

Architecture 437 St. Kilda Road  
 Interior Design GLG / Urban DC  
 Urban Design M12185  
 Strategy

Note: These are estimated figures and indicative ONLY

AREA SCHEDULE - 16.01.24

SITE AREA (sqm)	3,027
PLOT RATIO	5.57
PLOT RATIO GFA ABOVE GROUND (sqm) excludes service areas	16,849
TOTAL GFA ABOVE GROUND (sqm)	19,618
TOTAL GFA (sqm)	28,720
TOTAL NSA (sqm)	13,714
TOTAL APARTMENTS	77
TOTAL RESIDENTIAL AMENITY (sqm)	677
TOTAL COMMUNAL OPEN SPACE (sqm)	453
TOTAL CARSPACES (Pending Consultant Coordination)	188
TOTAL BIKES (Pending Consultant Coordination)	92

BUILDING A		GFA (sqm)	NSA (sqm)	Balcony (sqm)	1B	2B	3/4B	Total Apartments	Indoor Amenity (sqm)	Outdoor Amenity (sqm)	Plant (sqm)	Service Areas (sqm)
L18	Roof Plant	78.8									369	79
L17	Residential	376	271	54			1	1				90
L16	Residential	418	328	115			1	1				90
L15	Residential	533	419	22			1	1				90
L14	Residential	553	443	223			1	1				90
L13	Residential	756	594	48			2	2				90
L12	Residential	756	594	48			2	2				90
L11	Residential	756	576	61			3	3				90
L10	Residential	756	576	61			3	3				90
L9	Residential	756	576	61			3	3				90
L8	Residential, Terrace	757	614	221		1	3	4		453		90
L7	Residential	1590	1227	106		2	6	8				181
L6	Residential	1590	1227	106		2	6	8				181
L5	Residential	1590	1227	144		2	6	8				181
L4	Residential	1635	1266	106		2	6	8				181
L3	Residential	1635	1266	106		2	6	8				181
L2	Residential	1635	1266	106		2	6	8				181
L1	Residential	1635	1243	180		3	5	8				204
Ground	Entry Lobby, Amenities, Services	1813							677			502
TOTAL		19618	13714	1766	0	16	61	77	677	453	369	2,769

Apartment Mix	0%	21%	79%	100%
---------------	----	-----	-----	------

BASEMENT		GFA (sqm)	NSA (sqm)	Individual Carspaces	Tandem Carspaces	Visitor Carspaces	Total Carspaces
B01	Basement	3,034		47	2	4	53
B02	Basement	3,034		61	4		65
B03	Basement	3,034		68	2		70
TOTAL		9,102		176	8	4	188

Visitor Bikes	Resident Bikes	Total Bikes
8	84	92
<b>8</b>	<b>84</b>	<b>92</b>

	GFA (sqm)	NSA (sqm)	Total Carspaces
TOTAL (INCLUDING BASEMENT)	28,720	13714	188

General Notes:

Note: All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor  
 The figures presented here are preliminary and are subject to further detailed design and relevant authority approvals

Area Definitions:

GFA: Gross Floor Area has been calculated based on the Melbourne Planning Scheme definition of GFA: Gross Floor Area is the total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas

NSA: Net Saleable Area has been calculated based on the definition of the Property Council of Australia Method of Measurement.

Plot Ratio: DDO19 definition: For the purpose of this requirement, plot ratio is defined as the gross floor area of all buildings on a site divided by the area of the site, but excluding the area of stairs, loading bays, access ways or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply or lifts.

ADVERTISED  
PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright