING
 - GL1 CLEAR GLAZING IN ALUMINIUM FRAMES TO MATCH EF1
 - GL2 CLEAR GLAZING IN ALUMINIUM FRAMES TO MATCH EF2
 - GL3 CLEAR GLAZING IN EXISTING WINDOW FRAMES
 - GL4 OBSCURED GLAZING IN EXISTING WINDOW FRAMES
 - EF1 CONCRETE FACADE - LIGHT PIGMENT
 - EF2 CONCRETE FACADE - DARK PIGMENT
 - EF3 CONCRETE PATTERN - LIGHT PIGMENT
 - EF4 CONCRETE PATTERN - DARK PIGMENT
 - EF5 METAL WORK - COLOUR TO MATCH EF1
 - EF6 METAL WORK - COLOUR TO MATCH EF2
 - EF7 METAL FIRE BOOSTER CUPBOARD - TO MATCH EF1
 - EF8 RENDER TO MATCH EF1
 - EF9 PERFORATED METAL MESH SCREEN TO MATCH EF1
 - EF10 RENDER TO MATCH EF2
 - EF11 CONCRETE FACADE - GREY
 - EF12 RED BRICK
 - EF13 TENSILE MESH
 - EF14 PERFORATED METAL MESH SCREEN TO MATCH EF2
 - EP1 TERRACOTTA PAVING
 - EP2 GRAVEL BALLAST
 - EP3 BRICK AND OXIDE PAVING
 - BR2 EXISTING HERITAGE BRICK PAVING
- PROJECT ESD COMMITMENTS**
- BESS Best Practice (50%) score across all dwellings in the development.
 - Minimum NatHERS average of 8 Stars, with no individual dwelling less than 6.5 stars
 - Each dwelling will achieve a maximum NatHERS cooling load of 30 MJ/m2
 - A minimum of 6.5 Stars for any individual dwelling, and
 - An average rating of at least 8.0 Stars
 - A BESS Overall score of 65%
 - Building Users Guide to be developed for users
 - Separate Utility Meters for occupants to monitor consumption
 - Ventilation System complying with ASHRAE Standards
 - Operable windows and cross-flow strategies
 - Exhausting pollutants from vehicles in enclosed spaces
 - Access to natural daylight
 - Double glazing that maximises daylight and prioritises thermal performance
 - Visual comfort and a clear line of sight to external views
 - Low Volatile Organic Compounds (VOC) to internally applied finishes
 - Low Formaldehyde engineered wood products
 - Construction materials and external cladding to maximise positive influence of thermal mass and minimise unwanted heat gain/loss
- Energy Strategy**
- All appliances will be electric within 1 Star energy rating where available
 - High efficiency all electric heat pump system
 - Airconditioning with an inverter split system, energy rating of 3 stars each, and ceiling fans to bedrooms
 - Implementation of a 7.0 kW photovoltaic system.
 - LED lighting to be installed throughout with reduced lighting power density
- Water Efficiency**
- Carbon Monoxide (CO) monitoring systems to be implemented
- Water Reuse**
- Toilets – 4 Star
 - Showers – 3 Star
 - Dishwashers – 5 Star (if supplied)
 - Temporary storage for 80% of fire system test/maintenance water
 - Drip irrigation with moisture sensor override
- Stormwater Management**
- Project will comply with WSUD requirements and achieve a 100% BlueFactor score.
 - WSUD strategy includes a 5 kL rainwater tank with 364 m² catchment.
- Transport**
- 19 secure resident bicycle spaces provided.
 - 7 visitor bicycle spaces on site.
 - Bike repair station provided.
- Car Parking**
- Total of 12 car parking spaces
- Electric Vehicle Infrastructure**
- Provision for EV charging at each car park with at least one equipped charger.
- Construction & Demolition Waste**
- Contractor will divert at least 80% of construction/demolition waste from landfill.
- Operational Waste**
- Clearly labelled recycling bins provided in refuse room and bin chutes also provided.
 - 2.0 m² hard waste area provided.
 - Kitchen joinery includes separated waste streams.
 - Purchasers provided with organics-waste guidance.
- Urban Ecology – Communal Spaces**
- 75 m² indoor communal space for social interaction & activities.
- Urban Ecology – Site Vegetation**
- Landscaping over ~5% of site area.
- Private Balconies**
- Each dwelling has a private balcony/courtyard.
 - Balconies include tap & floor waste to support resident greenery.
- Sustainable Building Materials**
- Limited materials palette focused on raw materials
 - Healthy material specification implemented aligning with PVC Best

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- PROJECT ESD COMMITMENTS**
- BESS Best Practice (50%) score across all dwellings in the development.
 - Minimum NatHERS average of 8 Stars, with no individual dwelling less than 6.5 stars
 - Each dwelling will achieve a maximum NatHERS cooling load of 30 MJ/m2
 - A minimum of 6.5 Stars for any individual dwelling, and
 - An average rating of at least 8.0 Stars
 - A BESS Overall score of 65%
 - Building Users Guide to be developed for users
 - Separate Utility Meters for occupants to monitor consumption
 - Ventilation System complying with ASHRAE Standards
 - Operable windows and cross-flow strategies
 - Exhausting pollutants from vehicles in enclosed spaces
 - Access to natural daylight
 - Double glazing that maximises daylight and prioritises thermal performance
 - Visual comfort and a clear line of sight to external views
 - Low Volatile Organic Compounds (VOC) to internally applied finishes
 - Low Formaldehyde engineered wood products
 - Construction materials and external cladding to maximise positive influence of thermal mass and minimise unwanted heat gain/loss
- Energy Strategy**
- All appliances will be electric within 1 Star energy rating where available
 - High efficiency all electric heat pump system
 - Airconditioning with an inverter split system, energy rating of 3 stars each, and ceiling fans to bedrooms
 - Implementation of a 7.0 kW photovoltaic system.
 - LED lighting to be installed throughout with reduced lighting power density
- Water Efficiency**
- Carbon Monoxide (CO) monitoring systems to be implemented
 - Implementation of a 7.0 kW photovoltaic system.
 - LED lighting to be installed throughout with reduced lighting power density
- Water Reuse**
- Carbon Monoxide (CO) monitoring systems to be implemented
 - Implementation of a 7.0 kW photovoltaic system.
 - LED lighting to be installed throughout with reduced lighting power density
- Transport**
- 19 secure resident bicycle spaces provided.
 - 7 visitor bicycle spaces on site.
 - Bike repair station provided.
- Car Parking**
- Total of 12 car parking spaces
- Electric Vehicle Infrastructure**
- Provision for EV charging at each car park with at least one equipped charger.
- Construction & Demolition Waste**
- Contractor will divert at least 80% of construction/demolition waste from landfill.
- Operational Waste**
- Clearly labelled recycling bins provided in refuse room and bin chutes also provided.
 - 2.0 m² hard waste area provided.
 - Kitchen joinery includes separated waste streams.
 - Purchasers provided with organics-waste guidance.
- Urban Ecology – Communal Spaces**
- 75 m² indoor communal space for social interaction & activities.
- Urban Ecology – Site Vegetation**
- Landscaping over ~5% of site area.
- Private Balconies**
- Each dwelling has a private balcony/courtyard.
 - Balconies include tap & floor waste to support resident greenery.
- Sustainable Building Materials**
- Limited materials palette focused on raw materials
 - Healthy material specification implemented aligning with PVC Best

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PROJECT BEST COMMENTS

BESS Best Practice (50% score across all dwellings in the development.

- Minimum NHERS average of 8 Stars, with no individual dwelling less than 6.5 stars.
- Each dwelling will achieve a maximum NHERS cooling load of 30 MJ/m2
- A minimum of 6.5 stars for any individual dwelling, and
- An average rating of at least 8.0 Stars
- A BESS Overall score of 4.0 Stars
- Building Users Guide to be developed for users
- Separate Utility Meters for occupants to monitor consumption
- Ventilation System complying with ASHRAE Standards
- Operable windows and doors to provide natural ventilation
- Exhausting pollutants from vehicles in enclosed spaces
- Access to natural daylight
- Double glazing that maximises daylight and prioritises thermal performance
- Visual comfort and a clear line of sight to external views
- Low Volatile Organic Compounds (VOC) to internally applied finishes
- Low Formaldehyde engineered wood products
- Construction materials and external cladding to maximise positive influence on thermal mass and minimise unwanted heat gain/loss

Energy Strategy

- All appliances will be electric within 1 Star energy rating where available
- High efficiency all electric heat pump system
- Airconditioning with an inverter split system, energy rating of 3 stars each, and ceiling fans to bedrooms
- Implementation of a 7.0 kW photovoltaic system.
- LED lighting to be installed throughout with reduced lighting power density
- Carbon Monoxide (CO) monitoring systems to be implemented

Water Efficiency

- Taps – 5 Star Kitchen, 6 Star Bathroom
- Showers – 4 Star
- Toilets – 3 Star
- Dishwashers – 5 Star (if supplied)
- Temporary storage for 80% of the system test/maintenance water
- Drip irrigation with moisture sensor override

Water Reuse

- 5,000 L rainwater tank for toilet flushing & irrigation
- Stormwater Management – WUSD
- Project will comply with WUSD requirements and achieve a 100% Bluewater credit
- WUSD strategy includes a 5 L rainwater tank with 364 m³ catchment.

Transport

Bicycle Parking

- 19 secure resident bicycle spaces provided.
- 7 visitor bicycle spaces on site.
- Bike repair station provided.

Car parking

- Total of 12 car parking spaces

Electric Vehicle Infrastructure

- Provision for EV charging at each car park with at least one equipped charger.

Construction & Demolition Waste

- Contractor will divert at least 90% of construction/demolition waste from landfill.

Operational Waste

- 100% recycled recycling bins provided in refuse room, and bin chutes also provided.
- 2.0 m³ hard waste area provided.
- Kitchen joinery includes separated waste streams.
- Purchasers provided with a separate waste guidance.

Urbanity – Communal Spaces

- 78 m² indoor communal space for social interaction & activities.

Urbanity – Site Vegetation

- Landscaping over ~5% of site area.

Private Balconies

- Each dwelling has a private balcony/courtyard.
- Balconies include tap & floor waste to support resident greenery.

Sustainable Building Materials

- Limited materials palette focused on raw materials
- Healthy material specification implemented aligning with PVC Best

ACOUSTIC COMMITMENTS

- All operable windows to habitable rooms to have acoustic bulb seals
- All sliding doors to have pile seals to the perimeter.

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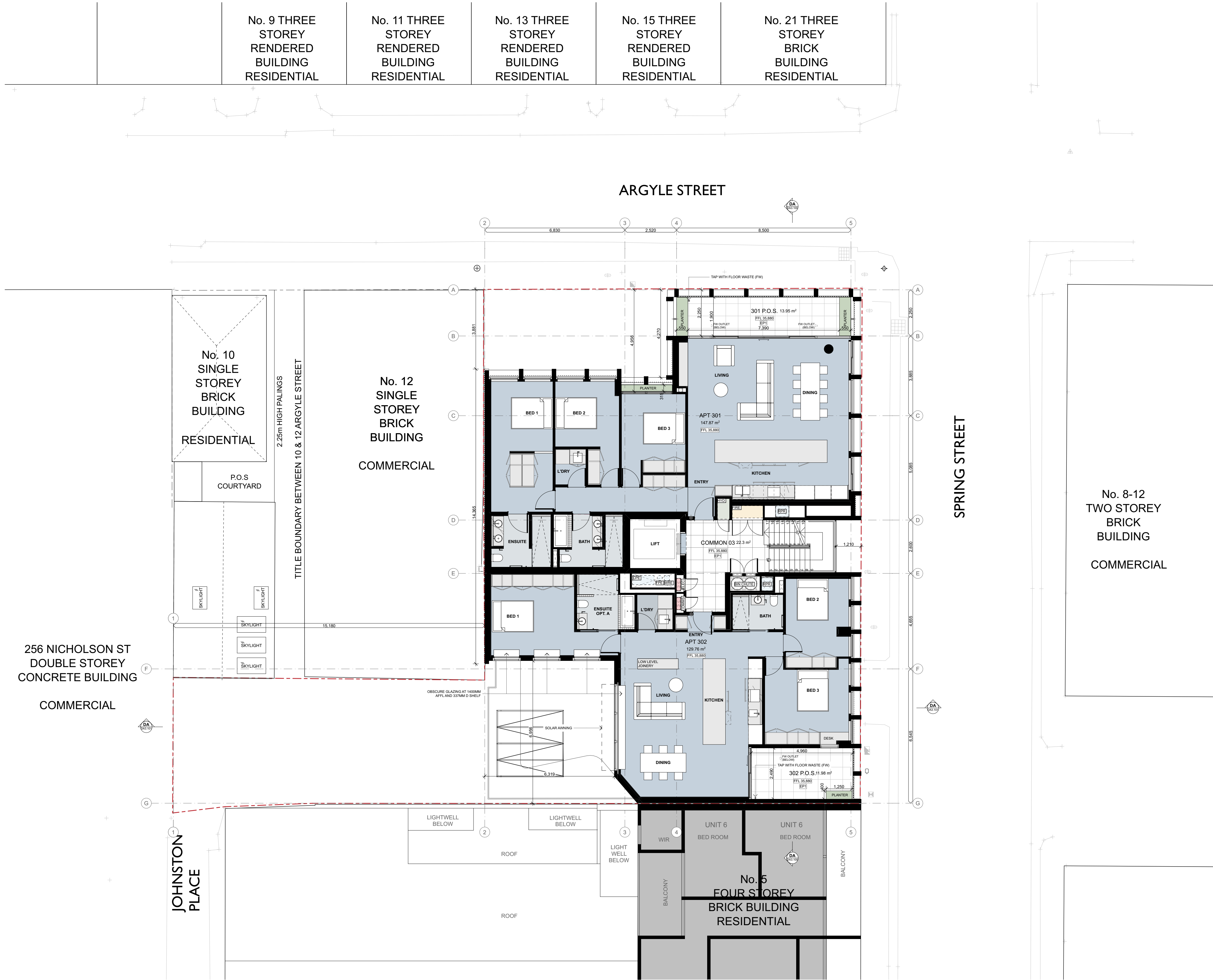
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- EXTERNAL FINISHES LEGEND**
- EX1 EXISTING BUILDING
 - GL1 CLEAR GLAZING IN ALUMINIUM FRAMES TO MATCH EF1
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 - GL3 CLEAR GLAZING IN EXISTING WINDOW FRAMES
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 - EF1 CONCRETE FACADE - LIGHT PIGMENT
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 - EF3 CONCRETE PATTERN - LIGHT PIGMENT
 - EF4 CONCRETE PATTERN - DARK PIGMENT
 - EF5 METAL WORK - COLOUR TO MATCH EF1
 - EF6 METAL WORK - COLOUR TO MATCH EF2
 - EF7 METAL FIRE BOOSTER CUPBOARD - TO MATCH EF1
 - EF8 RENDER TO MATCH EF1
 - EF9 PERFORATED METAL MESH SCREEN TO MATCH EF1
 - EF10 RENDER TO MATCH EF2
 - EF11 CONCRETE FACADE - GREY
 - EF12 RED BRICK
 - EF13 TENSILE MESH
 - EF14 PERFORATED METAL MESH SCREEN TO MATCH EF2
 - EP1 TERRACOTTA PAVING
 - EP2 GRAVEL BALLAST
 - EP3 BRICK AND OXIDE PAVING
 - BR2 EXISTING HERITAGE BRICK PAVING

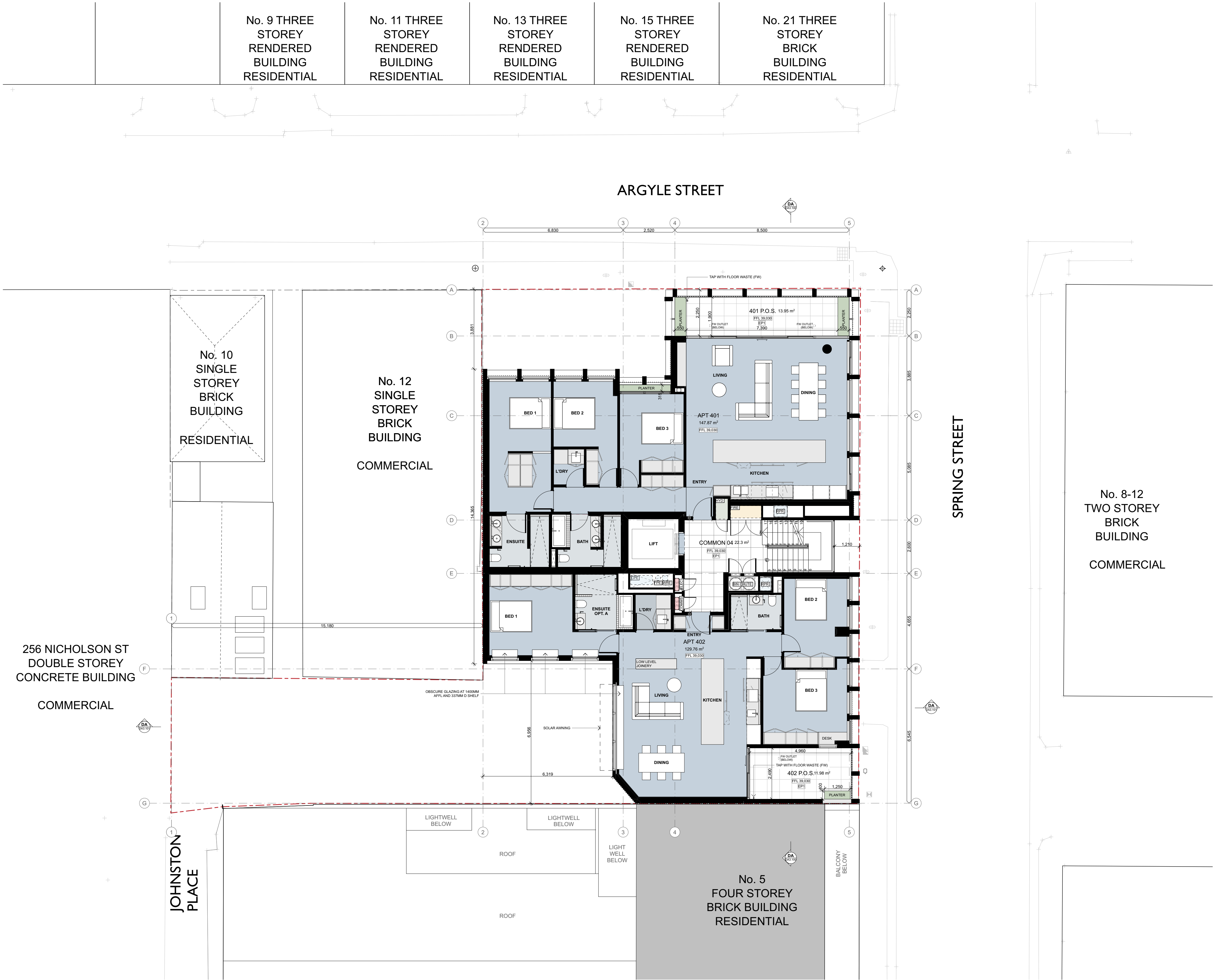
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- BESS Best Practice (50%) score across all dwellings in the development.
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 - Each dwelling will achieve a maximum NatHERS cooling load of 30 MJ/m2
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 - A BESS Overall score of 65%
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 - Separate Utility Meters for occupants to monitor consumption
 - Ventilation System complying with ASHRAE Standards
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 - Access to natural daylight
 - Double glazing that maximises daylight and prioritises thermal performance
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- Energy Strategy**
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 - Airconditioning with an inverter split system, energy rating of 3 stars each, and ceiling fans to bedrooms
 - Implementation of a 7.0 kW photovoltaic system.
 - LED lighting to be installed throughout with reduced lighting power density
- Water Efficiency**
- Carbon Monoxide (CO) monitoring systems to be implemented
 - Taps - 5 Star Kitchen, 6 Star Bathroom
 - Toilets - 4 Star
 - Showers - 3 Star
 - Dishwashers - 5 Star (if supplied)
 - Temporary storage for 80% of fire system test/maintenance water
 - Drip irrigation with moisture sensor override
- Water Reuse**
- 5,000 L rainwater tank for toilet flushing & irrigation
 - Stormwater Management - WSUD
 - Project will comply with WSUD requirements and achieve a 100% BlueFactor score.
 - WSUD strategy includes a 5 kL rainwater tank with 364 m² catchment.
- Transport**
- 19 secure resident bicycle spaces provided.
 - 7 visitor bicycle spaces on site.
 - Bike repair station provided.
- Car Parking**
- Total of 12 car parking spaces
- Electric Vehicle Infrastructure**
- Provision for EV charging at each car park with at least one equipped charger.
- Construction & Demolition Waste**
- Contractor will divert at least 80% of construction/demolition waste from landfill.
- Operational Waste**
- Clearly labelled recycling bins provided in refuse room and bin chutes also provided.
 - 2.0 m² hard waste area provided.
 - Kitchen joinery includes separated waste streams.
 - Purchasers provided with organics-waste guidance.
- Urban Ecology - Communal Spaces**
- 75 m² indoor communal space for social interaction & activities.
- Urban Ecology - Site Vegetation**
- Landscaping over ~5% of site area.
- Private Balconies**
- Each dwelling has a private balcony/courtyard.
 - Balconies include tap & floor waste to support resident greenery.
- Sustainable Building Materials**
- Limited materials palette focused on raw materials
 - Healthy material specification implemented aligning with PVC Best

- ACOUSTIC COMMITMENTS**
- All operable windows to habitable rooms to have acoustic bulb seals
 - All sliding doors to have pile seals to the perimeter.

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ADVERTISED PLAN



FOURTH FLOOR
1:100

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- Car Parking**
- Total of 12 car parking spaces
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- Construction & Demolition Waste**
- Contractor will divert at least 80% of construction/demolition waste from landfill.
- Operational Waste**
- Clearly labelled recycling bins provided in refuse room and bin chutes also provided.
 - 2.0 m² hard waste area provided.
 - Kitchen joinery includes separated waste streams.
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- 75 m² indoor communal space for social interaction & activities.
- Urban Ecology – Site Vegetation**
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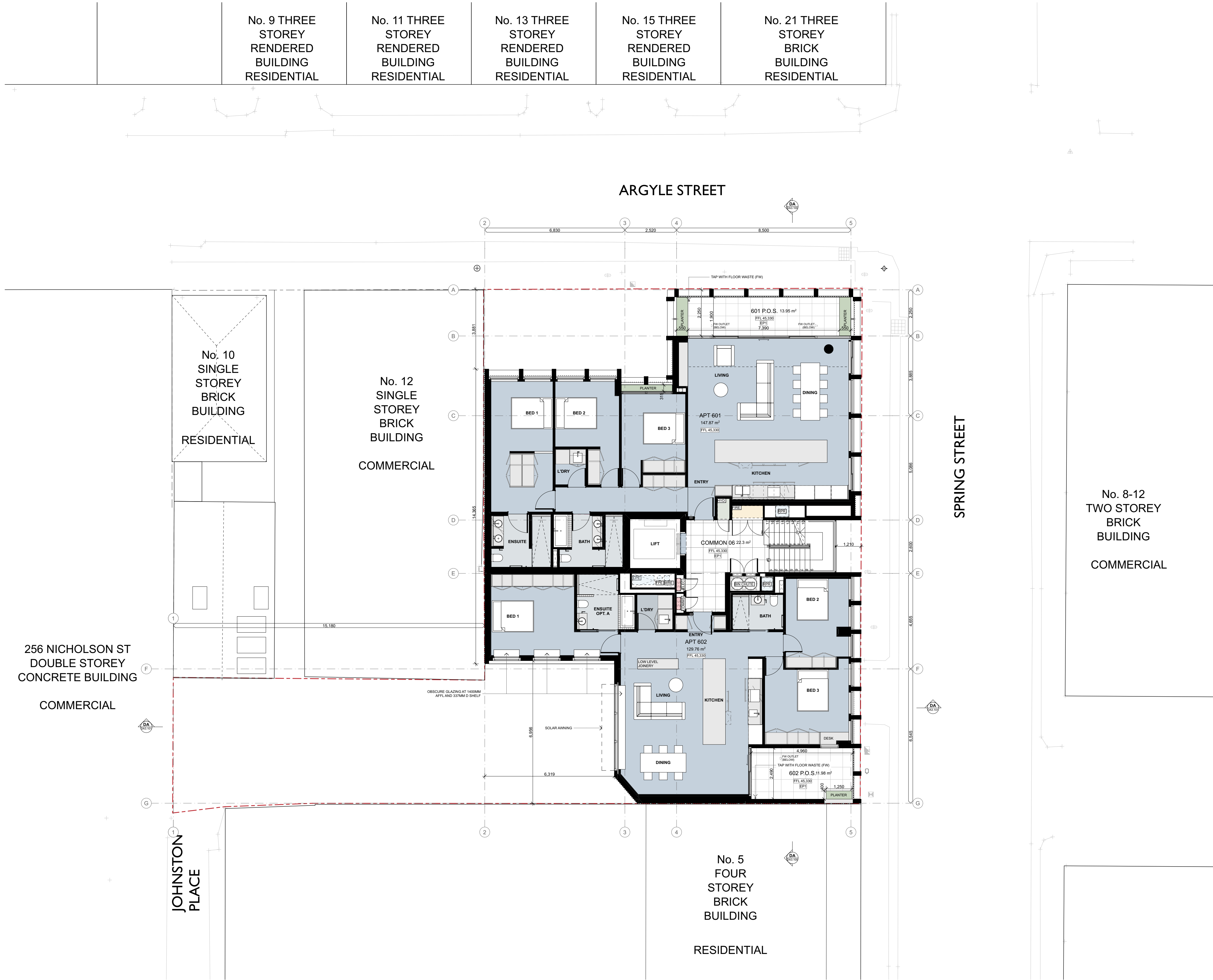
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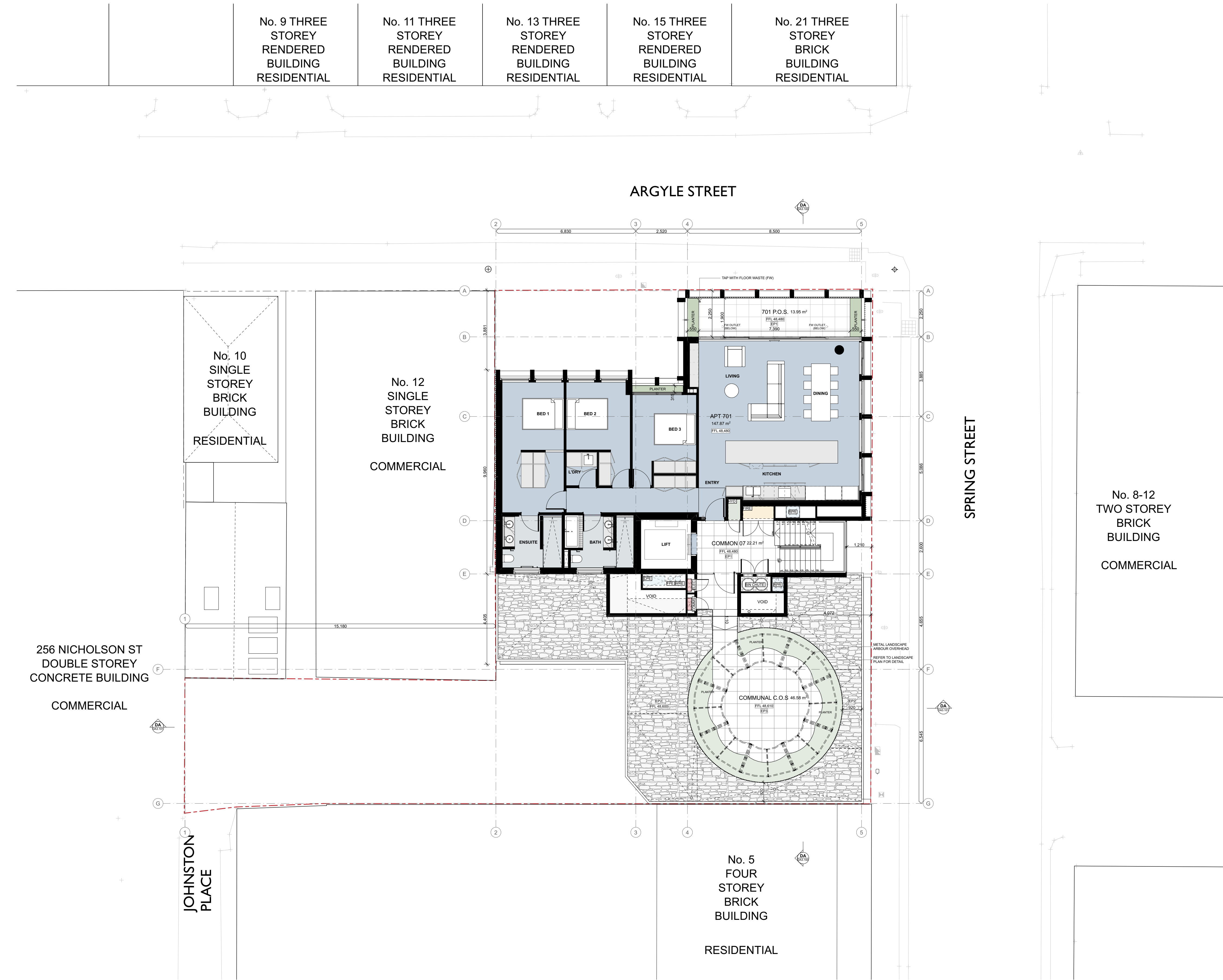
SIXTH FLOOR
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ADVERTISED PLAN



SEVENTH FLOOR
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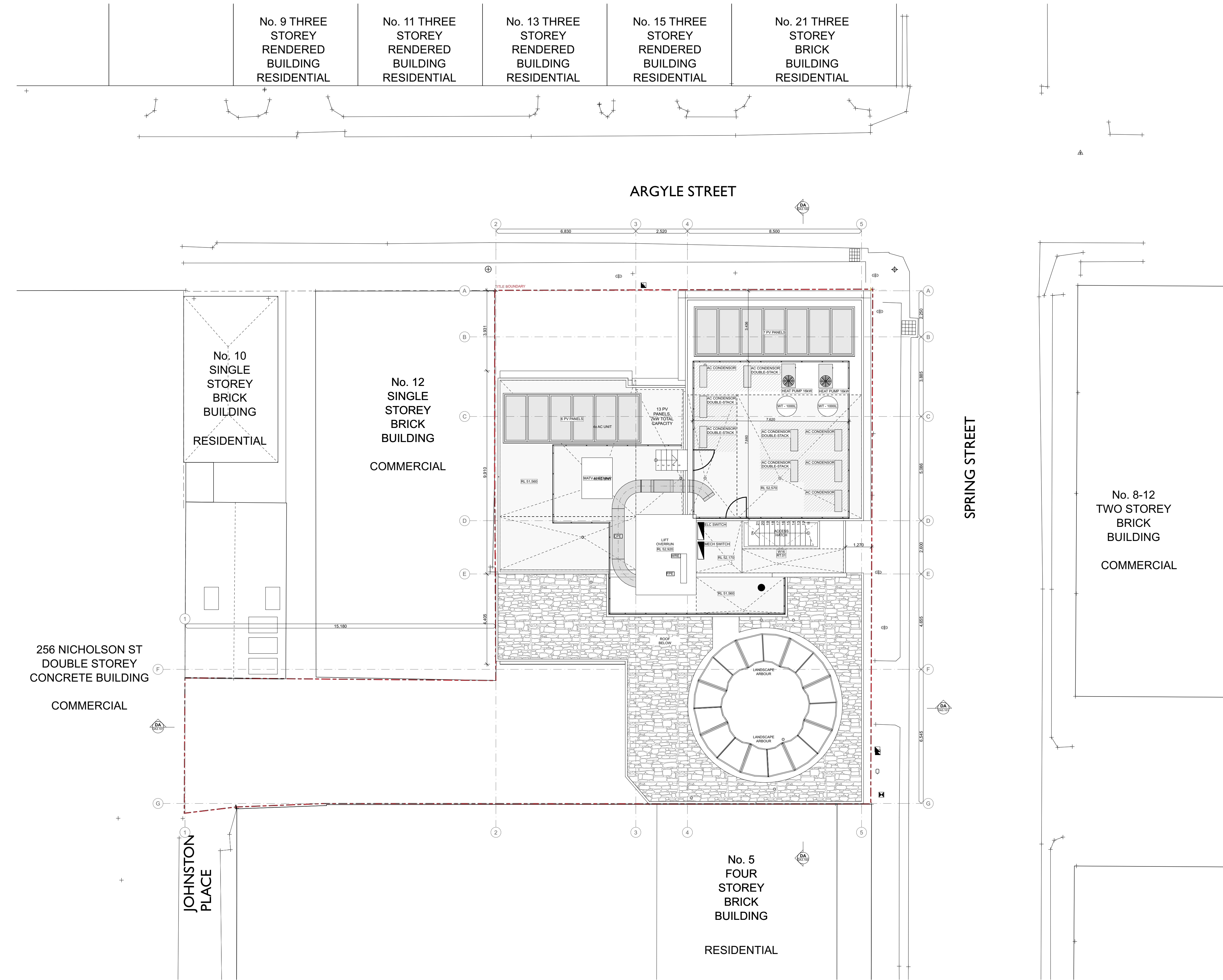
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ROOF PLAN
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- Operational Waste**
- Clearly labelled recycling bins provided in refuse room and bin chutes also provided.
 - 2.0 m² hard waste area provided.
 - Kitchen joinery includes separated waste streams.
 - Purchasers provided with organics-waste guidance.
- Urban Ecology – Communal Spaces**
- 75 m² indoor communal space for social interaction & activities.
- Urban Ecology – Site Vegetation**
- Landscaping over ~5% of site area.
- Private Balconies**
- Each dwelling has a private balcony/courtyard.
 - Balconies include tap & floor waste to support resident greenery.
- Sustainable Building Materials**
- Limited materials palette focused on raw materials
 - Healthy material specification implemented aligning with PVC Best

- ACOUSTIC COMMITMENTS**
- All operable windows to habitable rooms to have acoustic bulb seals
 - All sliding doors to have pile seals to the perimeter.

REV	DATE	DESCRIPTION
A	13/5/2026	Town Planning Submission



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 - GL3 CLEAR GLAZING IN EXISTING WINDOW FRAMES
 - GL4 OBSCURED GLAZING IN EXISTING WINDOW FRAMES
 - EF1 CONCRETE FACADE - LIGHT PIGMENT
 - EF2 CONCRETE FACADE - DARK PIGMENT
 - EF3 CONCRETE PATTERN - LIGHT PIGMENT
 - EF4 CONCRETE PATTERN - DARK PIGMENT
 - EF5 METAL WORK - COLOUR TO MATCH EF1
 - EF6 METAL WORK - COLOUR TO MATCH EF2
 - EF7 METAL FIRE BOOSTER CUPBOARD - TO MATCH EF1
 - EF8 RENDER TO MATCH EF1
 - EF9 PERFORATED METAL MESH SCREEN TO MATCH EF1
 - EF10 RENDER TO MATCH EF2
 - EF11 CONCRETE FACADE - GREY
 - EF12 RED BRICK
 - EF13 TENSILE MESH
 - EP1 BRICK / EXTERNAL PAVING
 - EP2 GRAVEL BALLAST

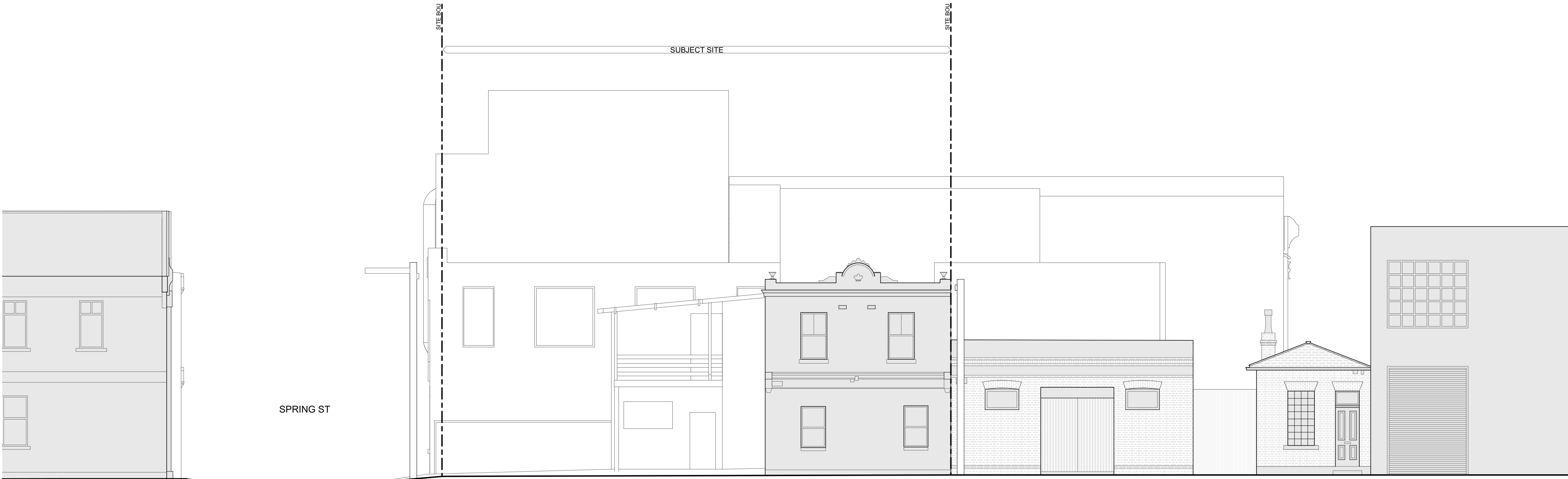
- PROJECT ESD COMMITMENTS**
- BESS Best Practice (50%) score across all dwellings in the development
 - Minimum NatHERS average of 8 Stars, with no individual dwelling less than 6.5 stars
 - Double glazing with VLT of 50%
 - Each dwelling will achieve a maximum NatHERS cooling load of 30 MJ/m2
 - Operable windows are provided to all living areas and bedrooms
 - All appliances are electric
 - Electric heat pump system used for domestic hot water
 - Ceiling fans will be provided to each bedroom and living room
 - LED lighting will be installed throughout
 - Rainwater tank used for toilet flushing and landscape irrigation
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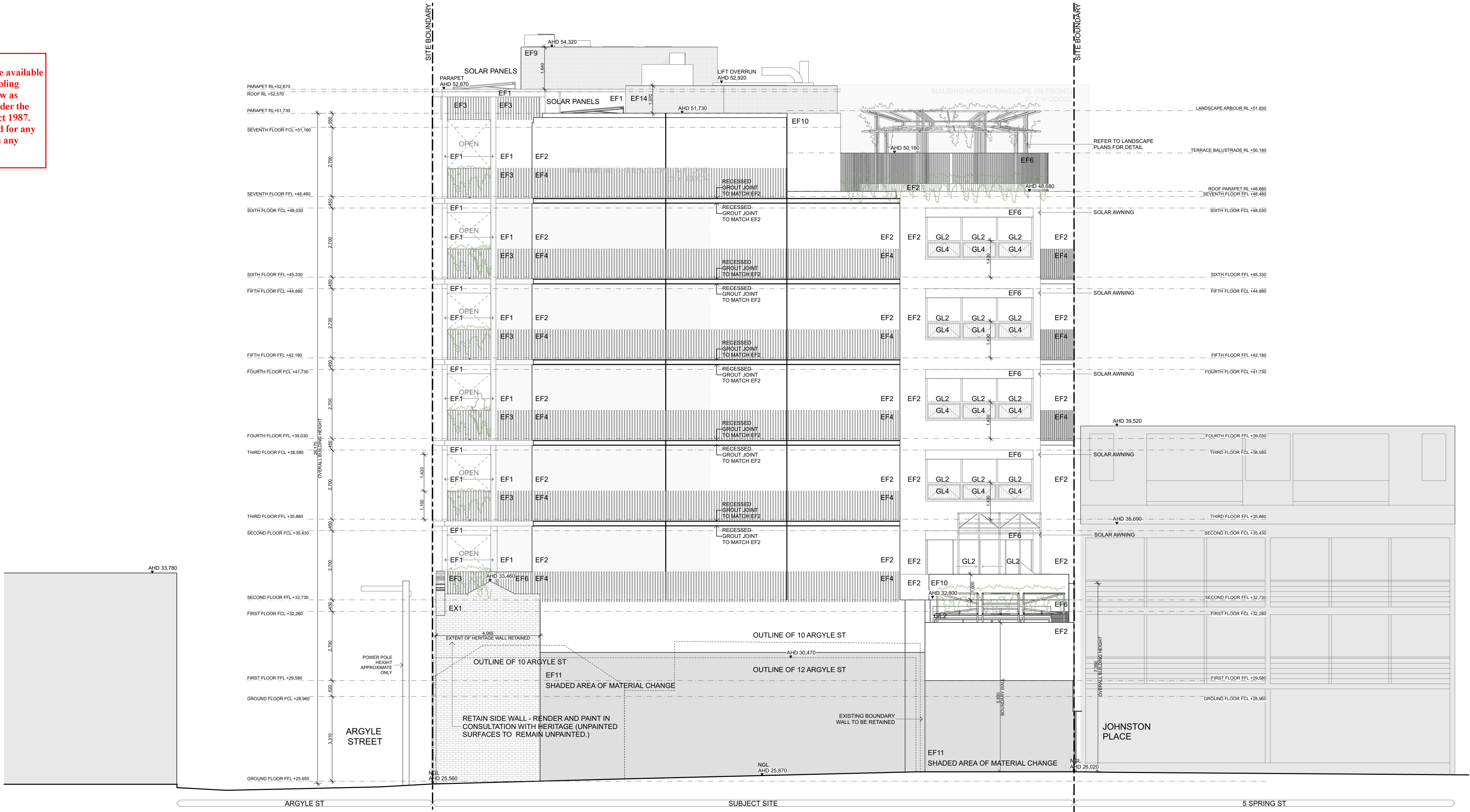
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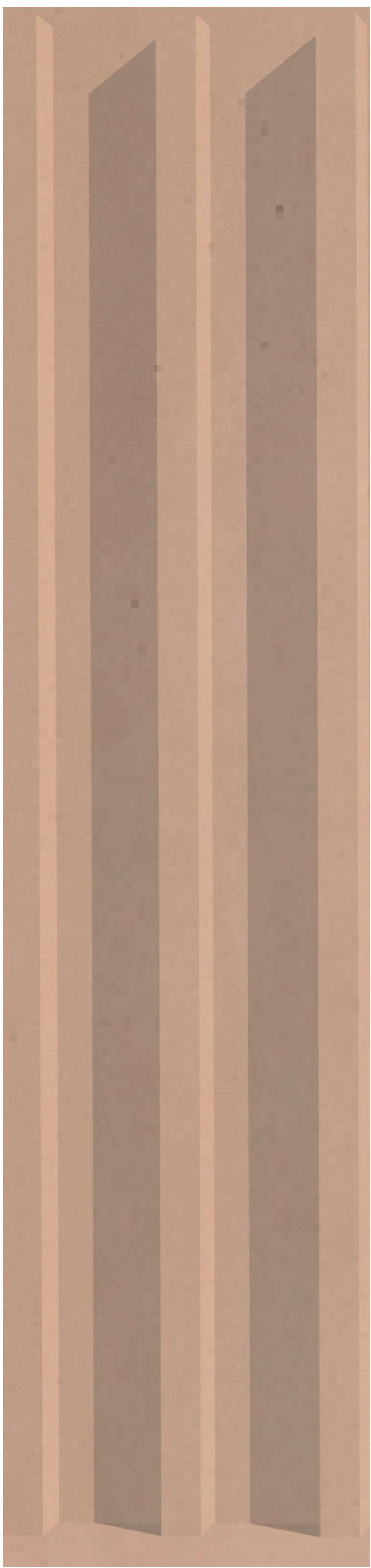
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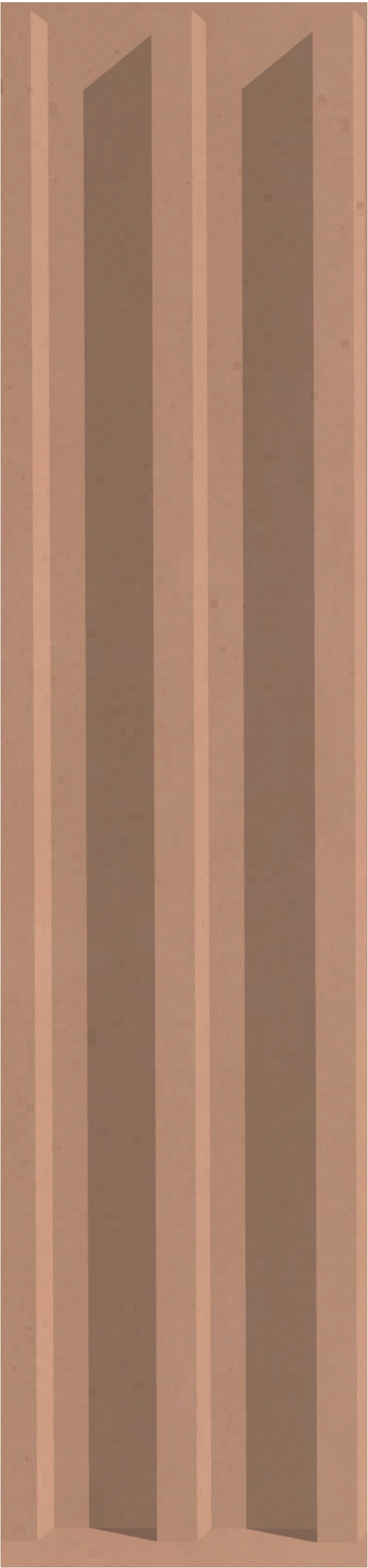
EF1
Light Pigment Concrete Finish. CCS 'Redbrick' oxide approx. 2bag/m3 based on site samples.



EF2
Dark Pigment Concrete Finish. CCS 'Redbrick' oxide approx. 3bag/m3 based on site samples.



EF3
Light Pigment Concrete Pattern. Colour Match EF1 with CCS 'Redbrick' oxide approx. 2bag/m3



EF4
Dark Pigment Concrete Pattern. Colour Match EF2 with CCS 'Redbrick' oxide approx. 3bag/m3



EF5/7
Metal Work, Balustrades, Screens, Planters and Window Frames. Dulux 'Gold Pheasant' or EF1 Colour Match



EF6
Metal Work, Balustrades, Screens, Planters and Window Frames. Dulux 'Carmen Miranda' or EF2 Colour Match



GL1/GL2/GL3
Double Glazing



EF8
Acrylic Render (Concrete & FC Sheet Soffits) Colour Match EF1



EF10
Acrylic Render (Concrete & FC Sheet Soffits) Colour Match EF2



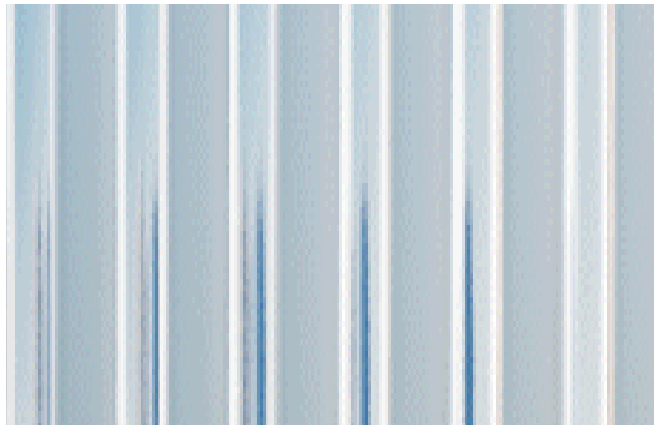
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Clay Red Brick . Stack Bond



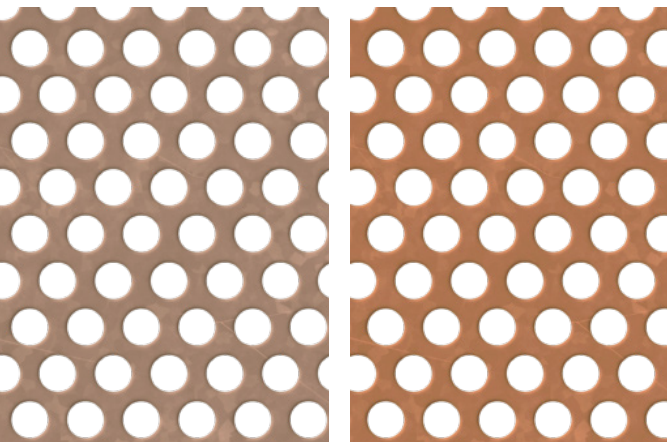
EP1
Terracotta External Paving



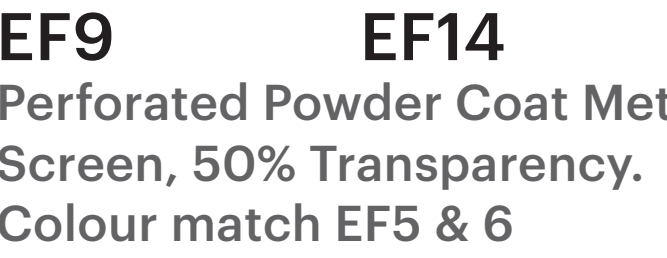
EP2
Crushed Brick Roof Ballast



GL4
Reeded Obscured. Double Glazing



EF9
Perforated Powder Coat Metal Screen, 50% Transparency. Colour match EF5 & 6



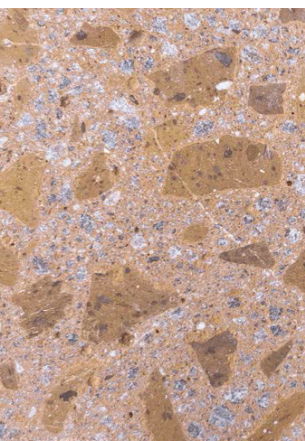
EF11
Concrete Facade (Precast). Grey



EF13
Tensile Mesh



BR2
Existing Heritage Brick as Paving



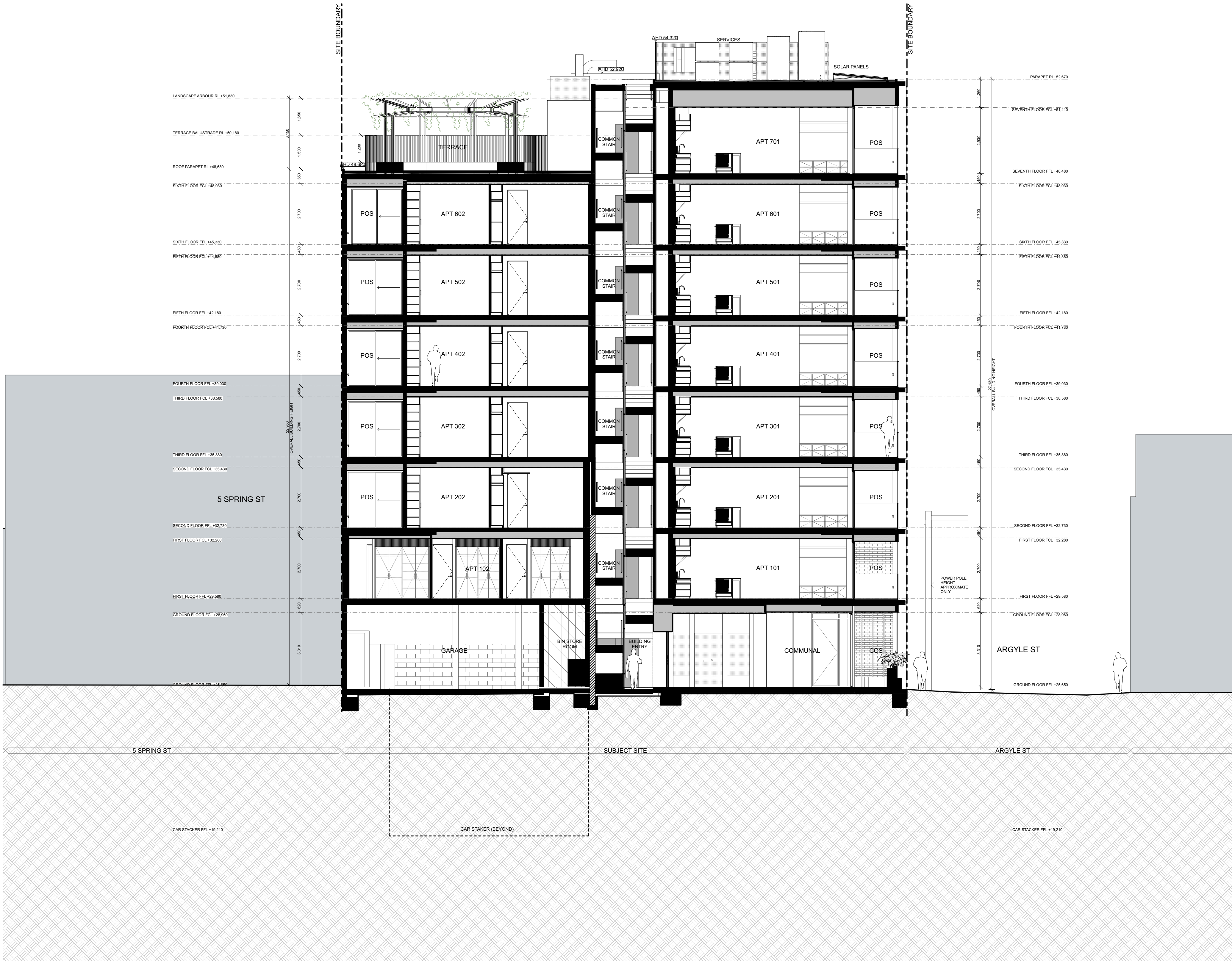
EP3
External Paving with Brick and Oxide

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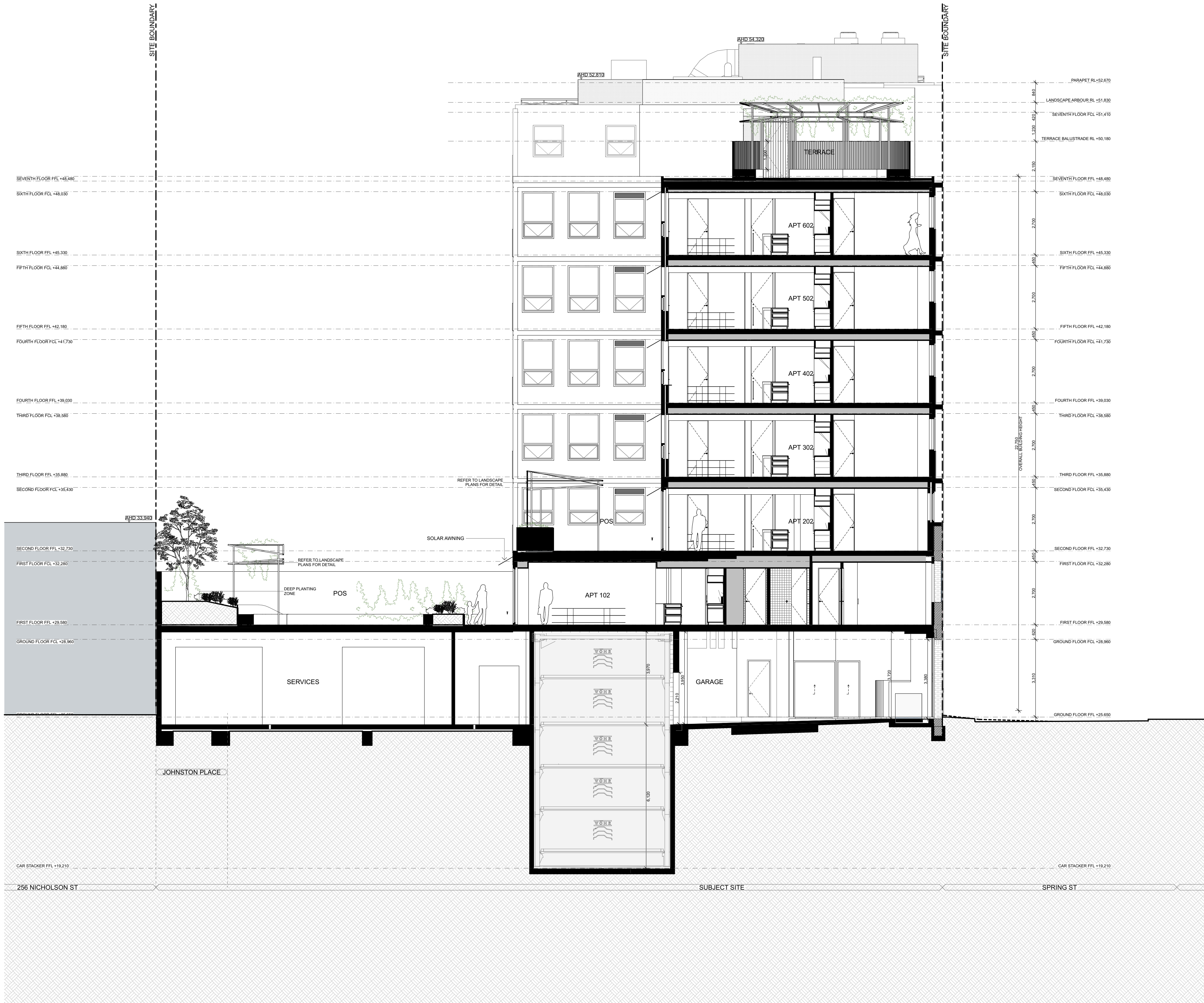


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SECTION 1
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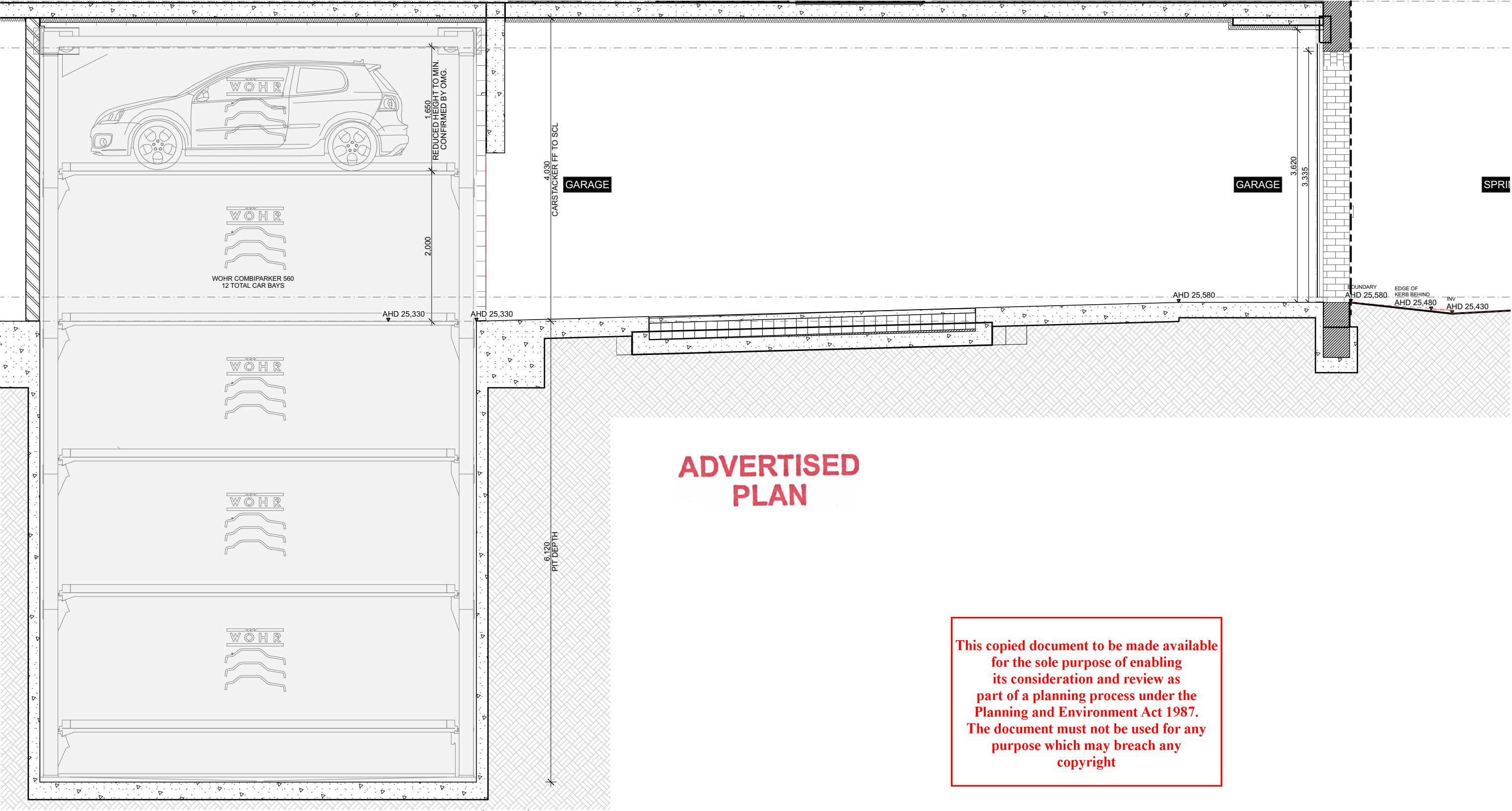
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SECTION 2
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TP_CARSTACKER & ENTRY
1:50

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CARSTACKER & ENTRY SECTIONS

CONTACT
Molly Hibberd — molly@edition-office.com

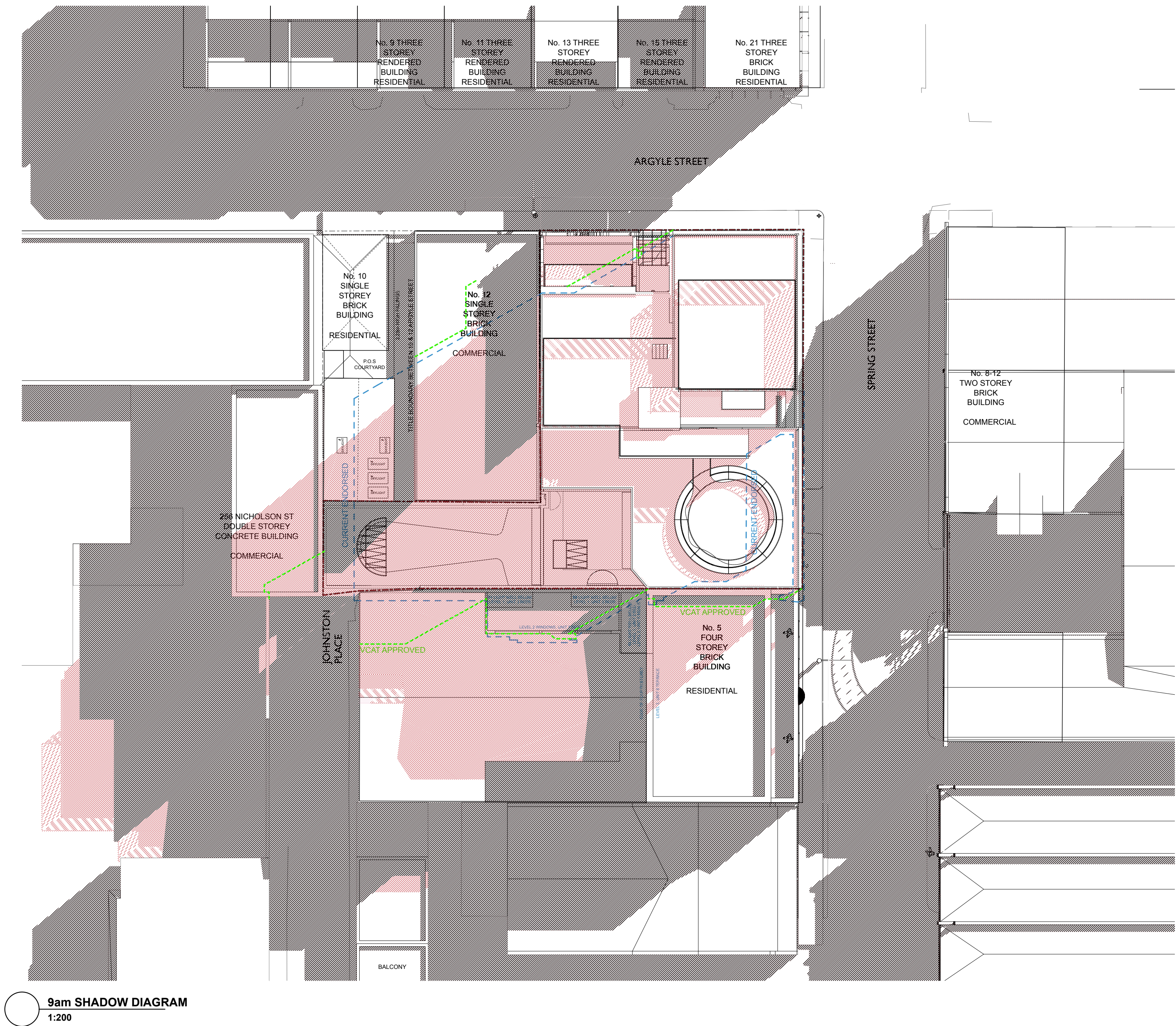
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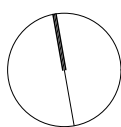
LEGEND KEY

- EXISTING SHADOW
- CURRENT APPROVED SHADOW
- APPROVED VCAT SHADOW
- PROPOSED SHADOW

NOTE: NORTH POINT ON CURRENT APPROVED & VCAT SHADOW ADJUSTED AND CORRECTED FOR PROPOSED SHADOW

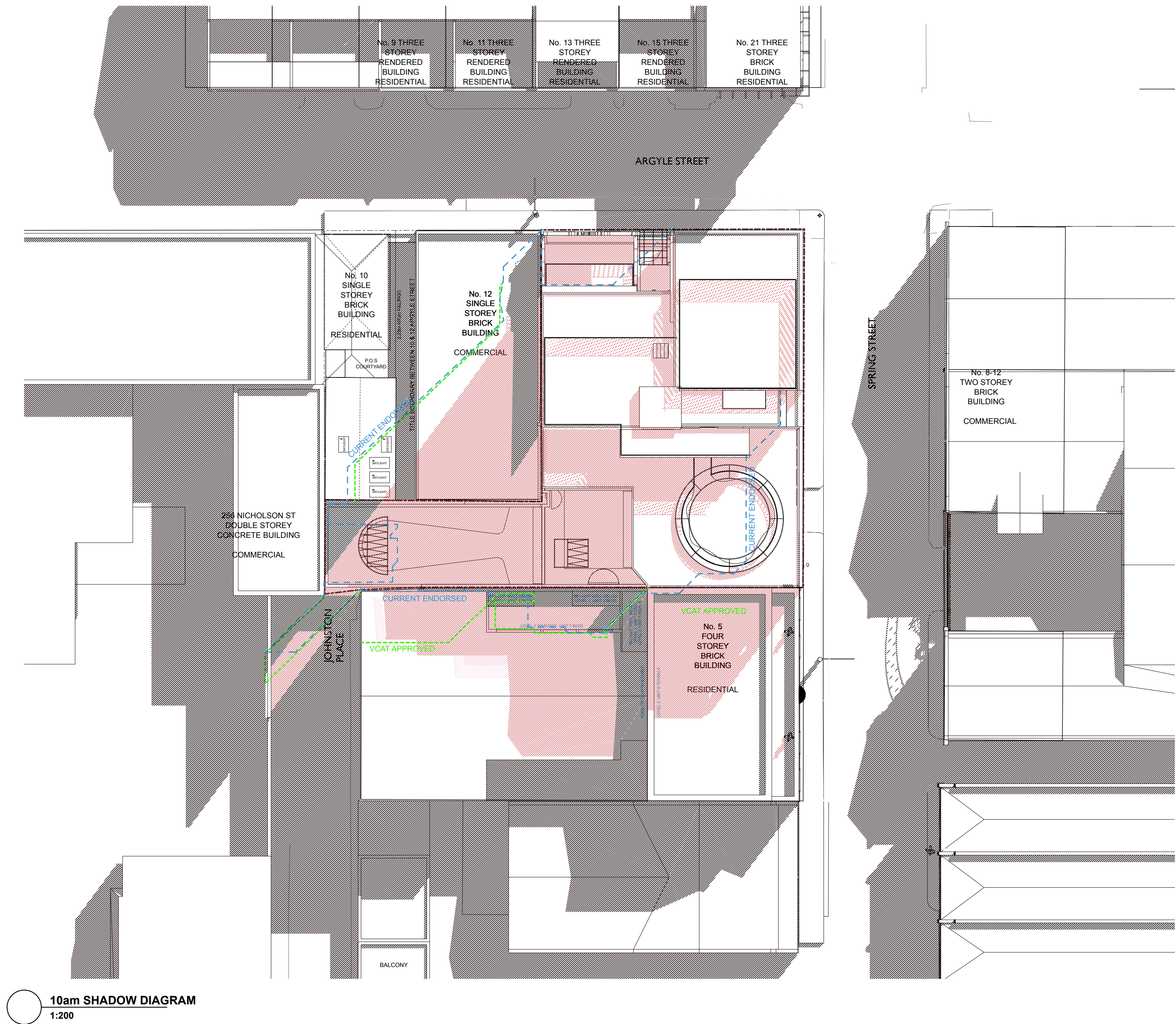
9am SHADOW DIAGRAM
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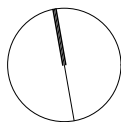
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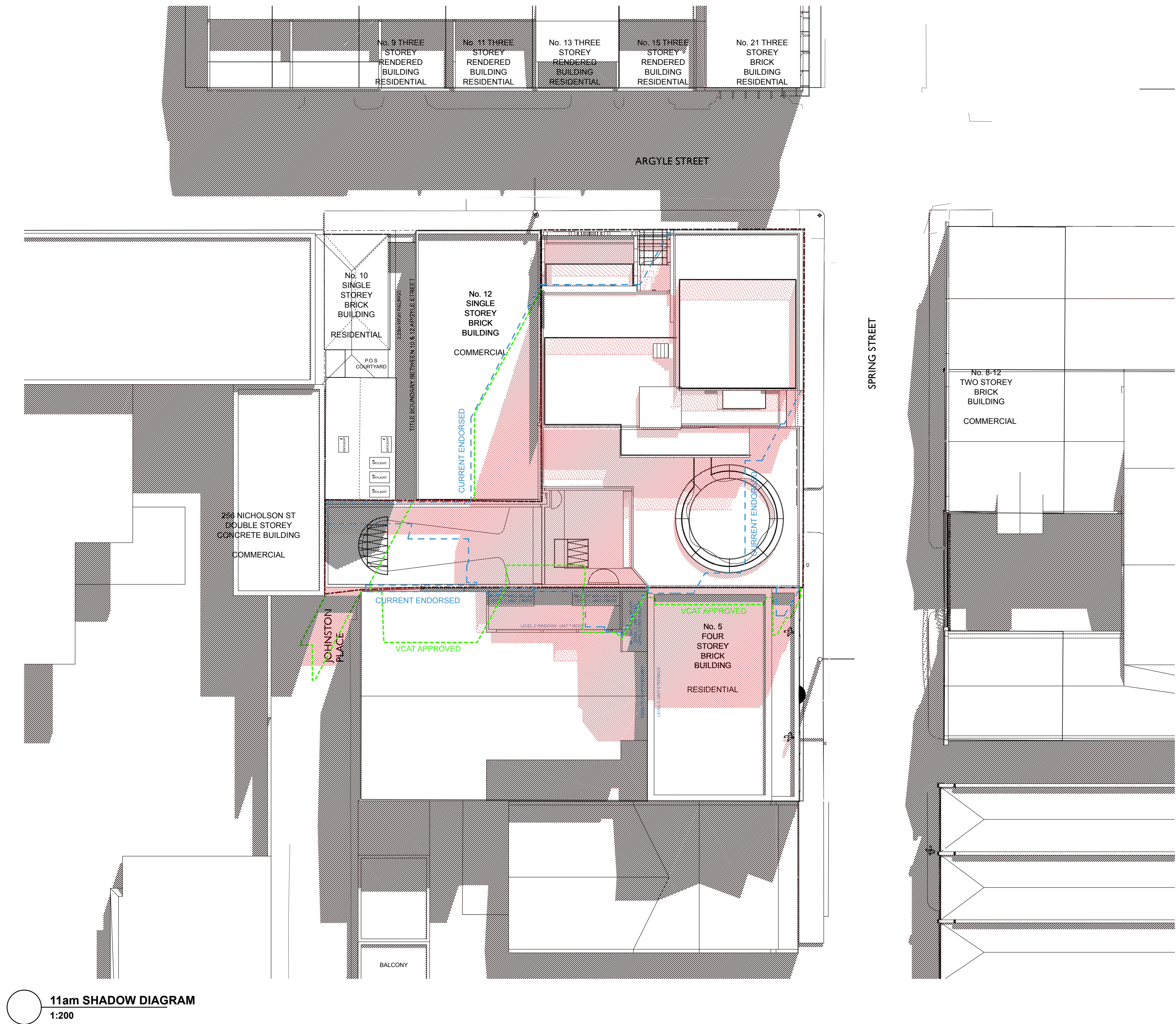
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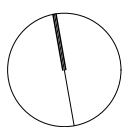
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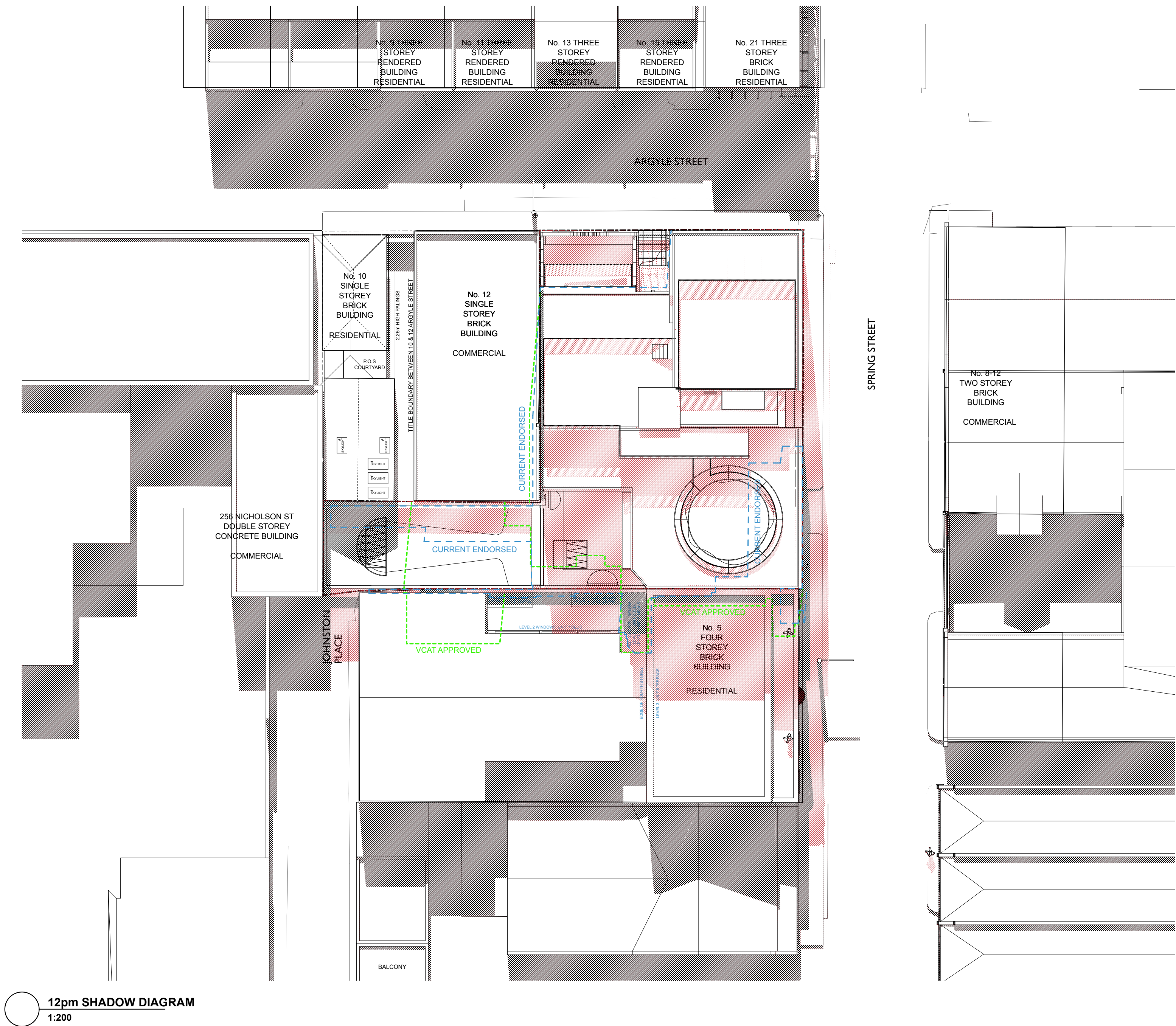
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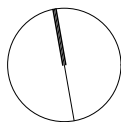
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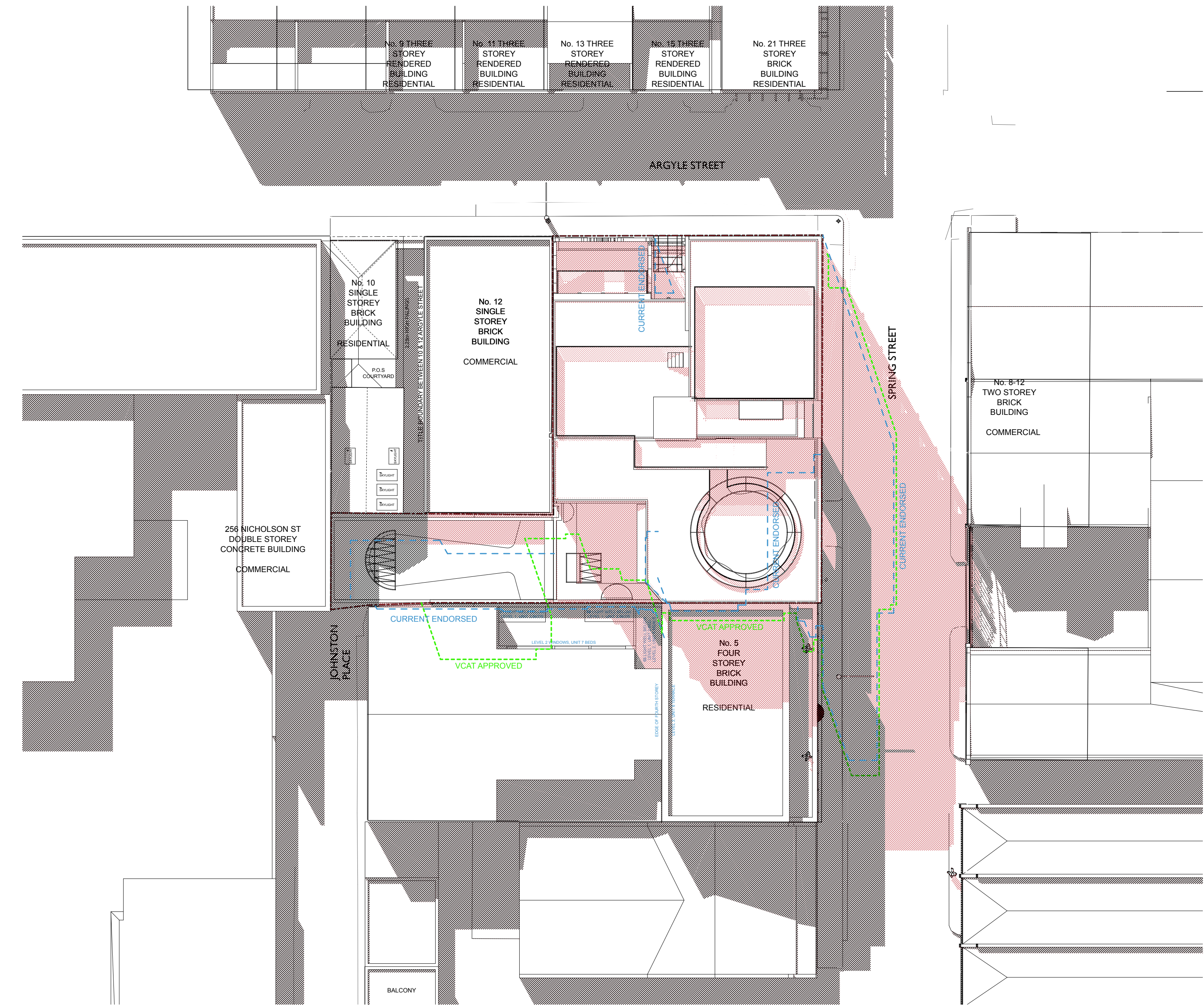
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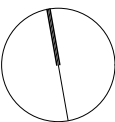
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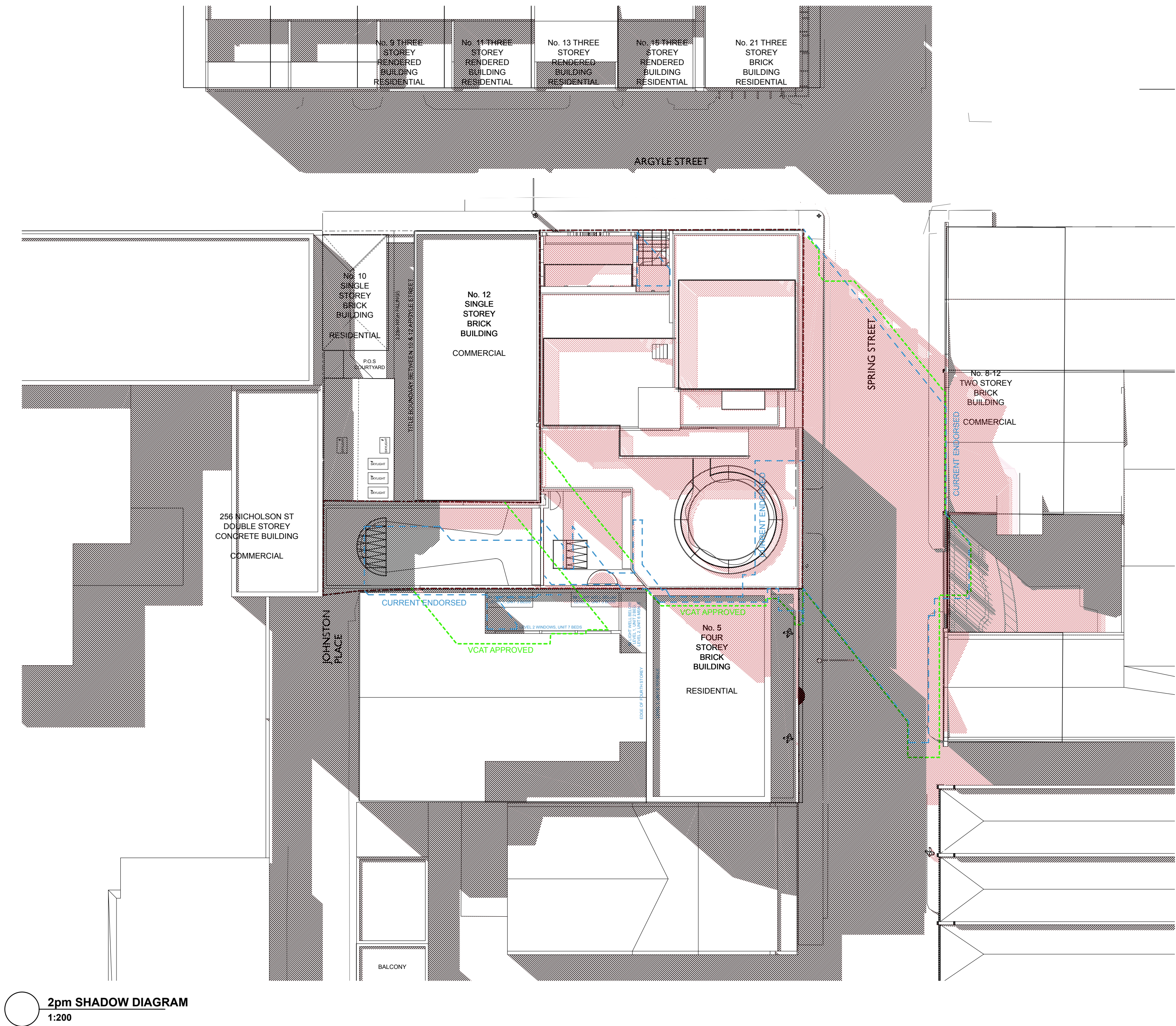
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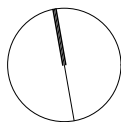
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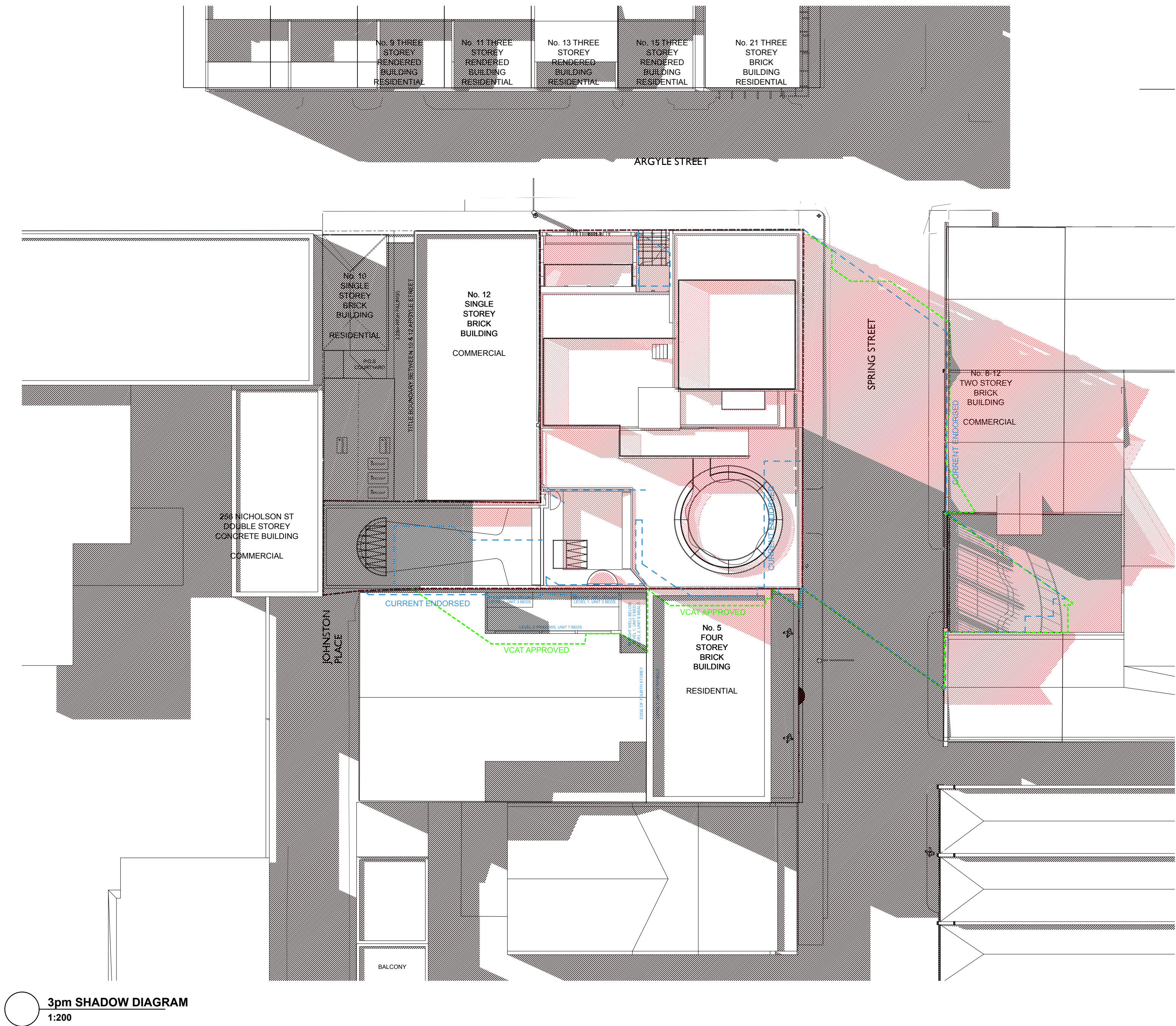
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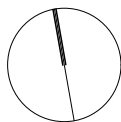


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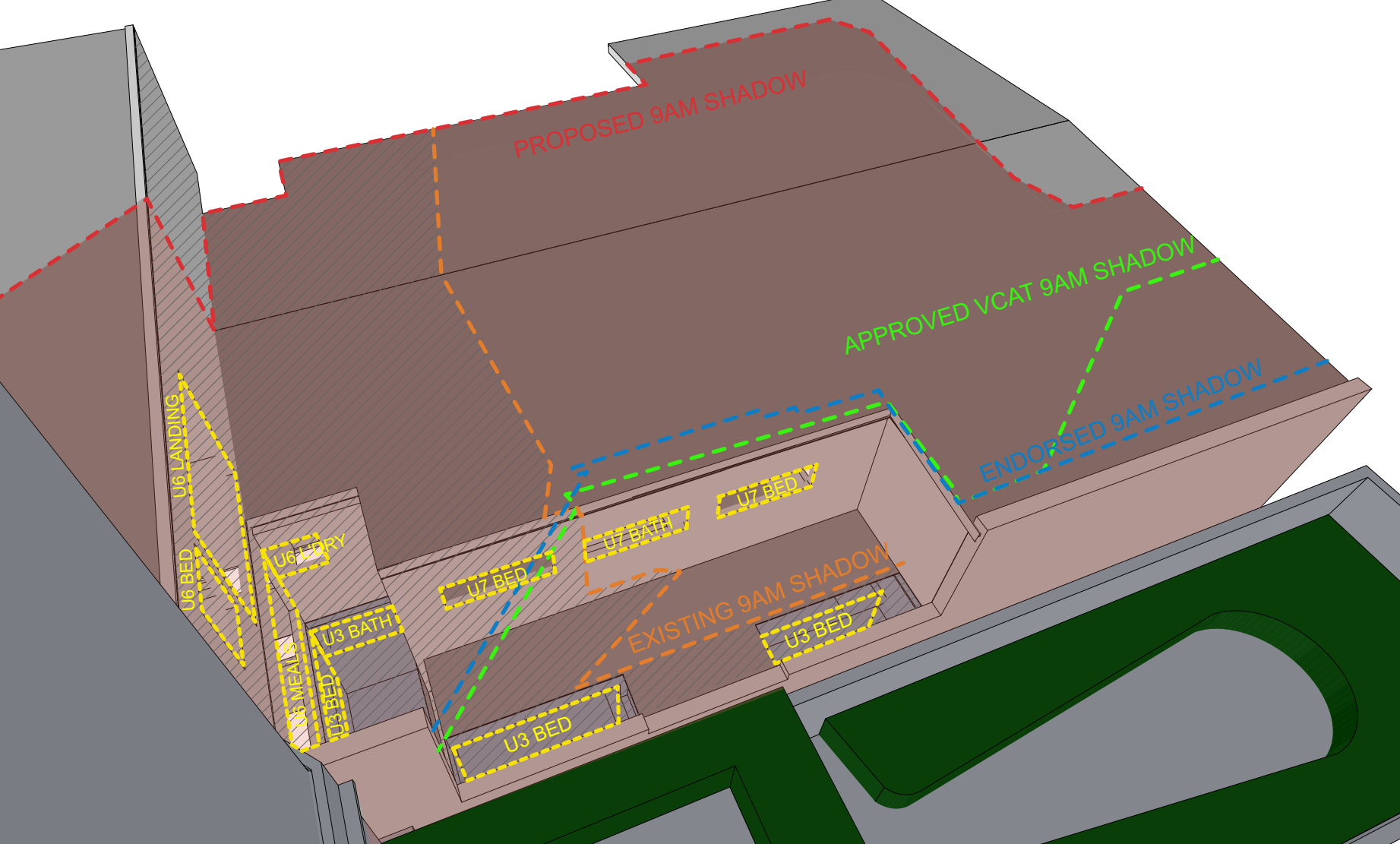
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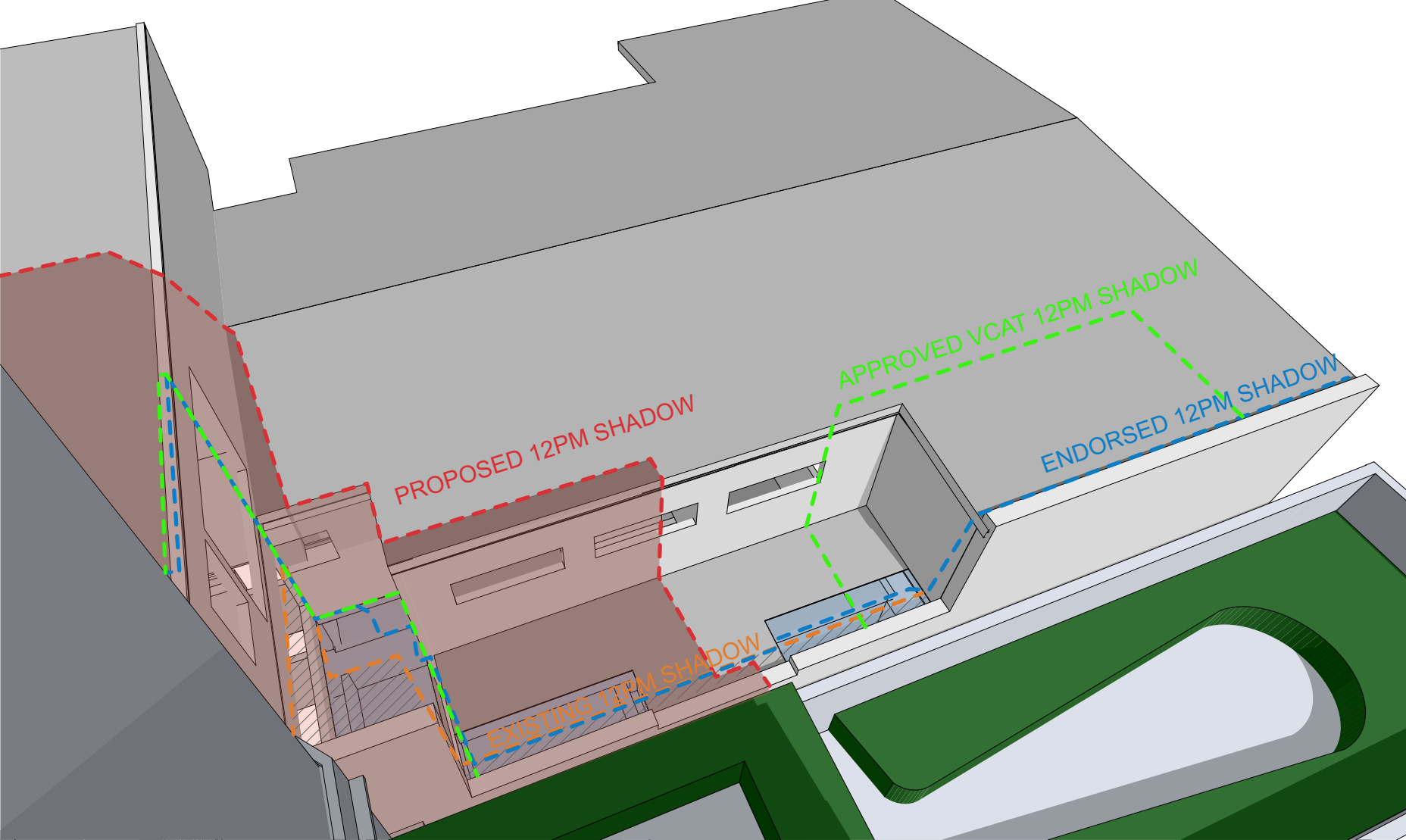
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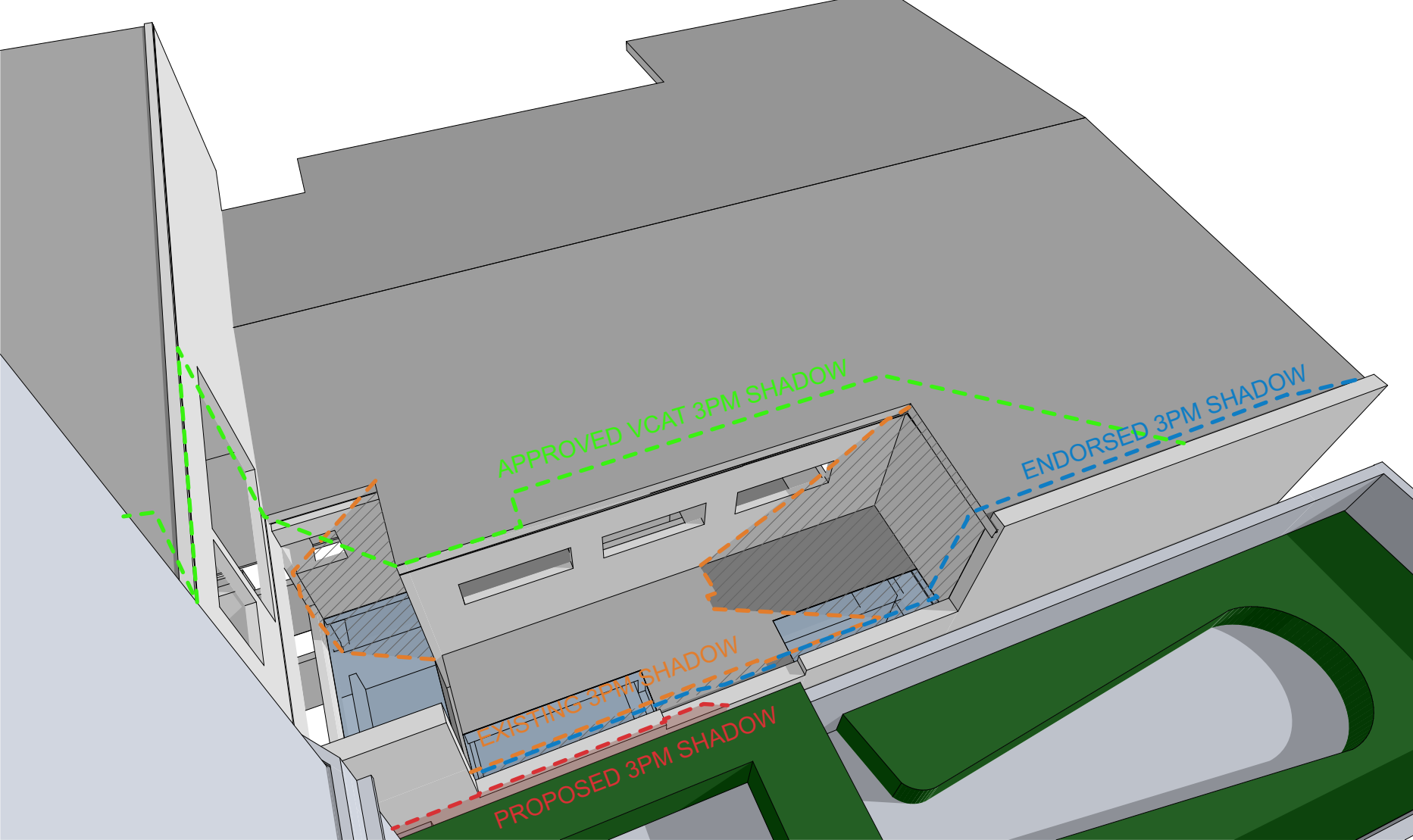
SEPT 22 - 9AM



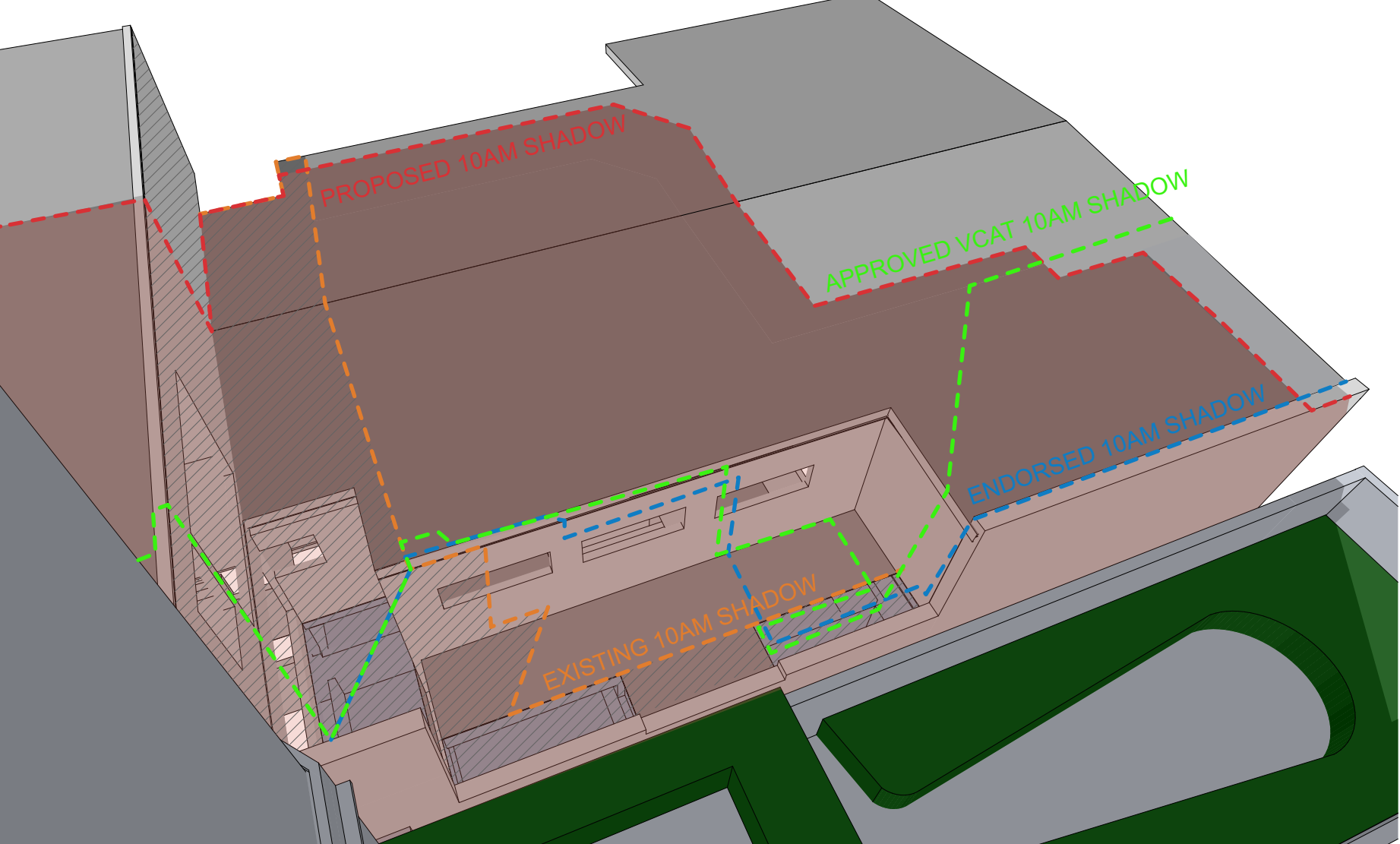
SEPT 22 - 12PM



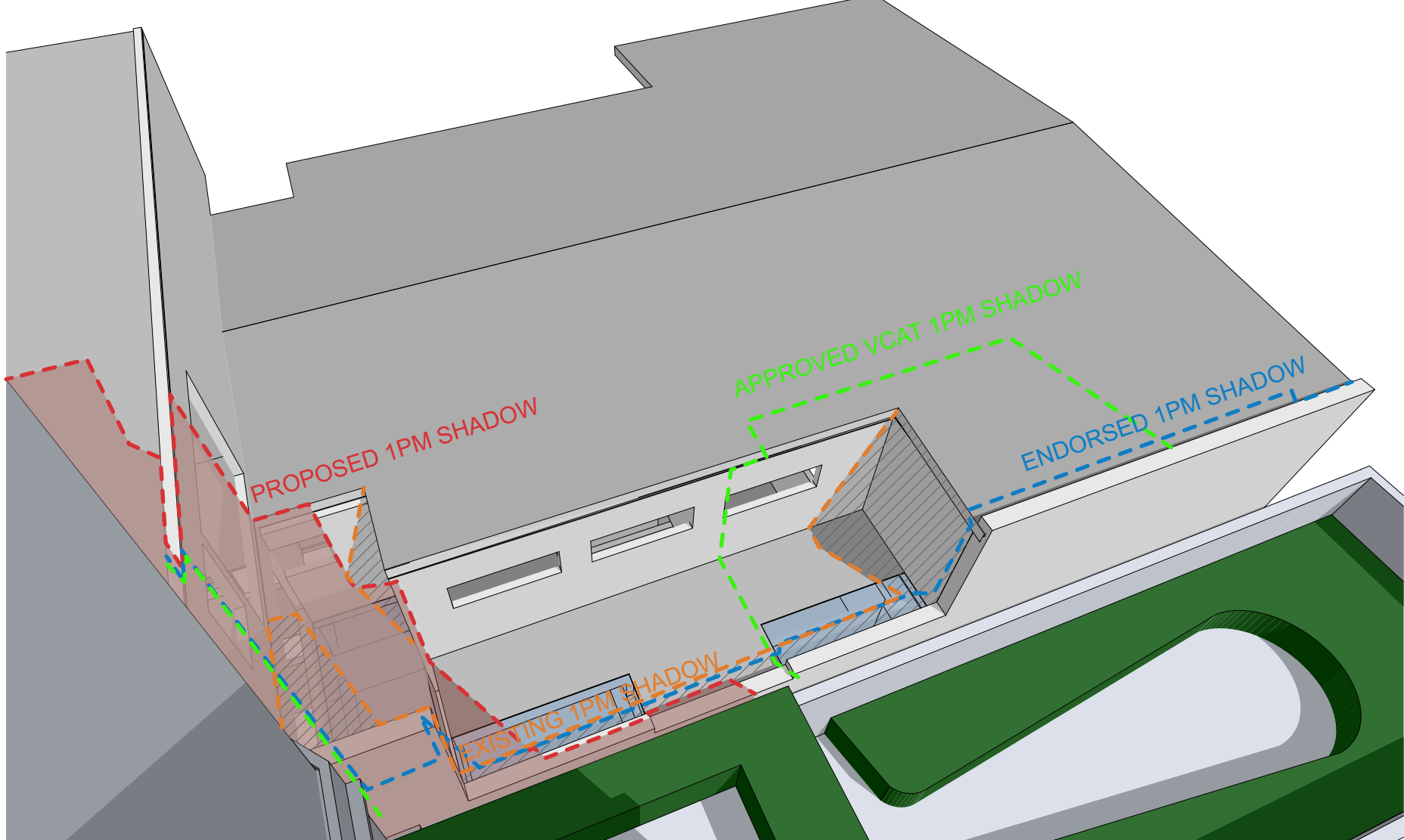
SEPT 22 - 3PM



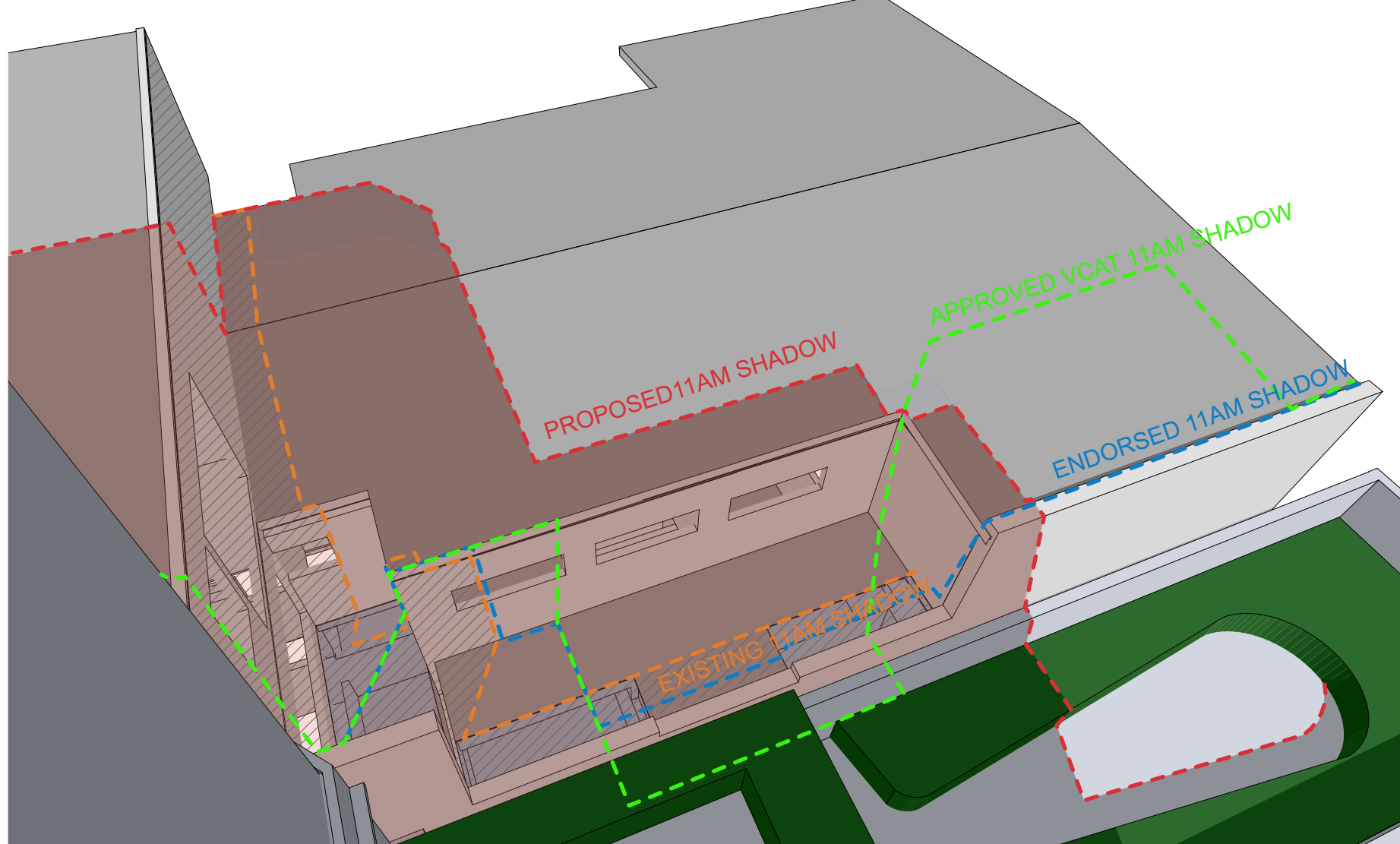
SEPT 22 - 10AM



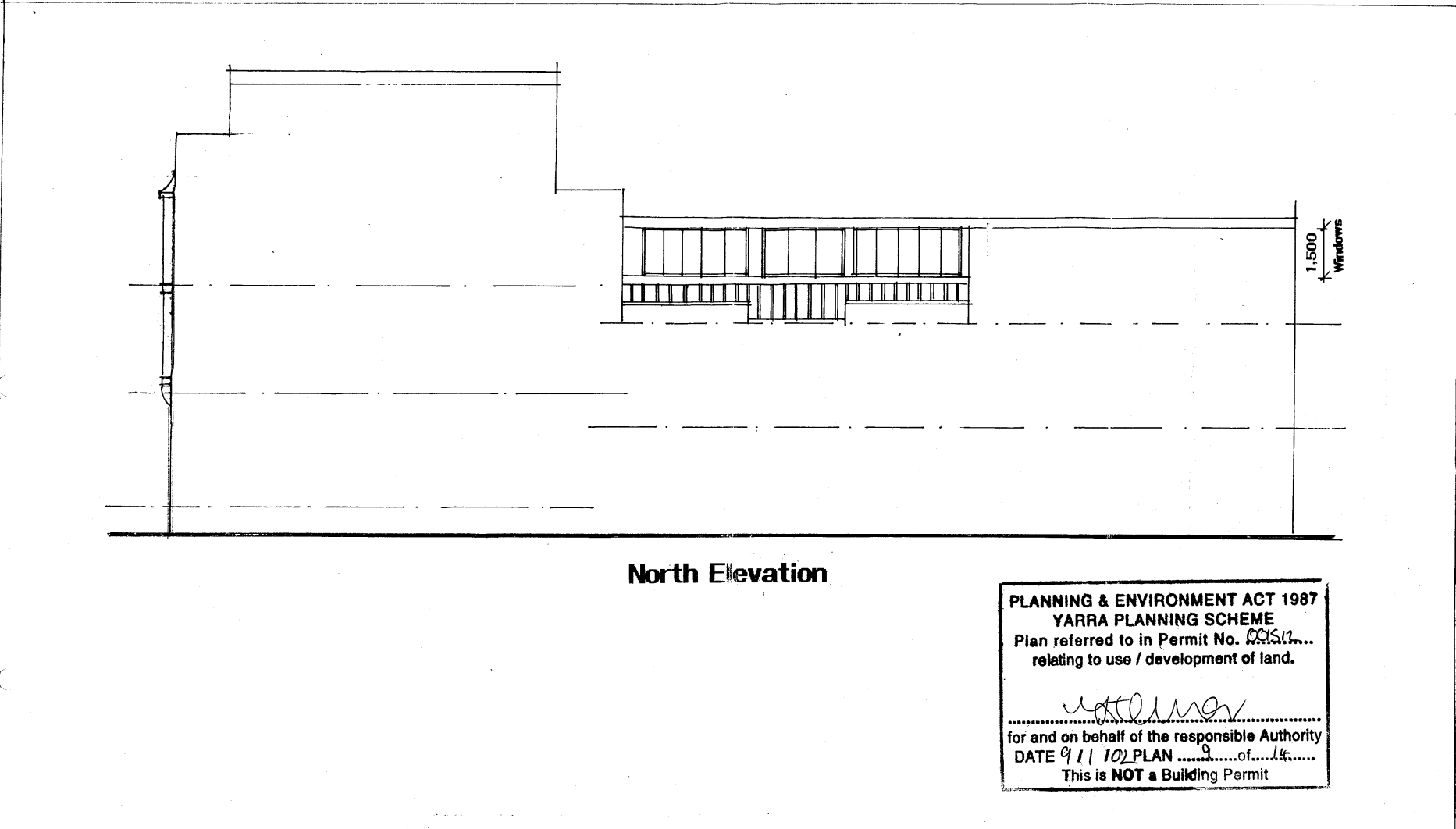
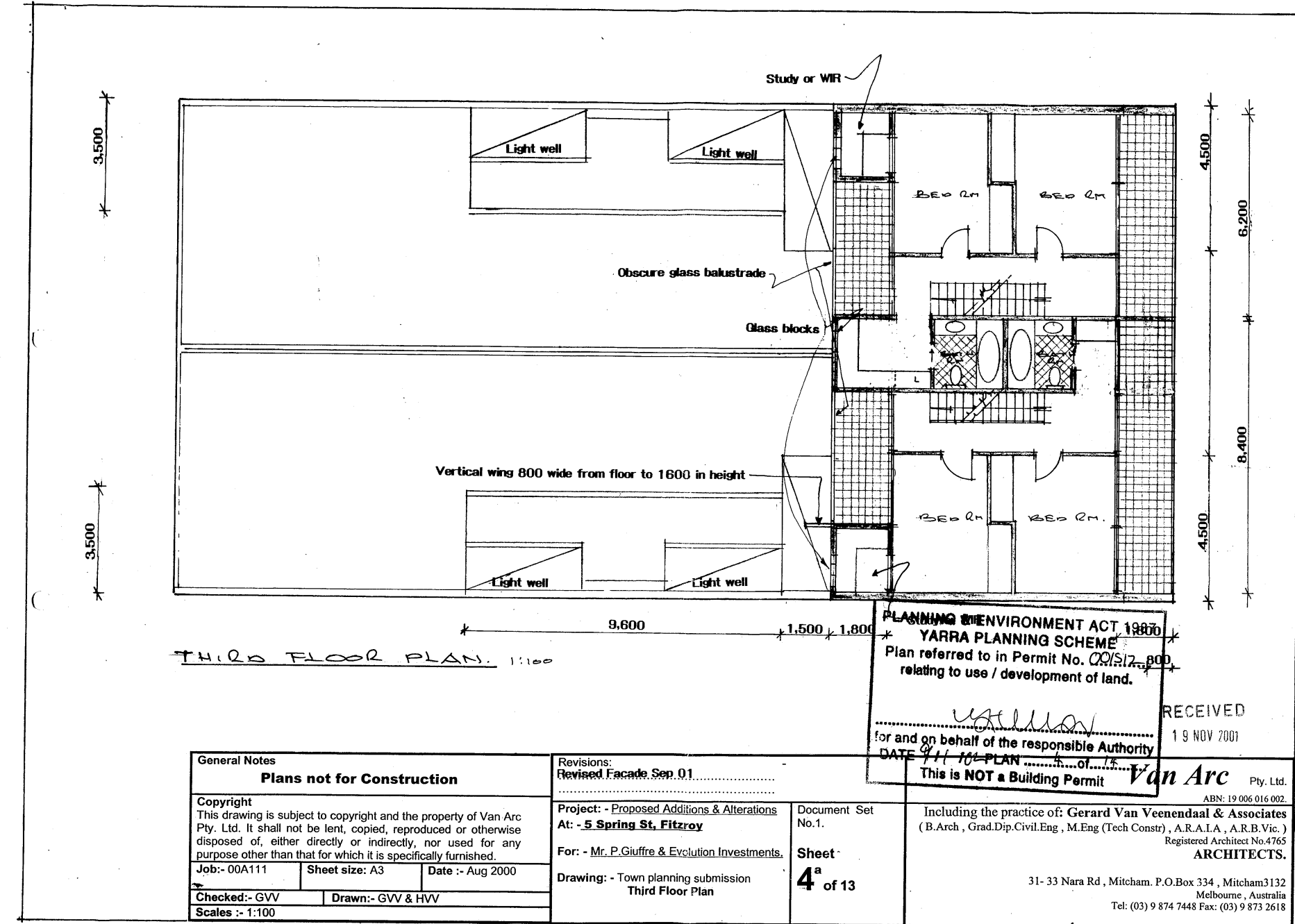
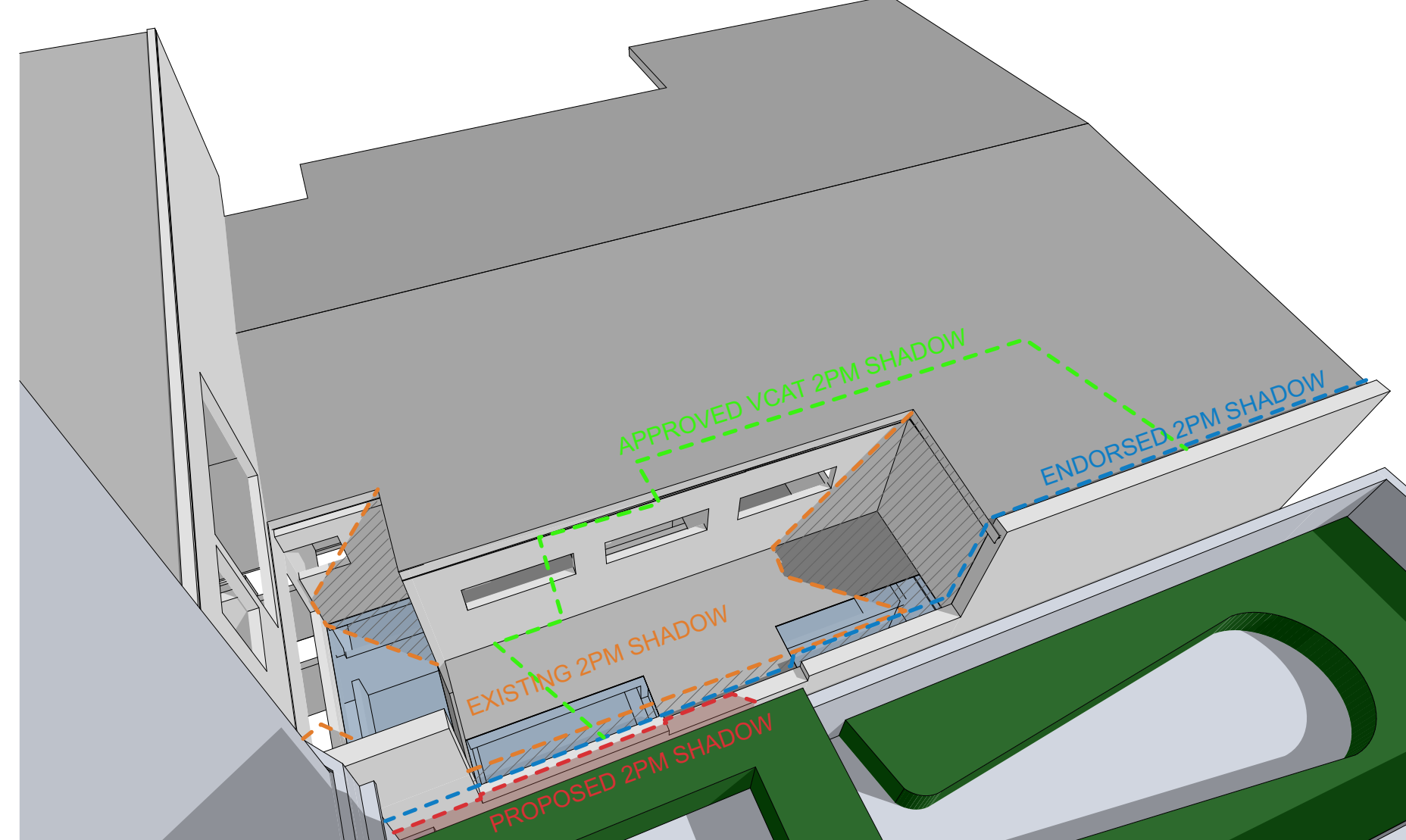
SEPT 22 - 1PM



SEPT 22 - 11AM



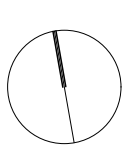
SEPT 22 - 2PM

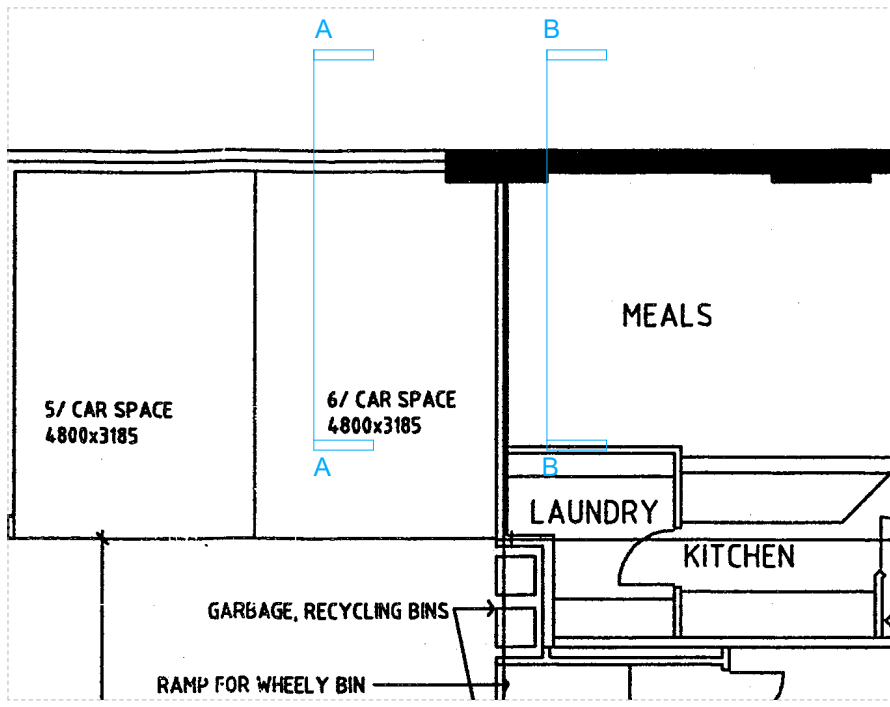


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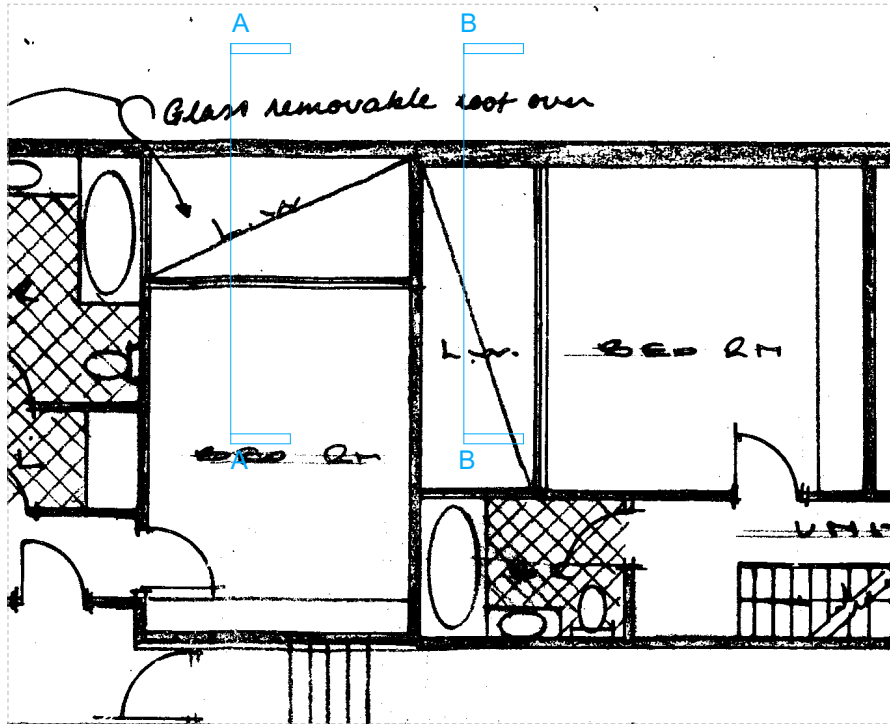
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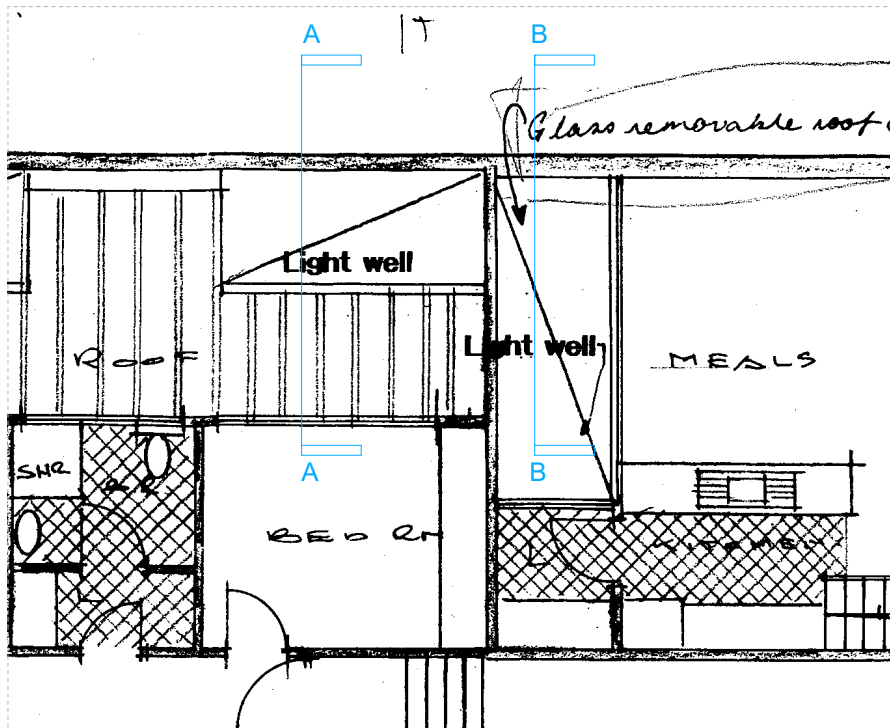




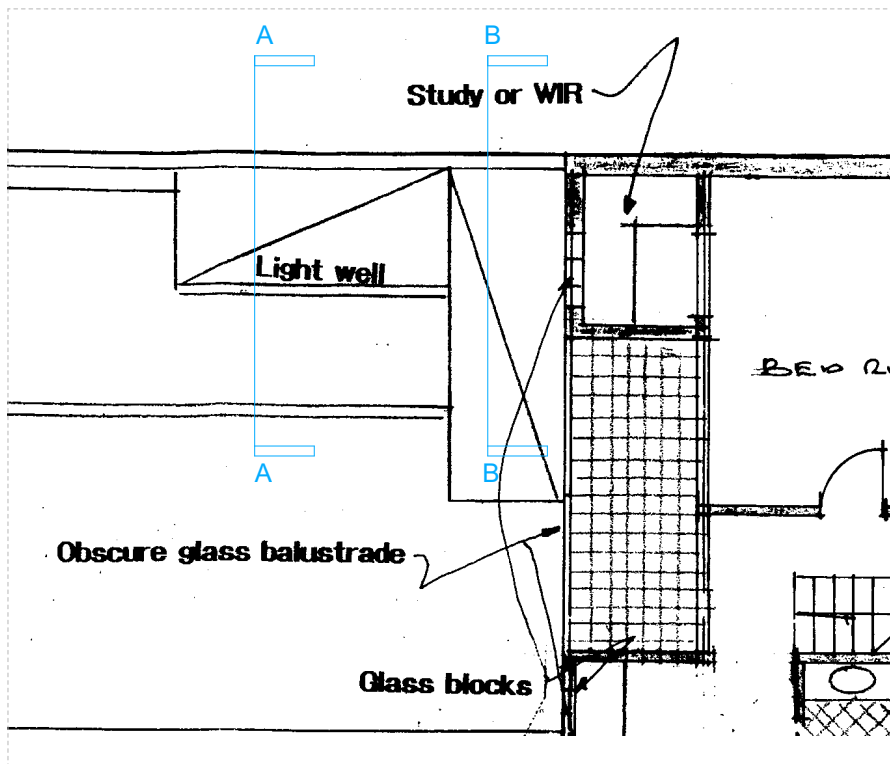
5 SPRING ST PLAN
GROUND FLOOR



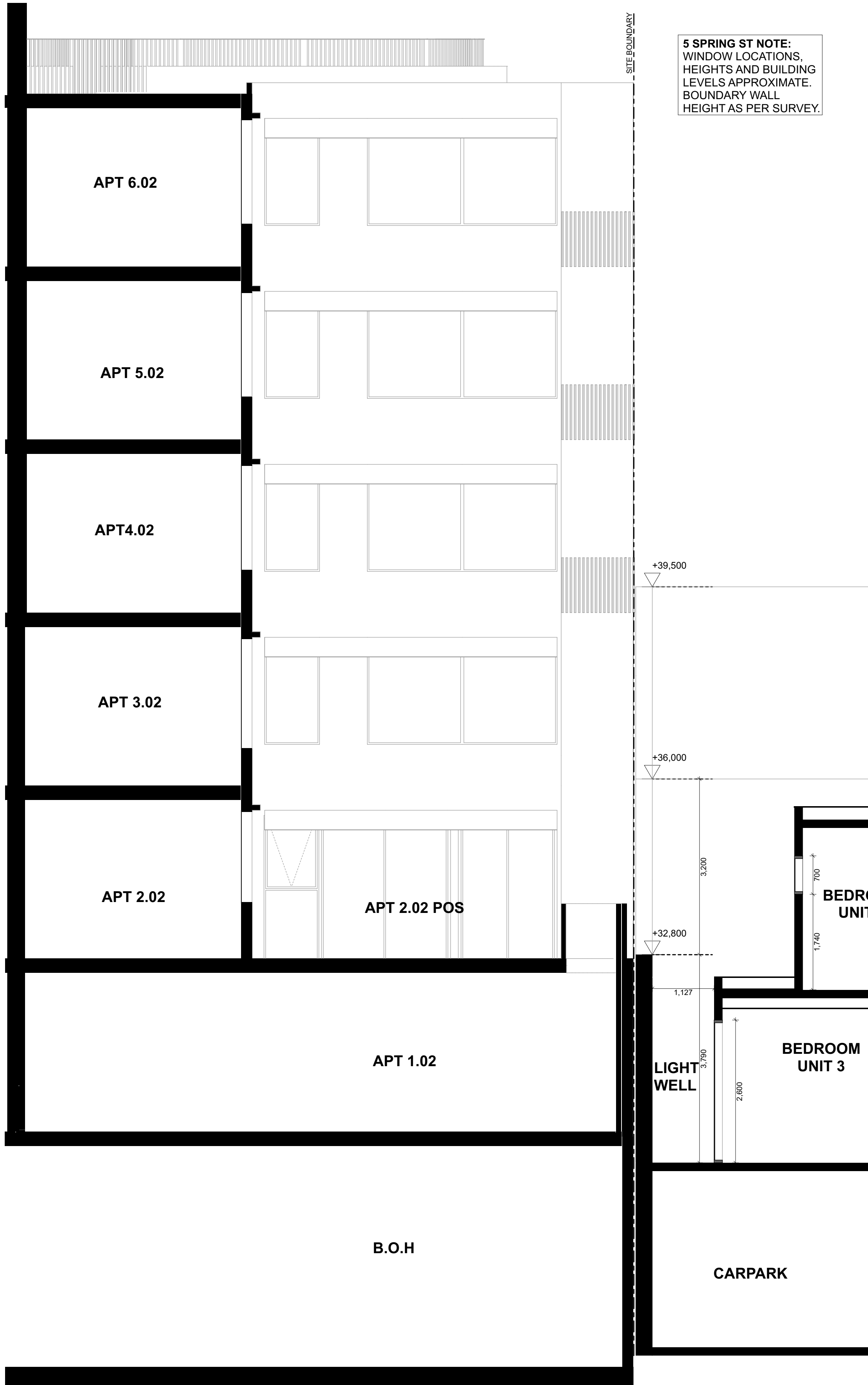
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FIRST FLOOR



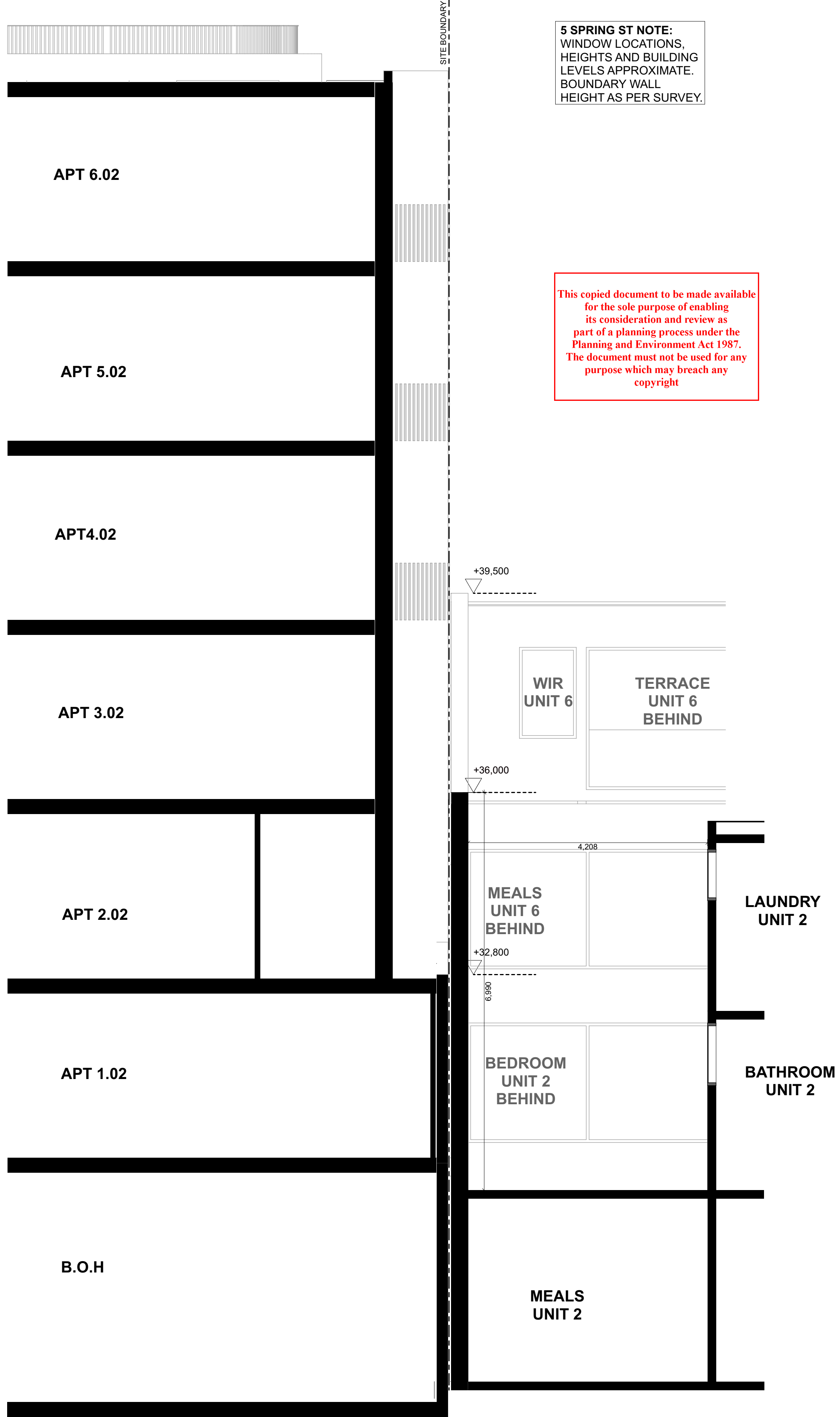
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SECOND FLOOR



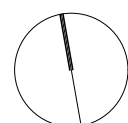
5 SPRING ST PLAN
THIRD FLOOR



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SPRING ST
BADS COMPLIANCE TABLE

APARTMENT TYPE	AREA		ROOMS	
	INTERIOR (m2)	EXTERIOR POS(m2)	BEDROOMS	BATHROOMS
TYP 1 - 3.01, 4.01, 5.01, 6.01, 7.01	147.9	14.0	3	2
TYP 2 - 3.02, 4.02, 5.02, 6.02	129.8	12.0	3	2
TYP 3 - 1.01	160.4	21.3	3	2
TYP 4 - 1.02	184.4	29.9	3	2
TYP 5 - 2.01	147.9	24.0	3	2
TYP 6 - 2.02	128.9	34.1	3	2

BEDROOMS	BEDROOMS	LIVING	PRIVATE OPEN	MIN ROOM DEPTH	ACCESSIBILITY	VENTILATION	STORAGE	
Primary Minimum Dimension 3m x 3.4m	Secondary Other Bed 3 x 3 3m x 3m	Minimum (3.3m width / 10m2) (3.6m width / 12m2)	(m2)	9m Single Aspect	Including Clear Path Adaptable Bathroom 850mm Door Openings	(Including Crossflow 5-18M Path	THREE BED DWELLING (18m3) Internal (Min12m3) External Cage	
✓	✘ (Bed 2 not met)	✓	✓	N/A	N/A	✓	28.4	N/A
✓	✘ (Bed 2 not met)	✓	✓	N/A	✓	✓	25.3	N/A
✓	✓	✓	✓	N/A	✓	✓	28.4	N/A
✓	✘ (Bed 2 not met)	✓	✓	✓	✓	✓	40.3	N/A
✓	✘ (Bed 2 not met)	✓	✓	N/A	N/A	✓	28.4	N/A
✓	✘ (Bed 2 not met)	✓	✓	N/A	✓	✓	25.3	N/A

	# COMPLIANT	% COMPLIANT	% MINIMUM	COMPLIANT
LIVING	13	100%	100%	✓
PRIVATE OPEN	13	100%	100%	✓
ACCESSIBILITY	7	54%	50%	✓
VENTILATION	13	100%	40%	✓
STORAGE	13	100%	100%	✓

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APARTMENT DESIGN GUIDELINES FOR VICTORIA

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BADS COMPLIANCE SCHEDULE

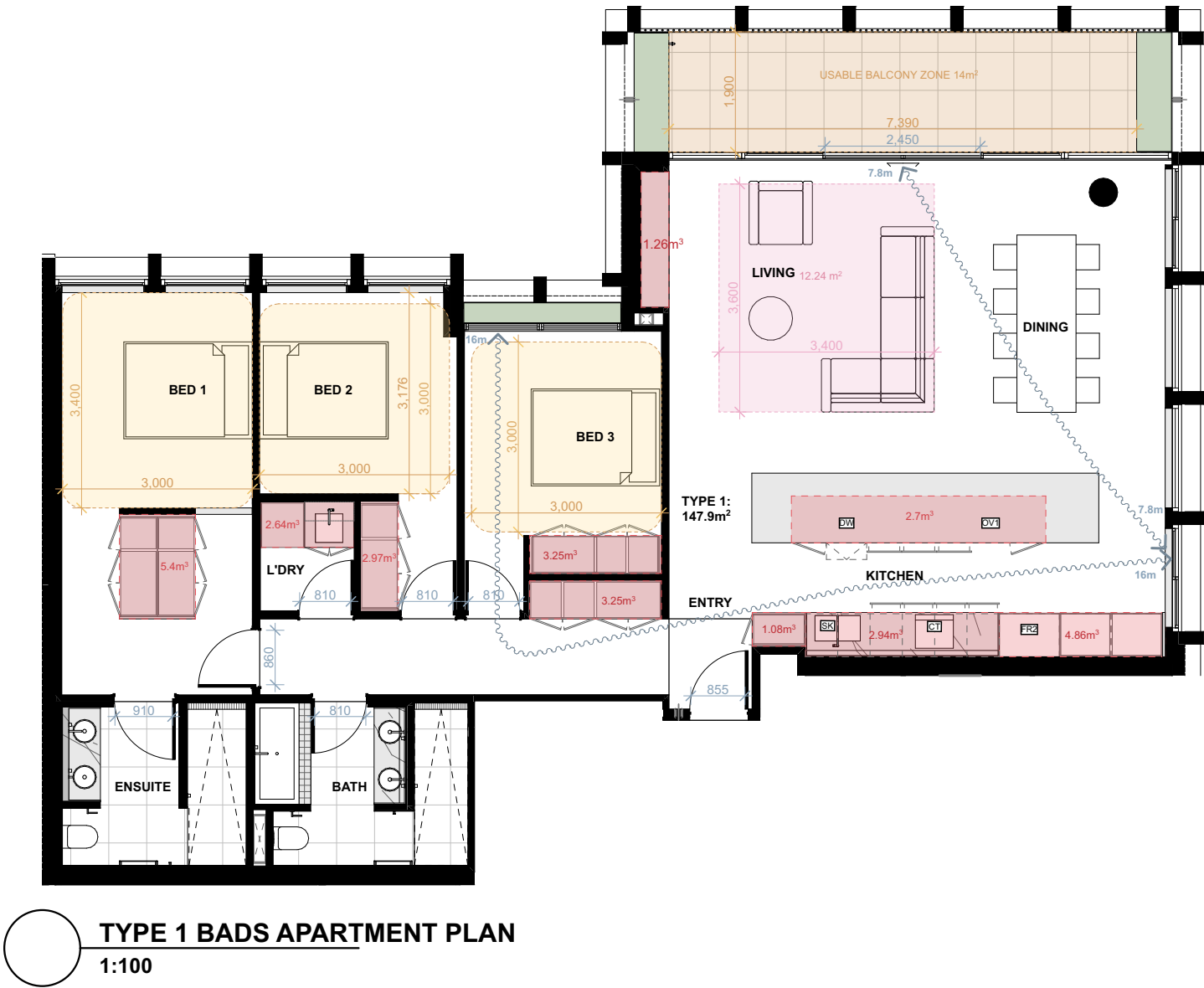
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TYPE 1 - 3 BEDROOM (APT 301, 401, 501, 601, 701)
TOTAL STORAGE WITHIN DWELLING: 30.61m³. With 2.25m³ deducted for appliances: **28.36m³** (18m³ required)

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APARTMENT TYPE 1

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TYPE 2 BADS APARTMENT PLAN
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TYPE 2 - 3 BEDROOM (APT 302, 402, 502, 602)
TOTAL STORAGE WITHIN DWELLING: 27.54m³. With 2.25m³ deducted for appliances: 25.29m³ (18m³ required)
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APARTMENT TYPE 2

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TYPE 3 - 3 BEDROOM (APT 101)

TOTAL STORAGE WITHIN DWELLING: 30.61m³. With 2.25m³ deducted for appliances: 28.36m³ (18m³ required)

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CONTACT

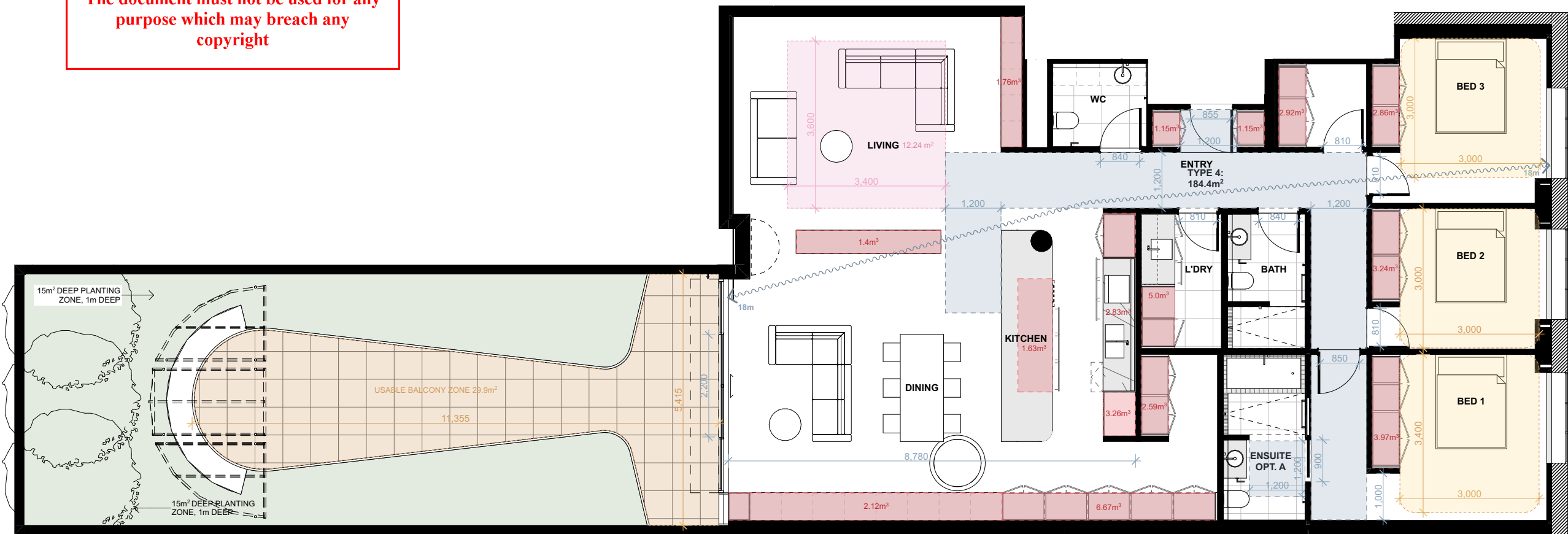
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TYPE 4 BADS APARTMENT PLAN

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TYPE 4 - 3 BEDROOM (APT 102)

TOTAL STORAGE WITHIN DWELLING: 42.56m³. With 2.25m³ deducted for appliances: 40.31m³ (18m³ required)

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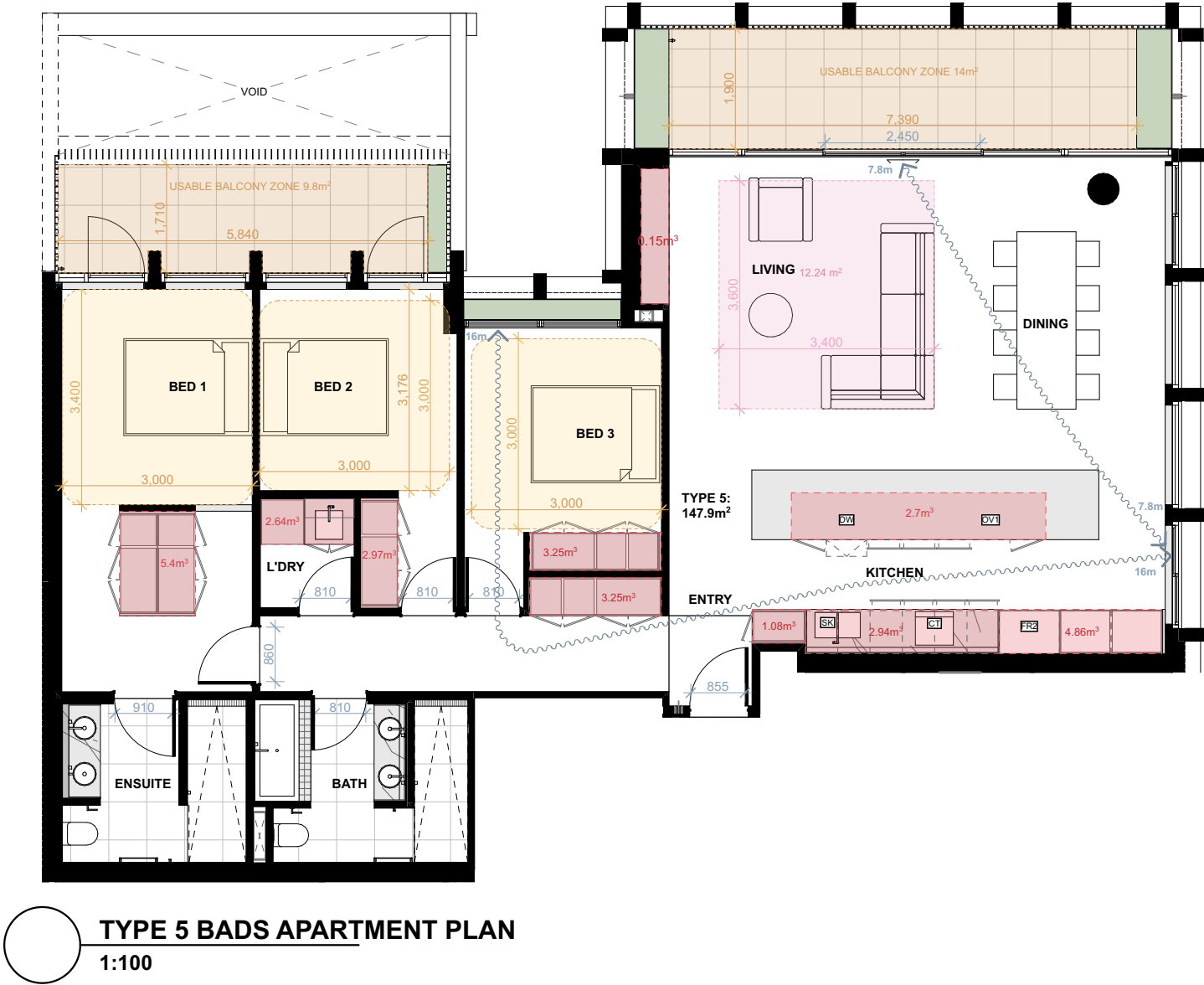
APARTMENT TYPE 4

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TYPE 5 - 3 BEDROOM (APT 201)
TOTAL STORAGE WITHIN DWELLING: 30.61m³. With 2.25m³ deducted for appliances: **28.36m³** (18m³ required)

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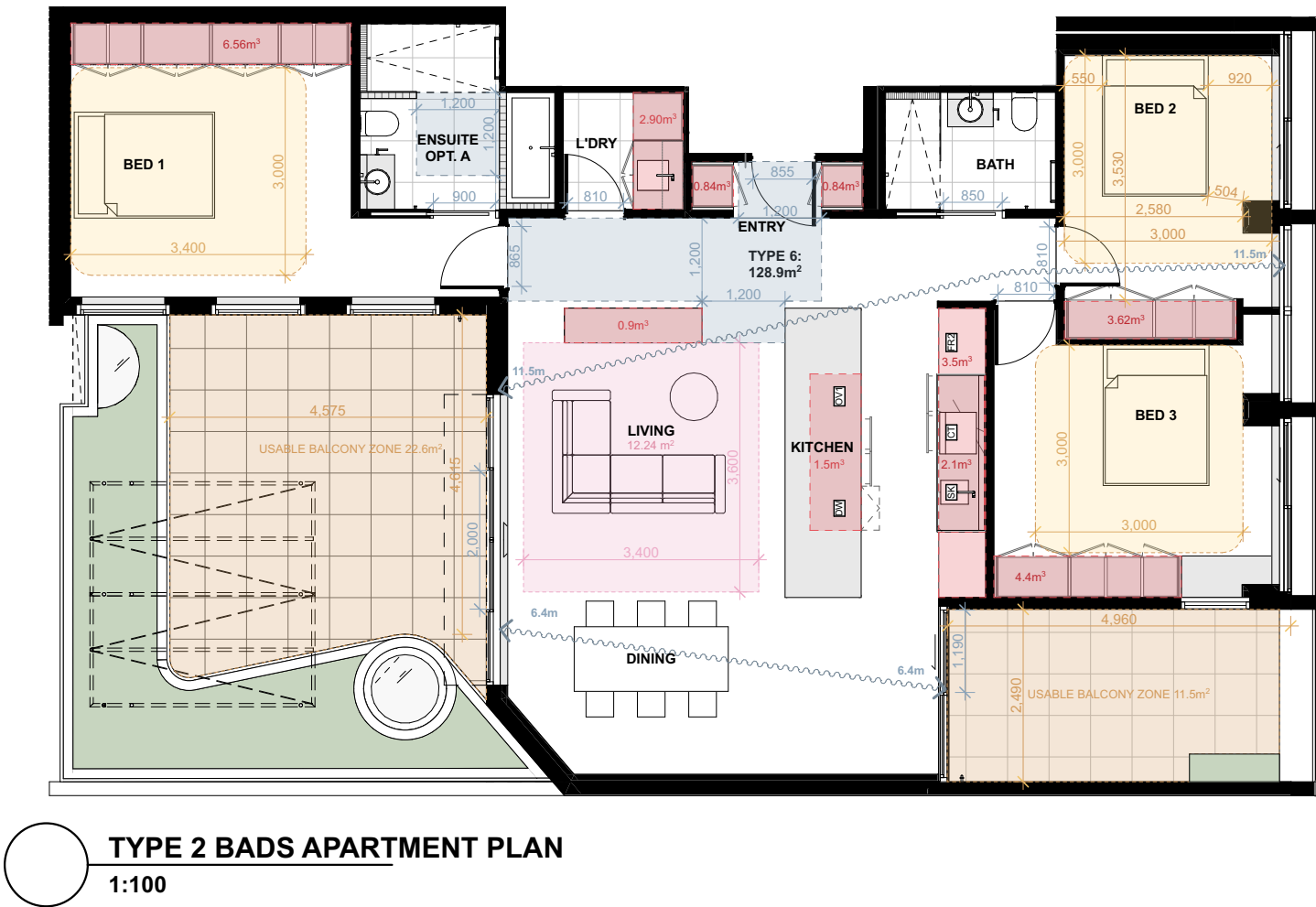
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TYPE 6 - 3 BEDROOM (APT 202)
TOTAL STORAGE WITHIN DWELLING: 27.54m³. With 2.25m³ deducted for appliances: **25.29m³** (18m³ required)
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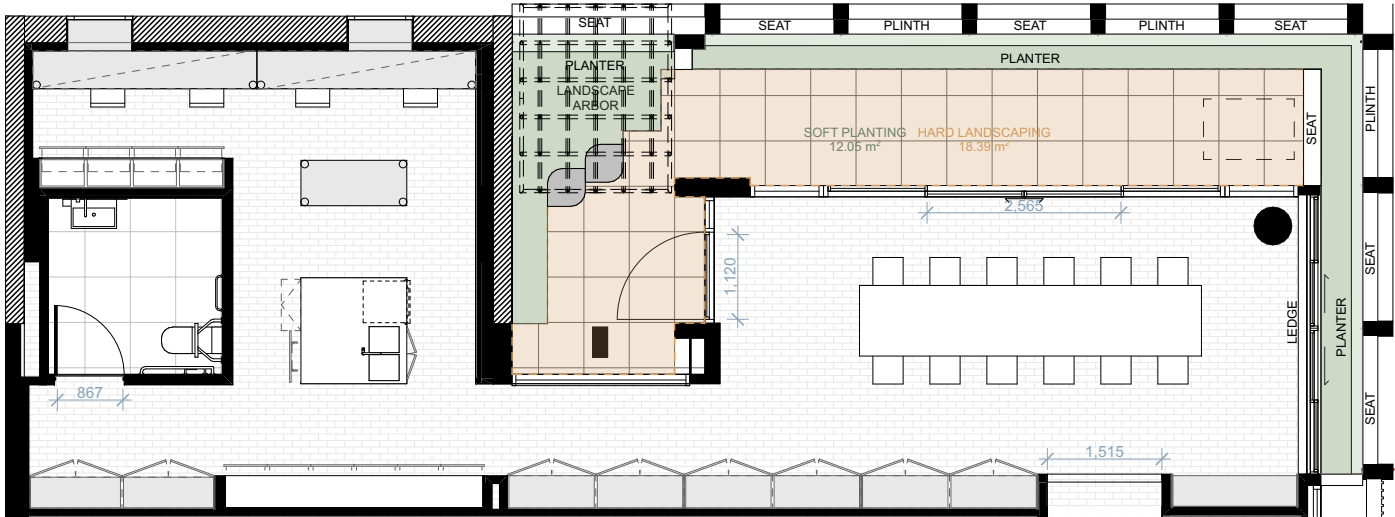
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APARTMENT TYPE 6

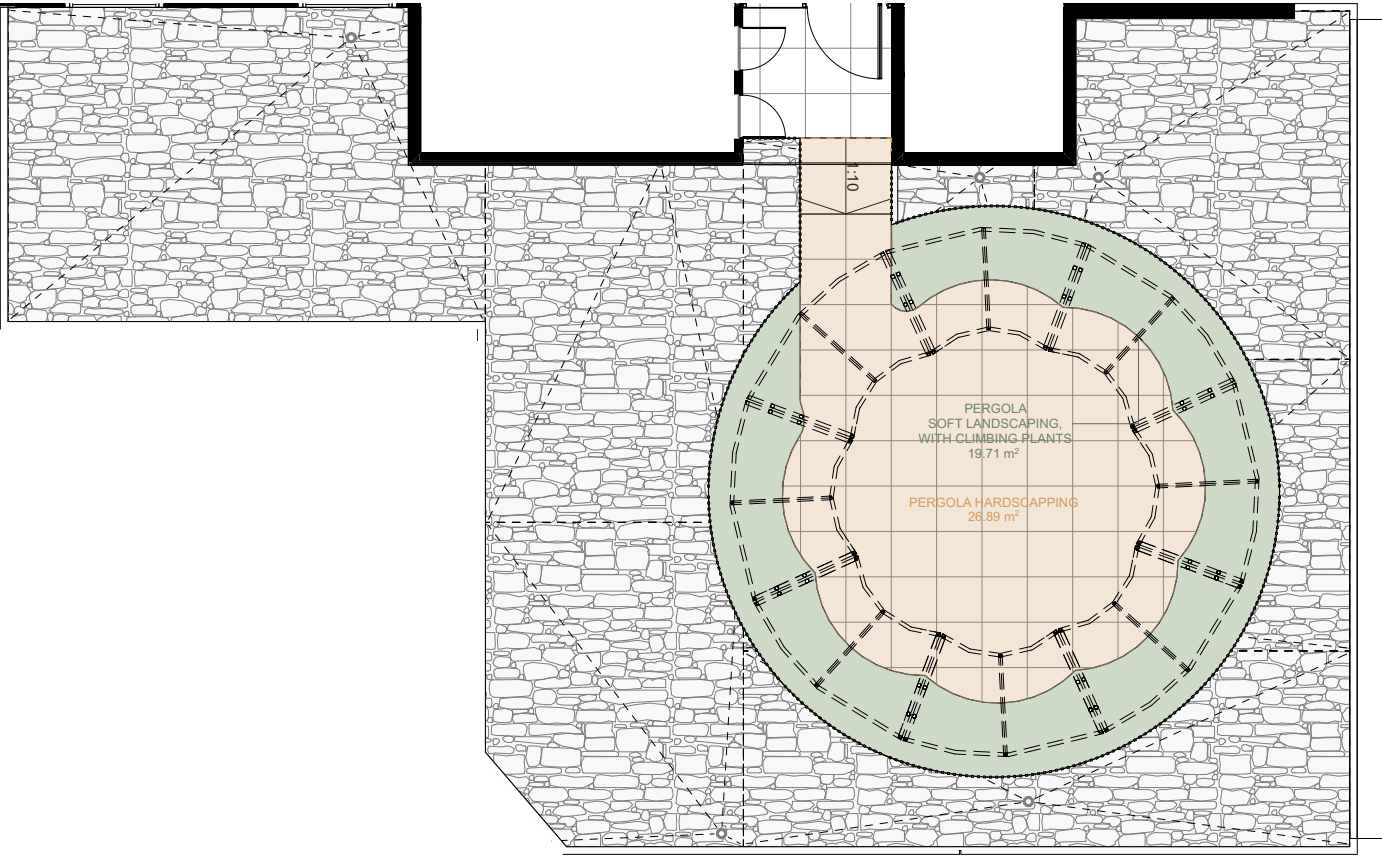
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○ COMMUNAL - GROUND FLOOR
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○ COMMUNAL - SEVENTH FLOOR
1:100

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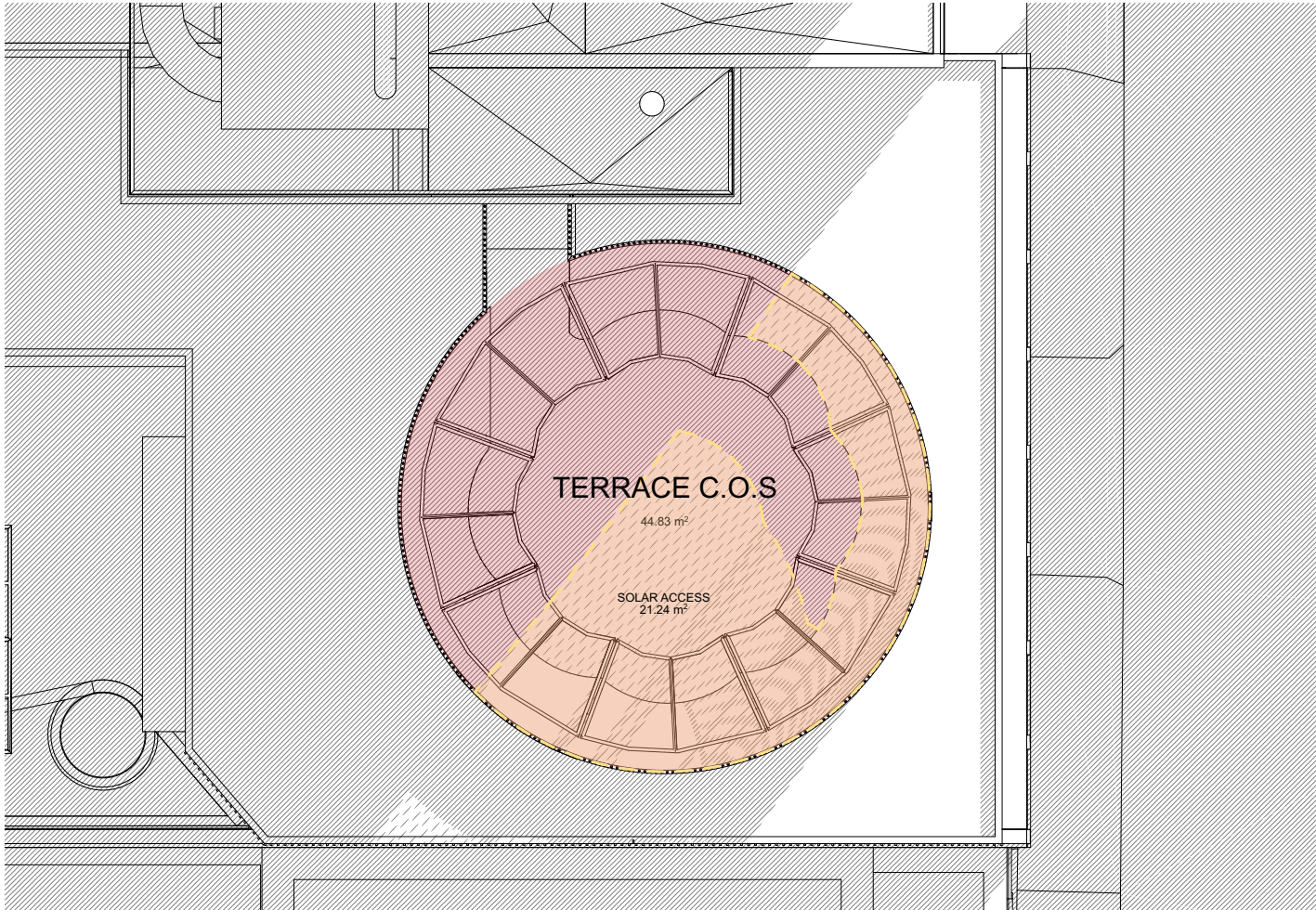
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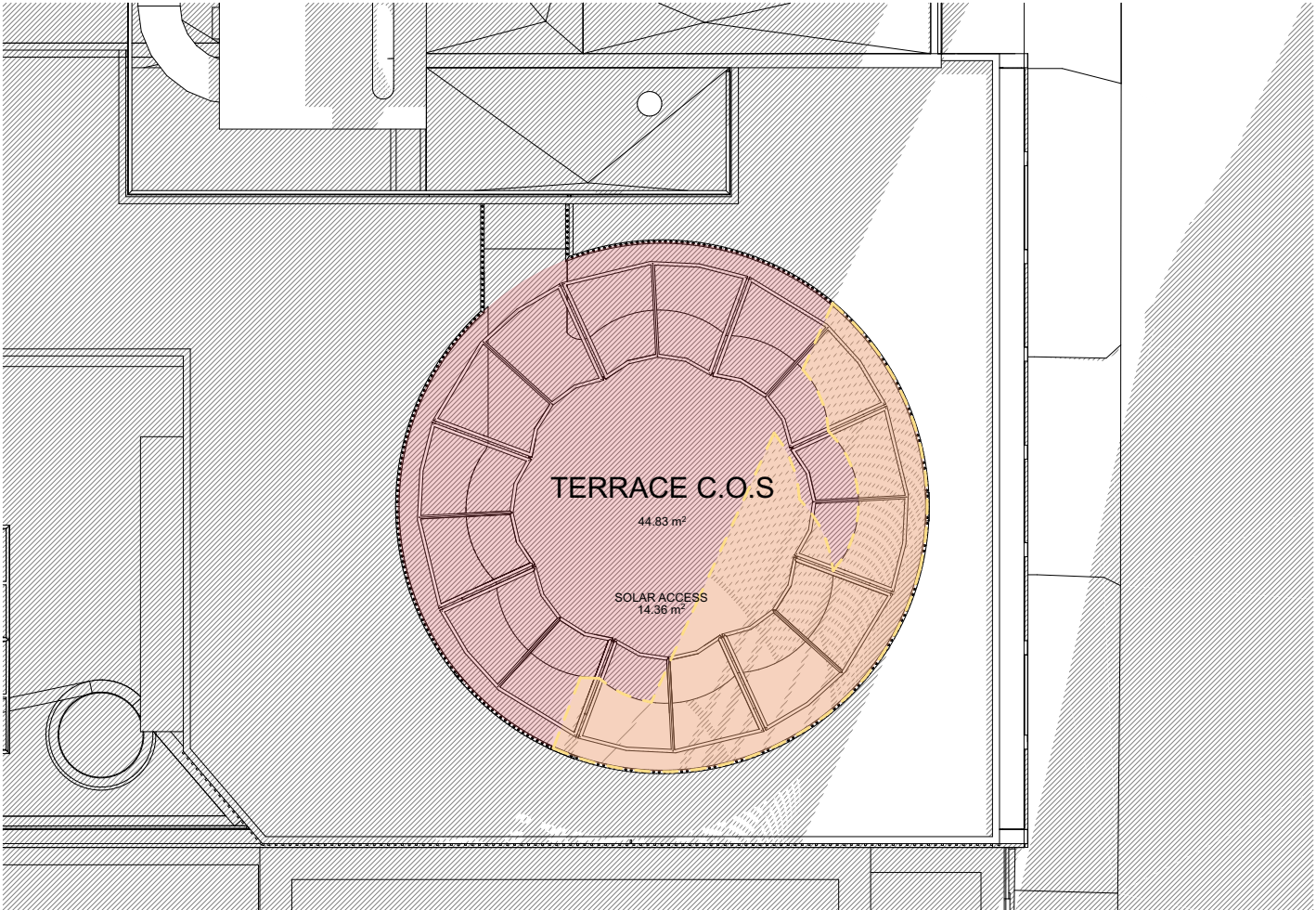
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47.4% solar access to terrace area

 **SOLAR ACCESS - TERRACE 9AM**
1:100



32.0% solar access to terrace area

 **SOLAR ACCESS - TERRACE 10AM**
1:100

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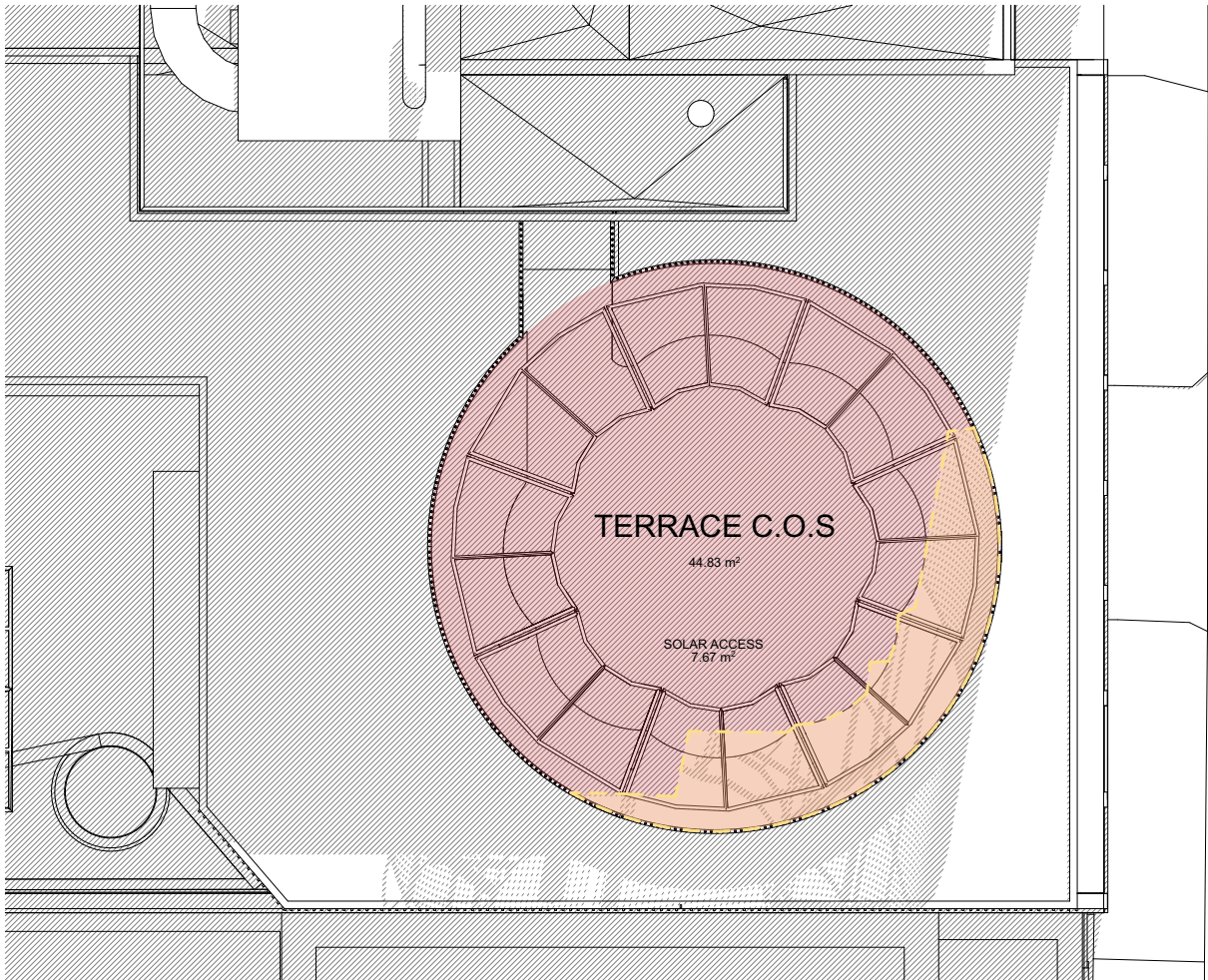
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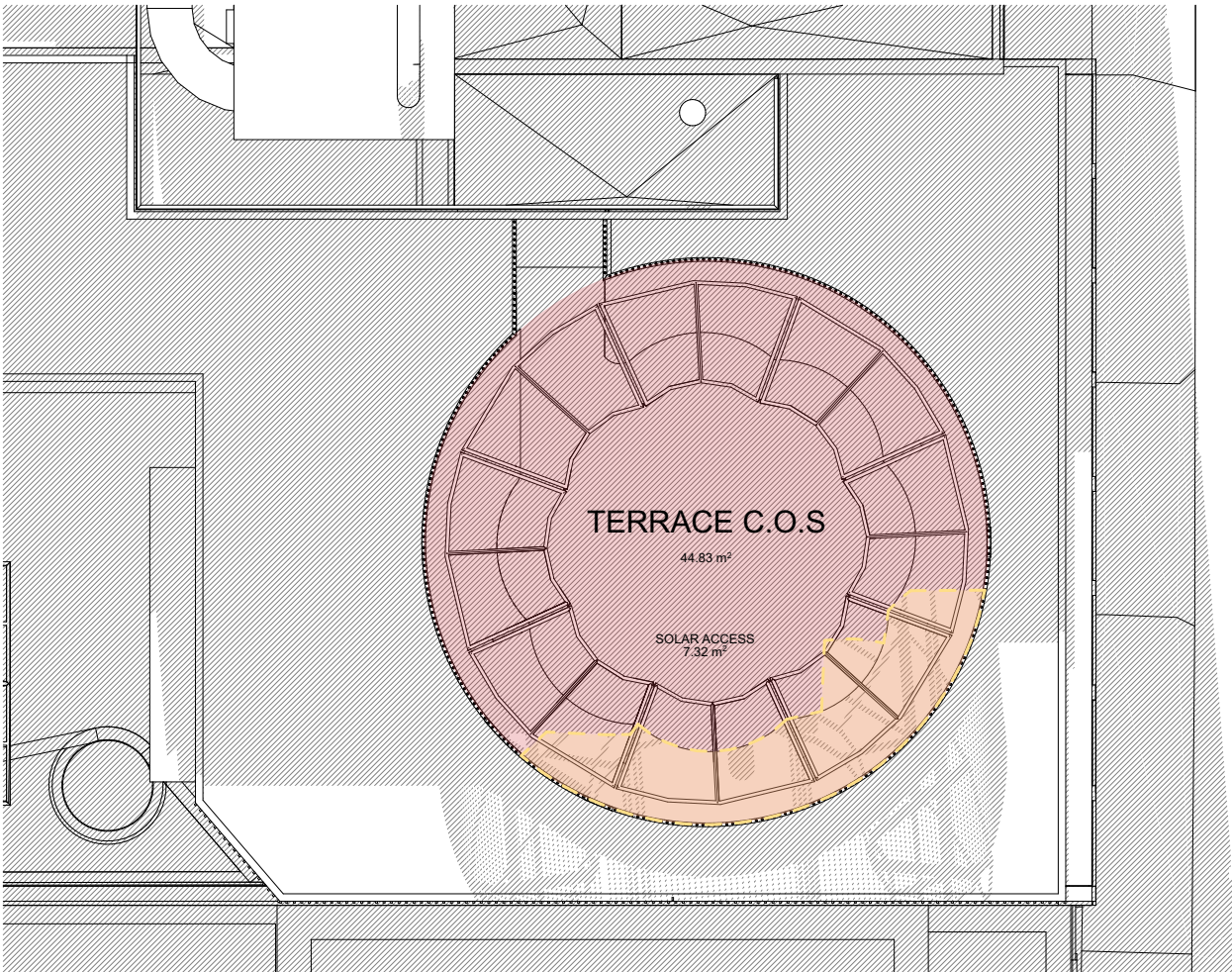
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17.1% solar access to terrace area

 **SOLAR ACCESS - TERRACE 11AM**
1:100



16.3% solar access to terrace area

 **SOLAR ACCESS - TERRACE 12PM**
1:100

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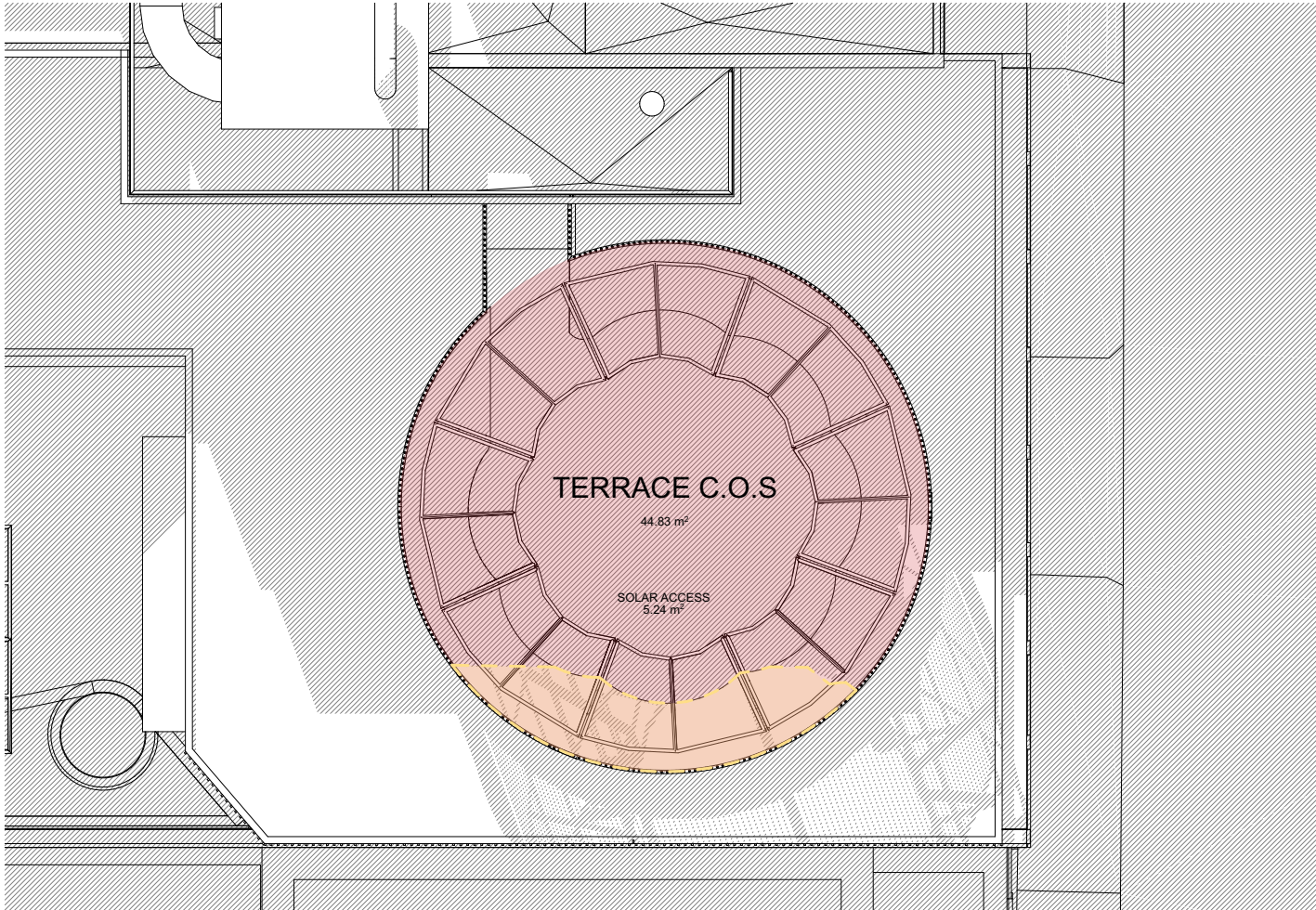
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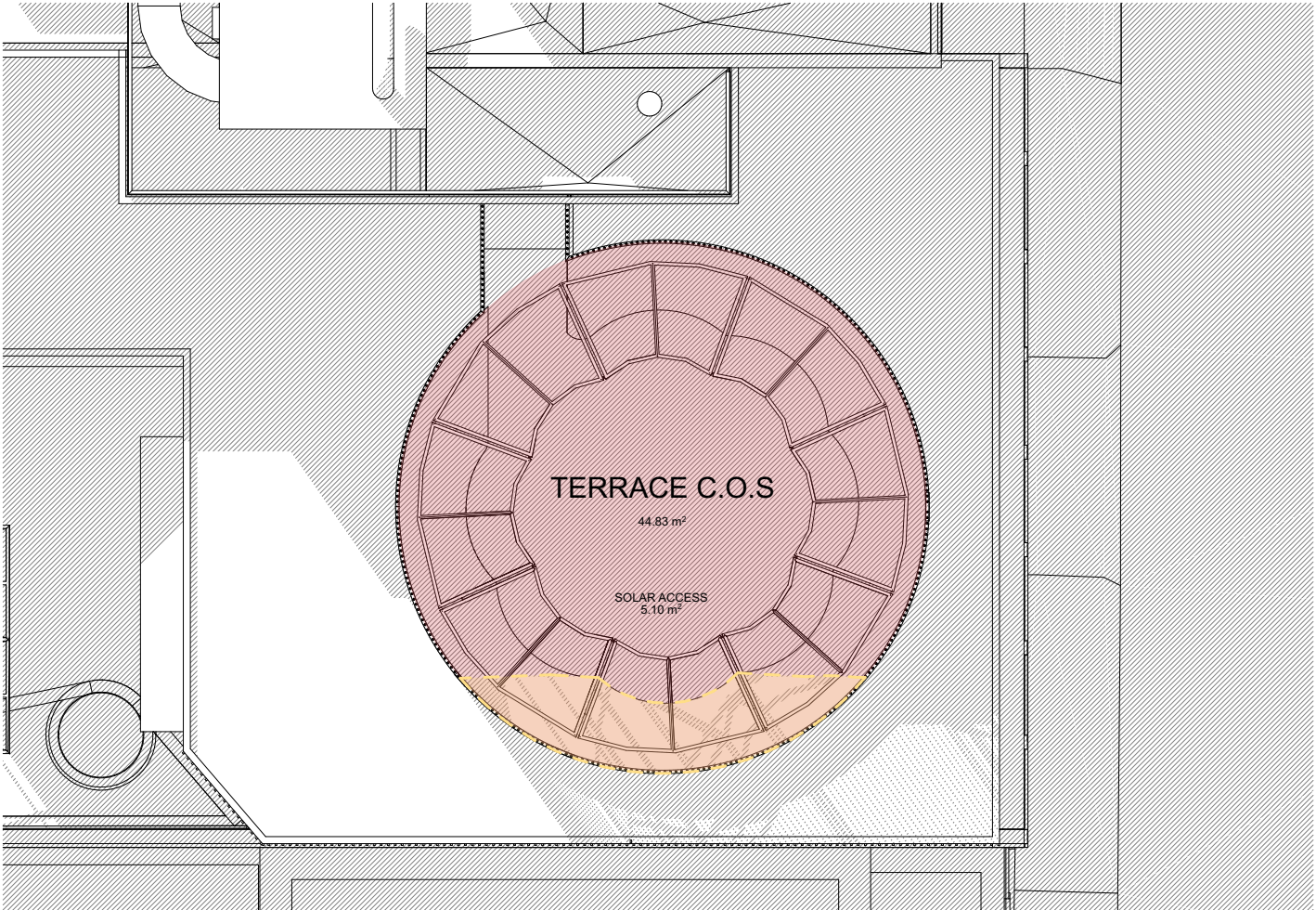
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11.7% solar access to terrace area

 **SOLAR ACCESS - TERRACE 1PM**
1:100



11.4% solar access to terrace area

 **SOLAR ACCESS - TERRACE 2PM**
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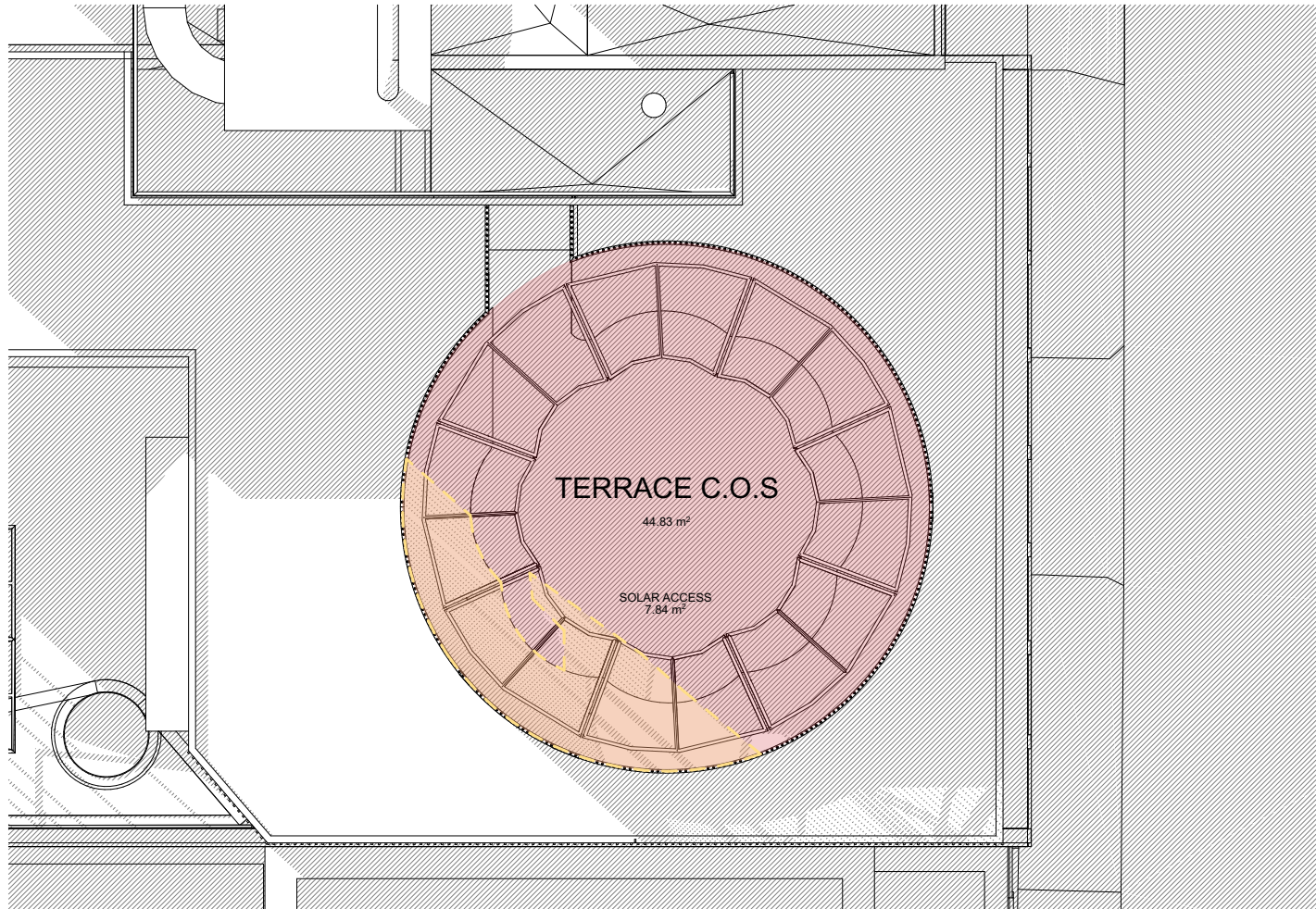
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17.5% solar access to terrace area

 **SOLAR ACCESS - TERRACE 3PM**
1:100

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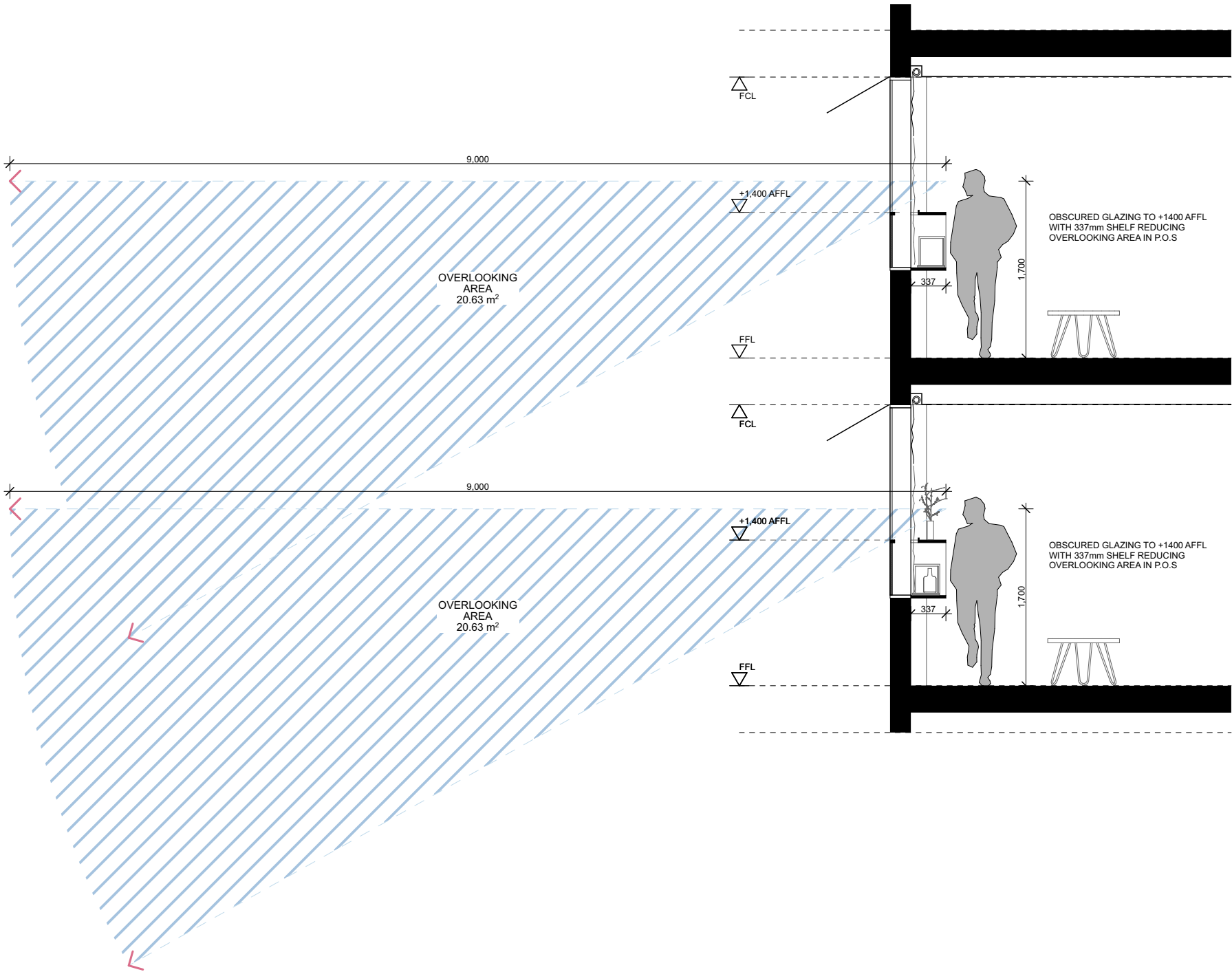
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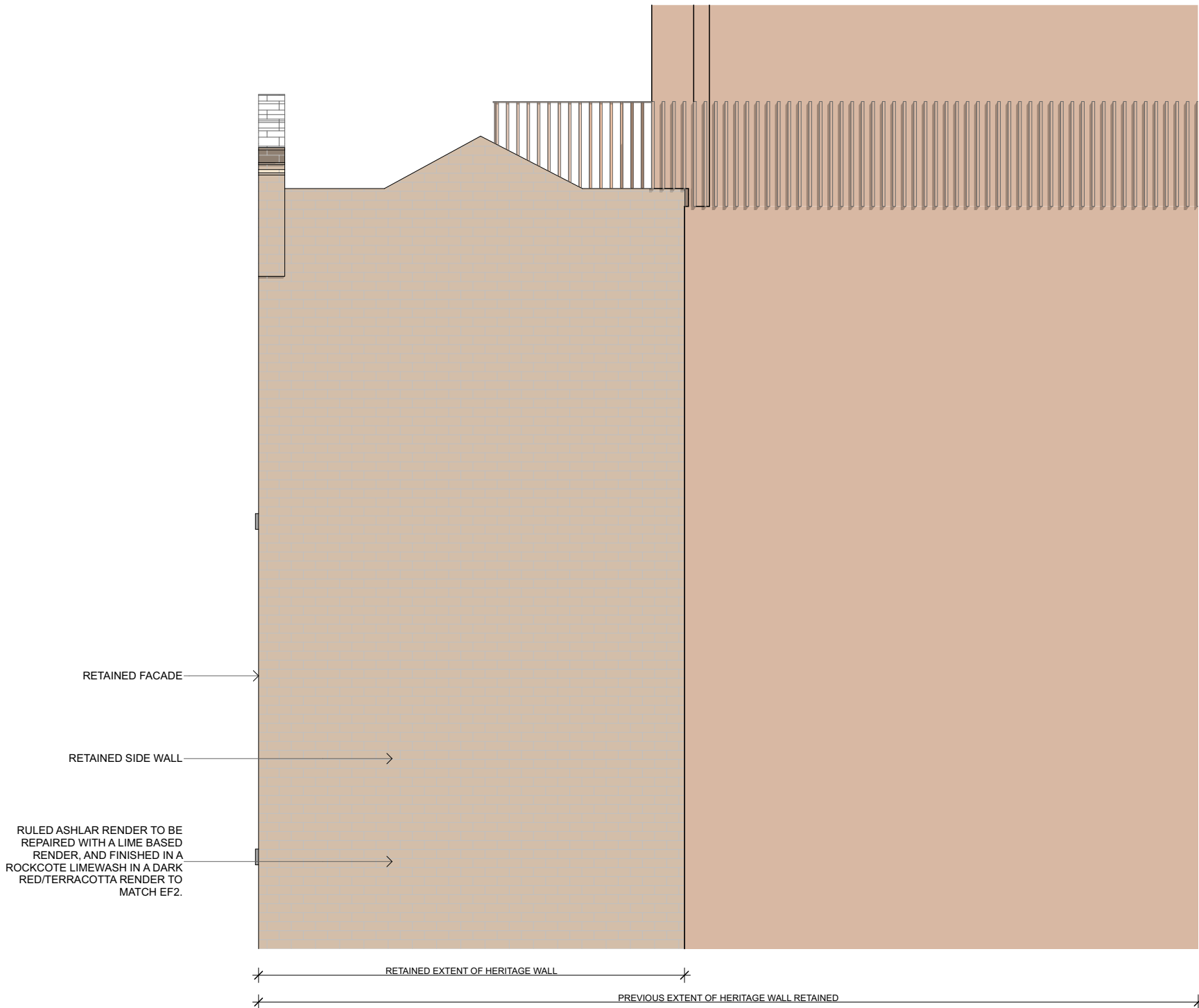
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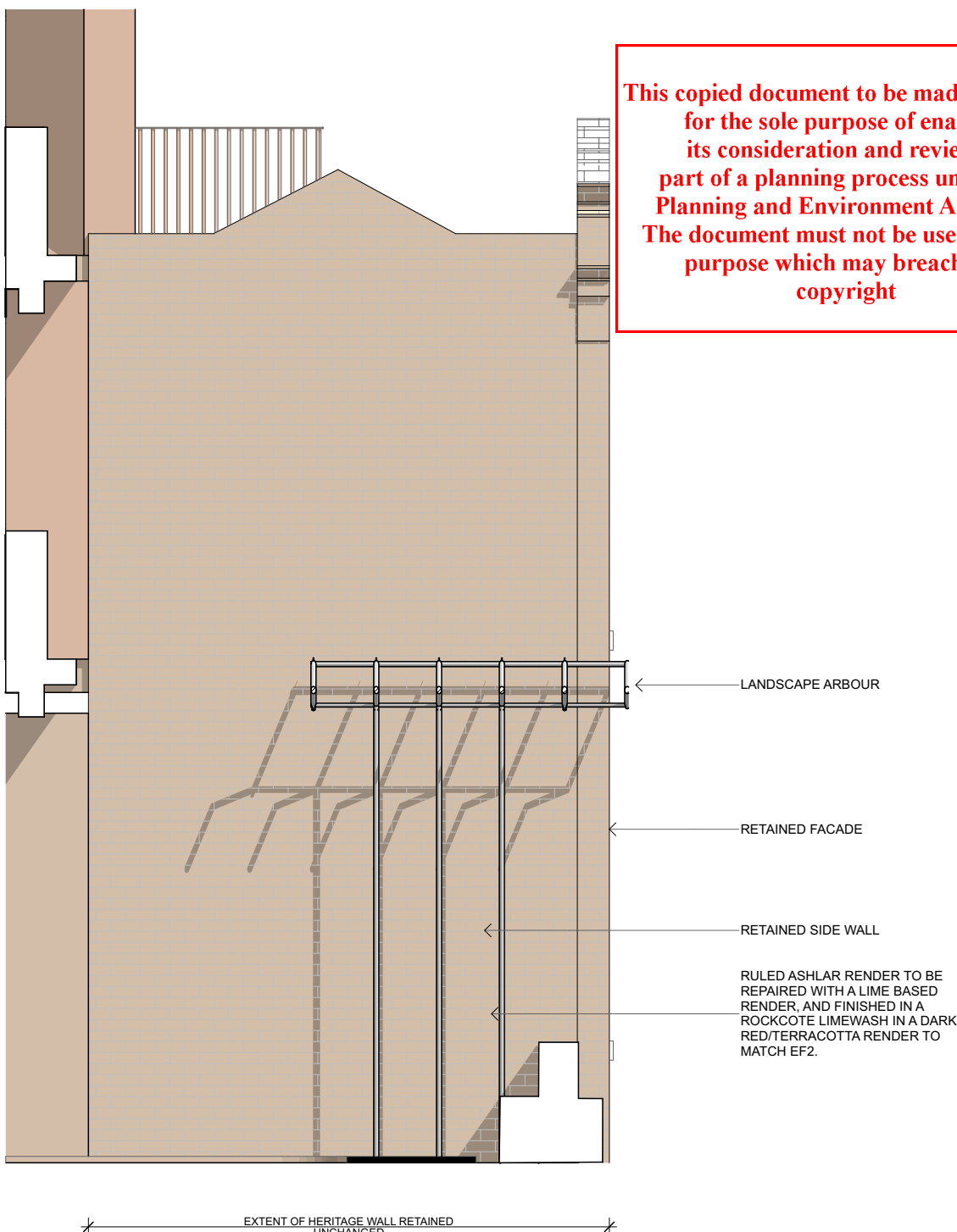
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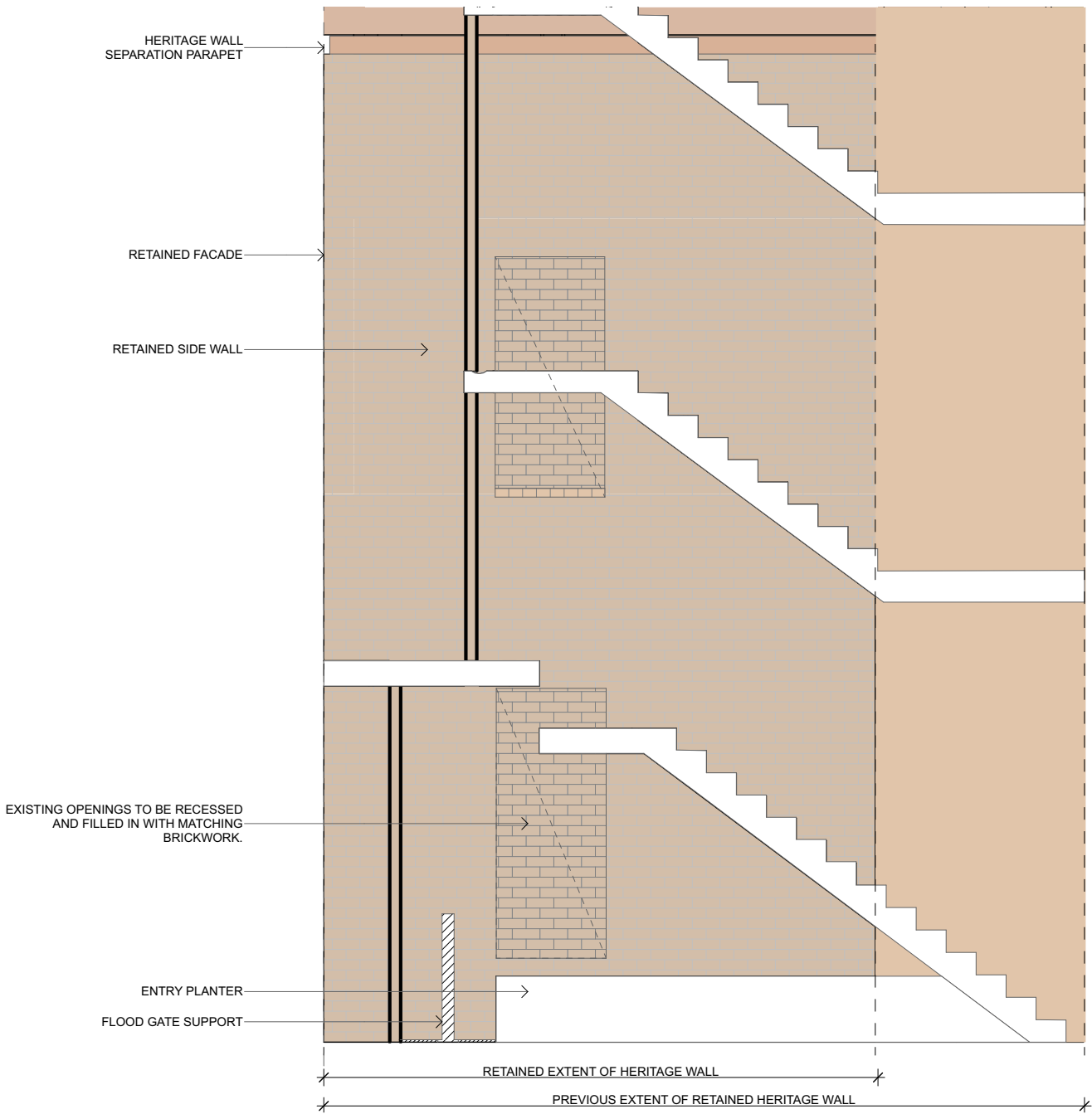
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HERITAGE ELEVATIONS

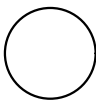
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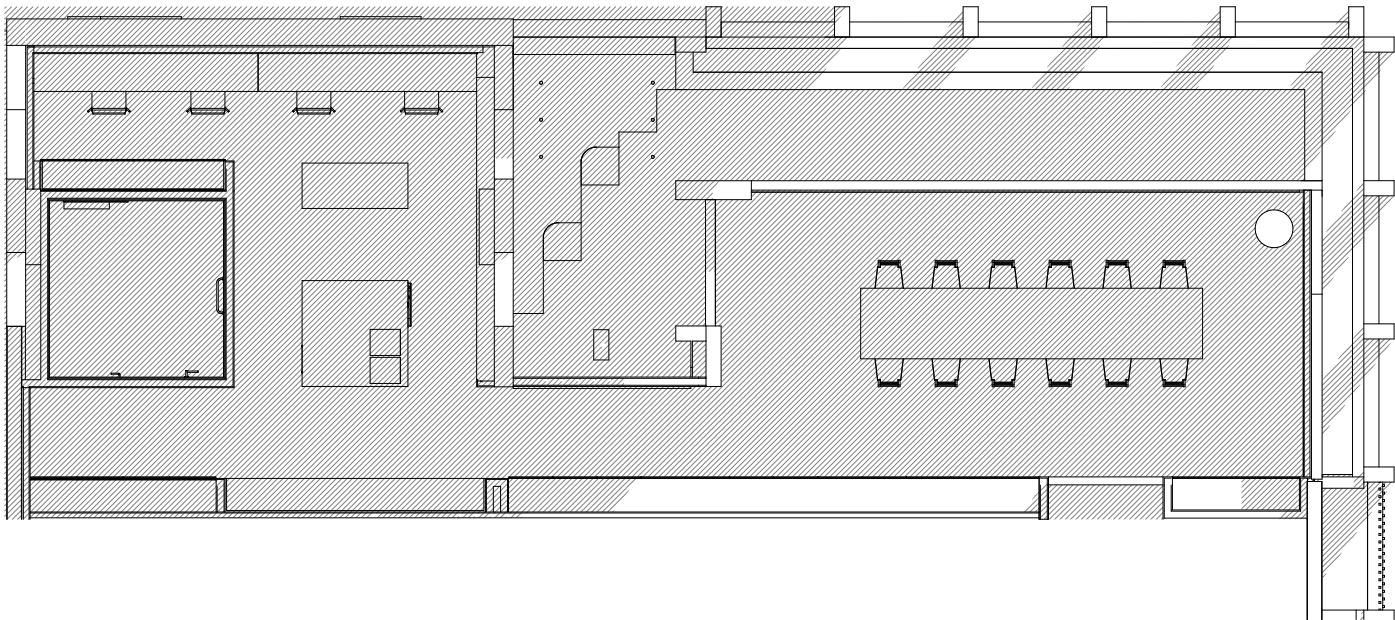
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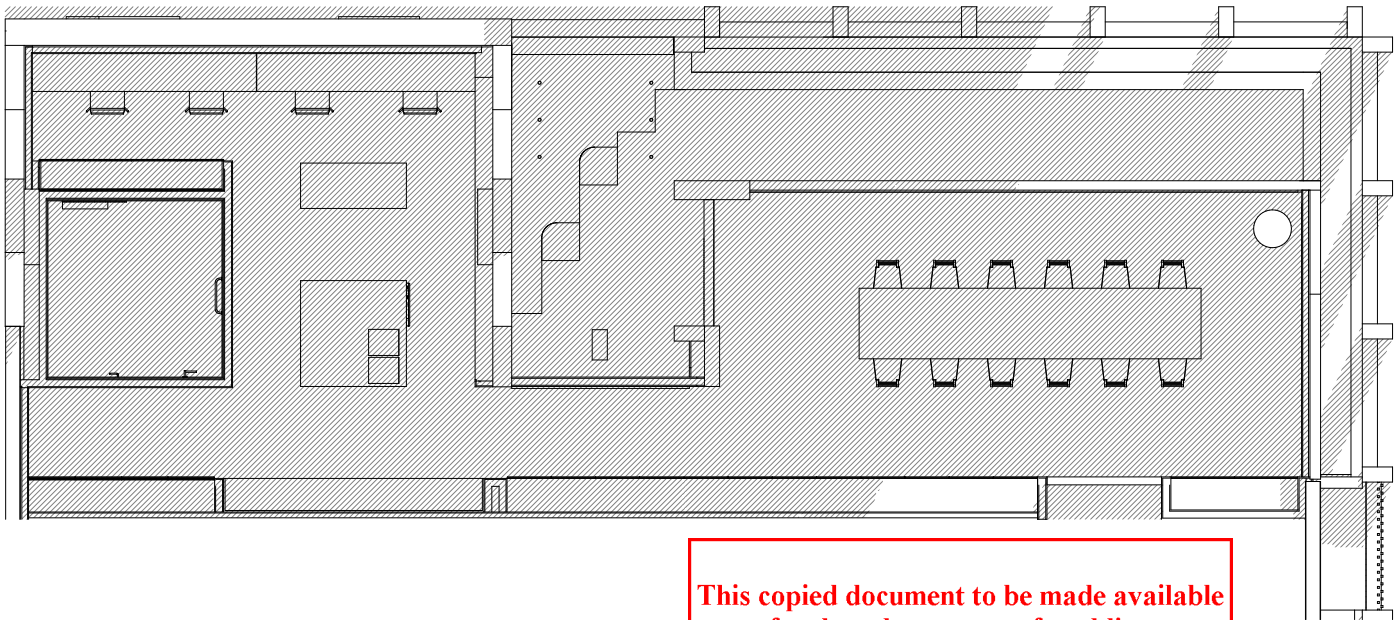
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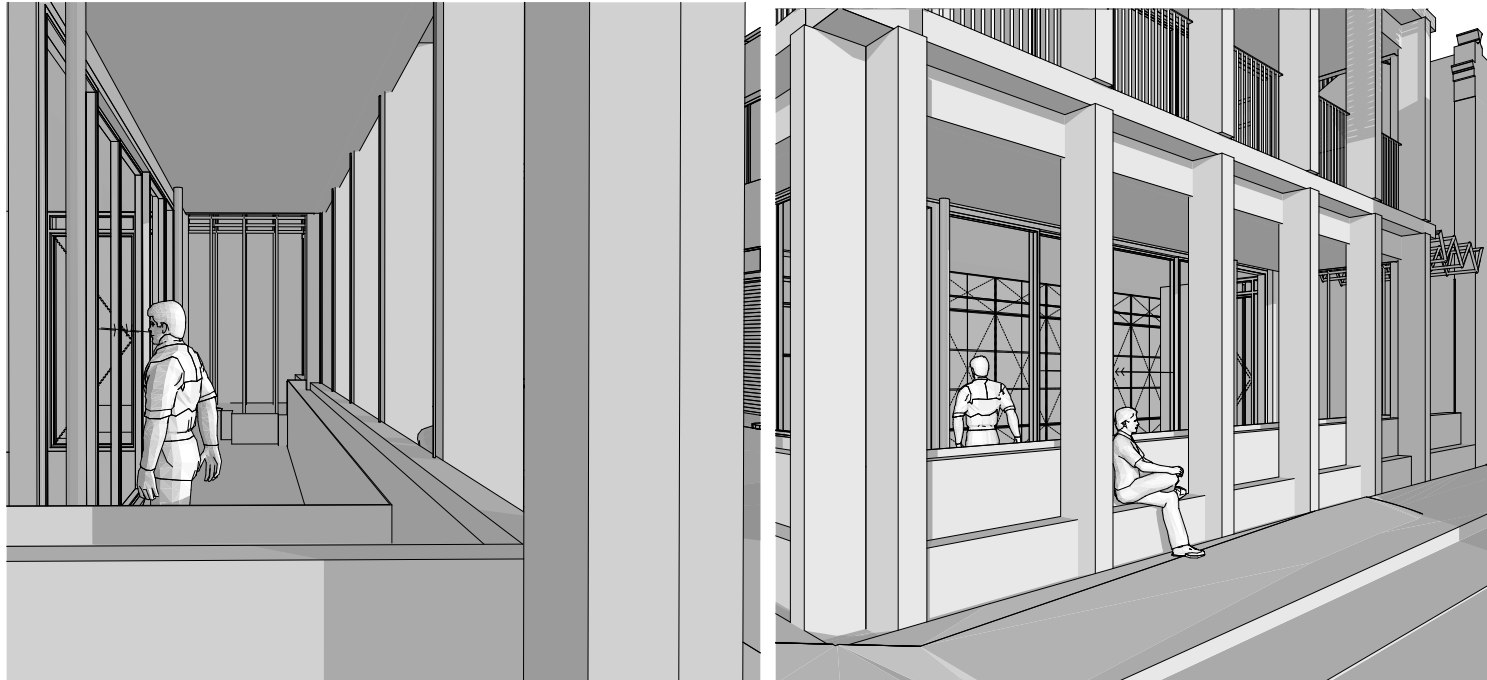


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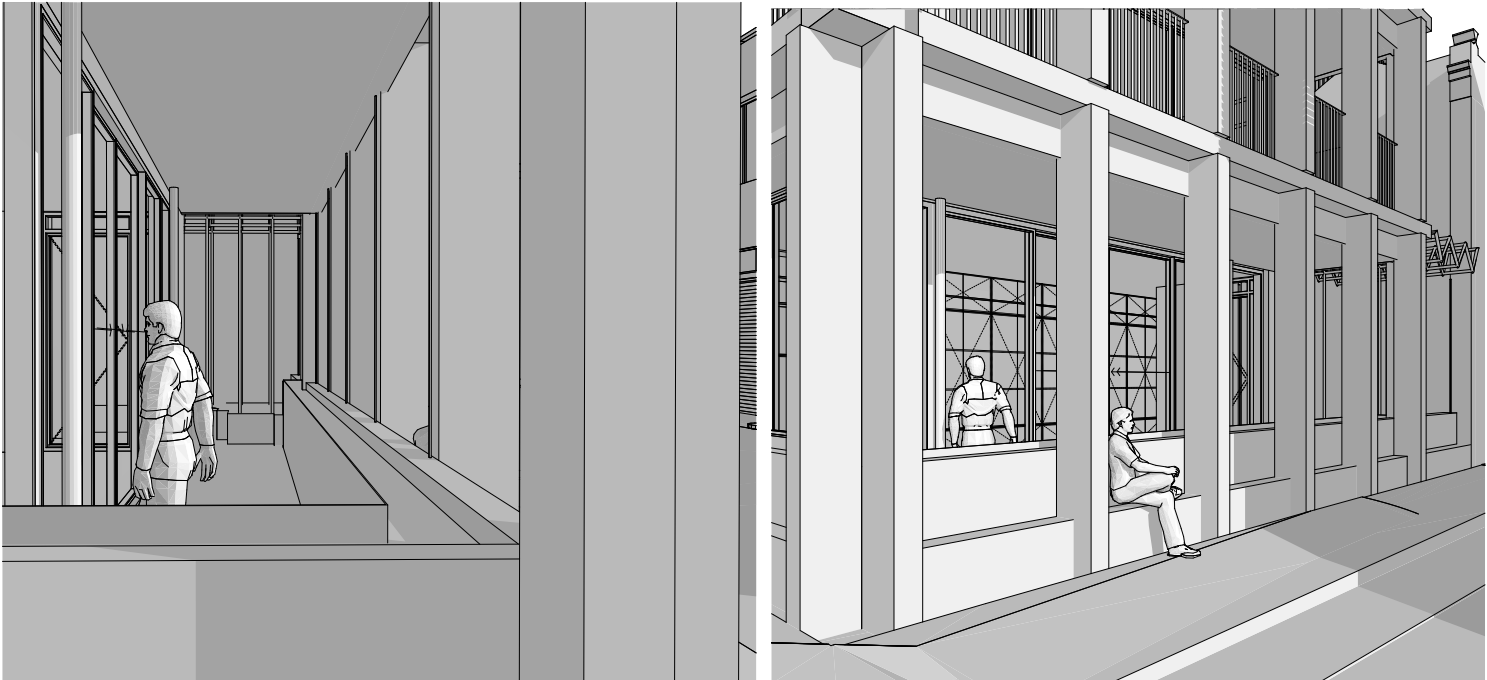


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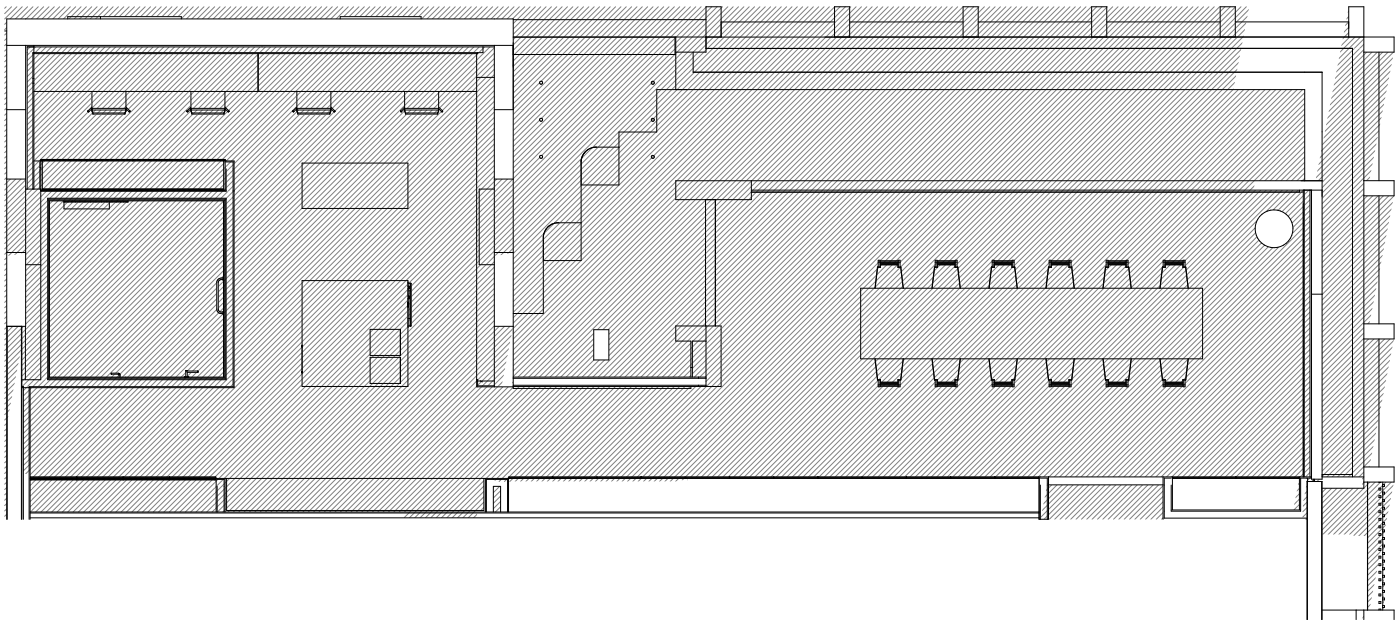
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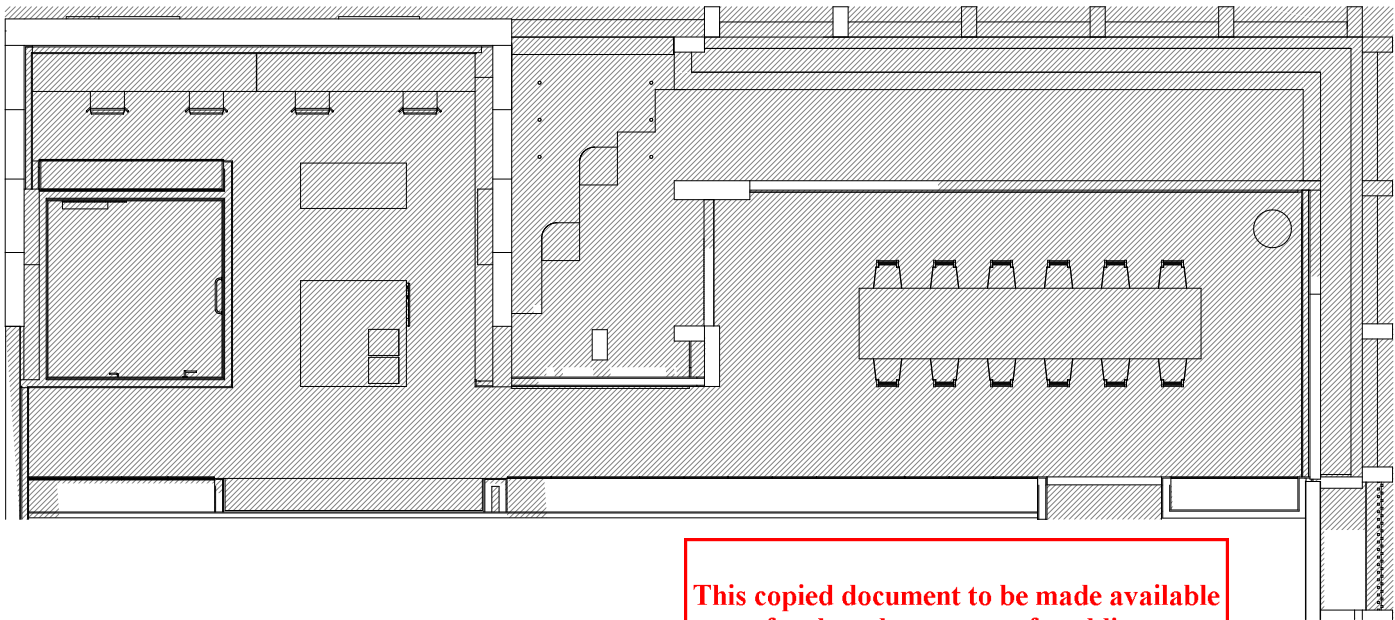
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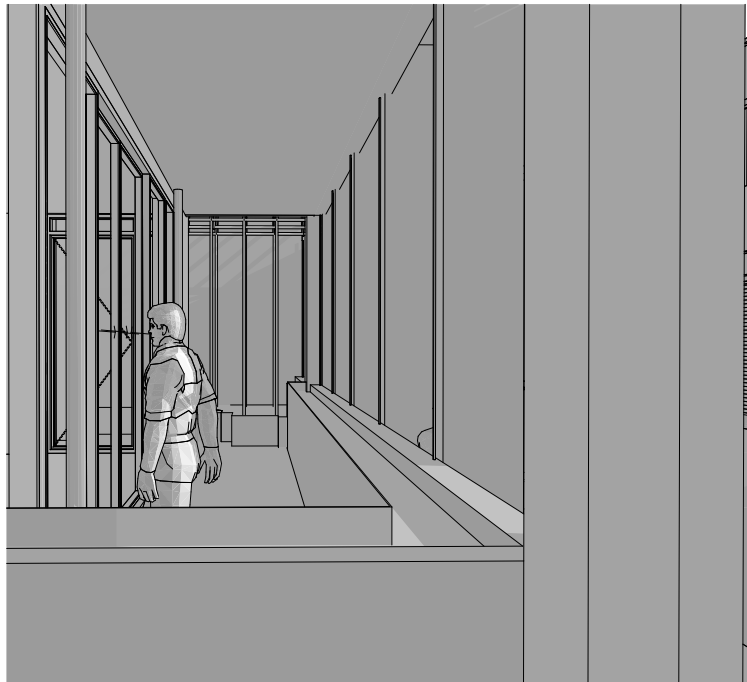


11AM COMMUNAL GROUND FLOOR
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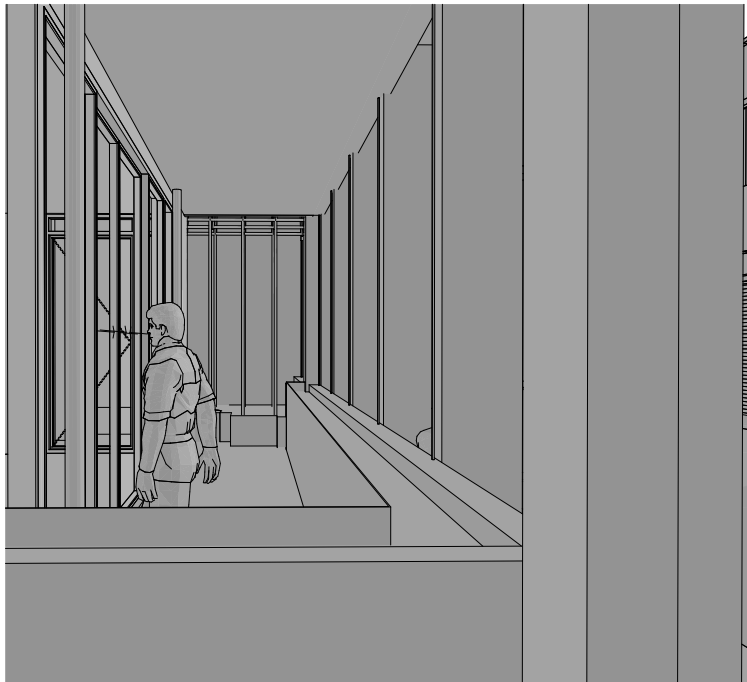


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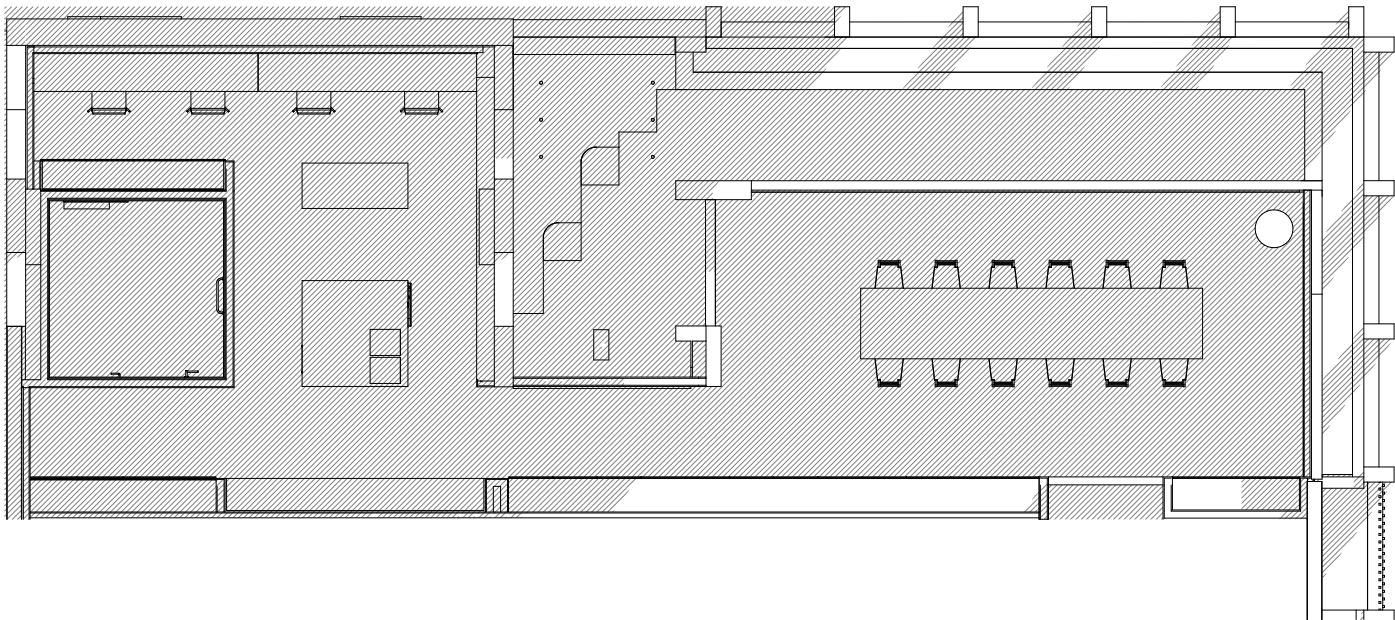
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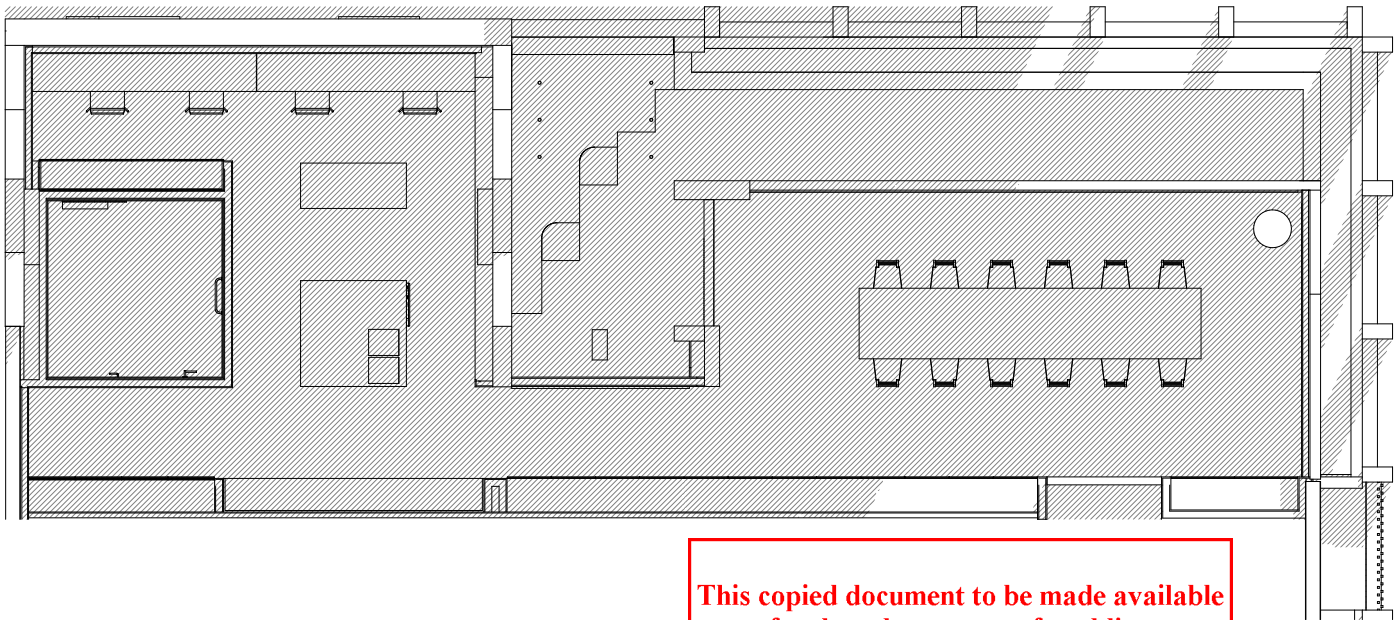
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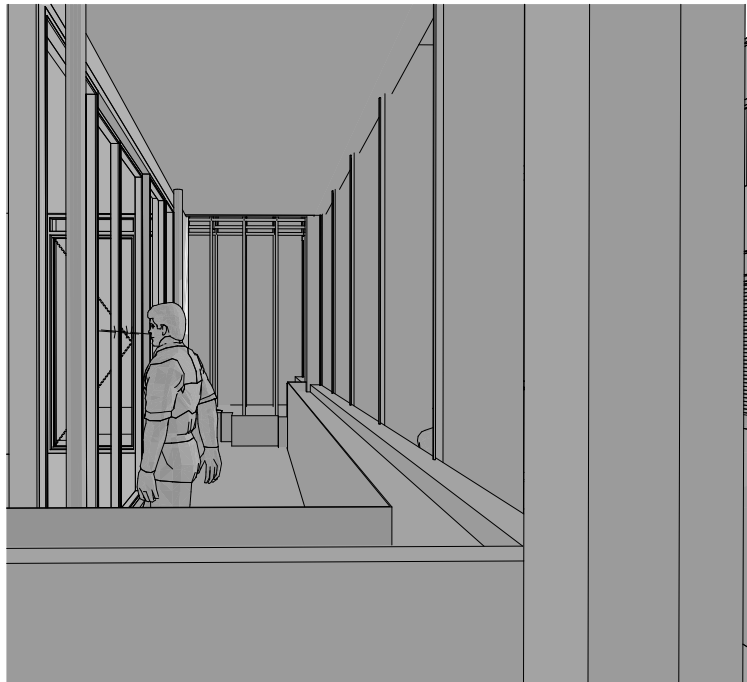


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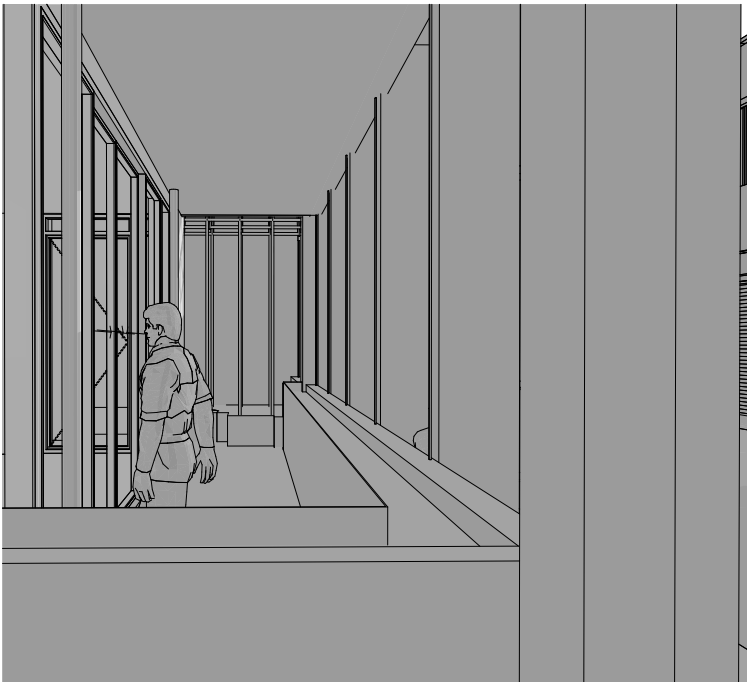


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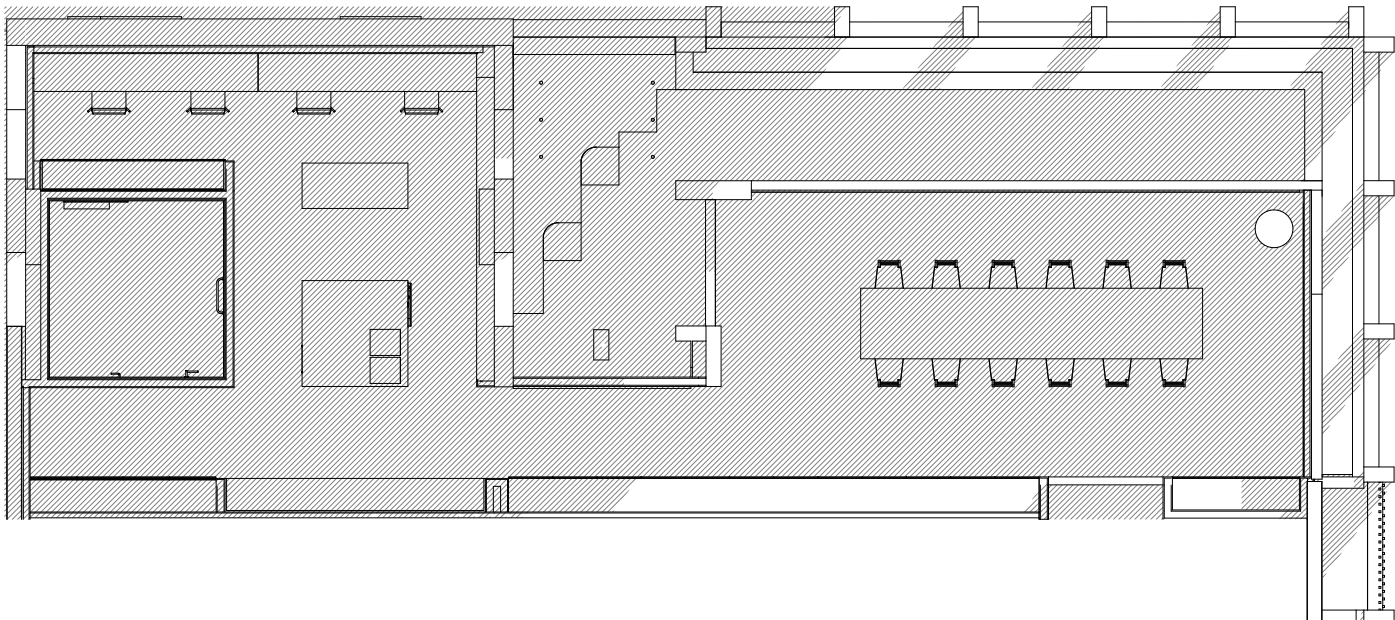
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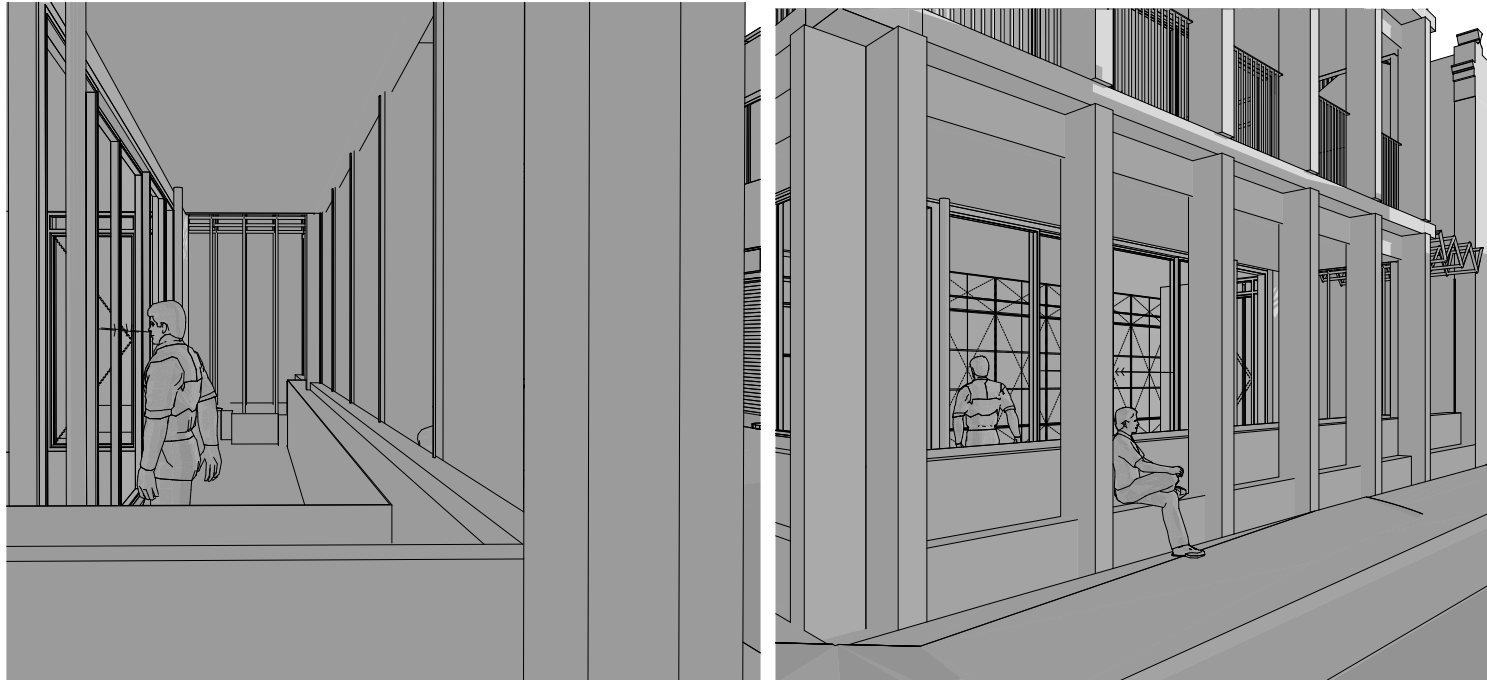
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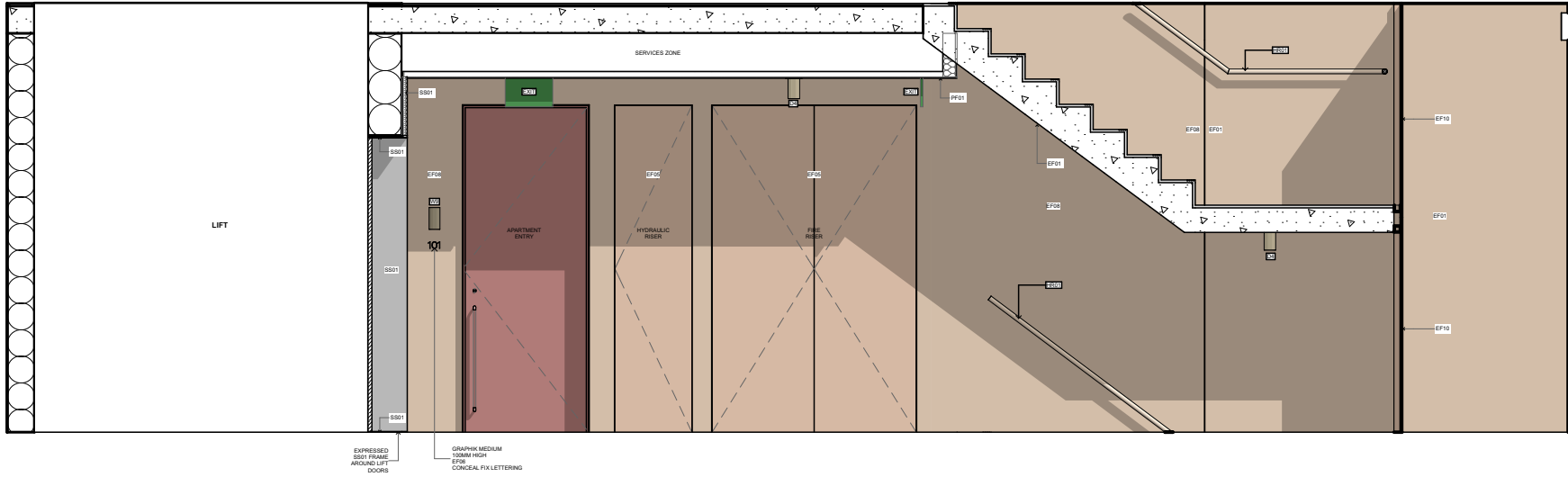
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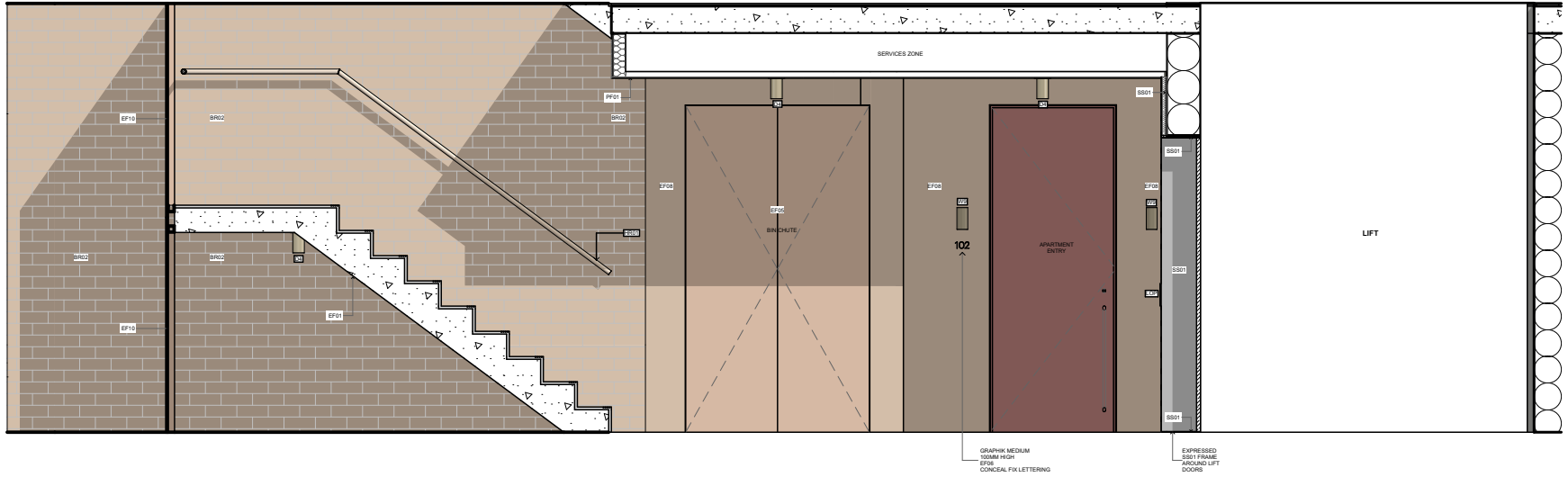
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APARTMENT ENTRY SOUTH
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