

| Date: 12.05.2022 | | Issue: Issue for VCAT | | | | | | | | | | | | | | |
|-------------------------------|----------------------------|---------------------------------------|-----------------------------|---|-------------------------|-------|--------|--------|---------------------|--------------------------------------|---------------------------------|---|------------------------------|--|----------------------------|------------------------------------|
| Area Schedule: 409 CLAYTON RD | | | | | | | | | | | | | | | | |
| Unit | Communal (m ²) | Retail / Commercial (m ²) | Apartment (m ²) | Private Open Space (m ²) * Minimum area assumed | Total (m ²) | 1 Bed | 2 Beds | 3 Beds | Car Spaces Provided | Residential External Stores Provided | Car Spaces Req. Planning Scheme | Car Spaces Req. Dispensation for commercial, full Resi compliance | Car Spaces Req. Dispensation | % of apartments with Cross Ventilation | % of accessible apartments | Internal Storage (m ³) |
| Basement 1 Carparking | | | | | | | | | 68 | 75 | | | | | | |
| Ground Floor | | | | | | | | | | | | | | | | |
| Retail 1 | | 487 | | | | | | | | | 17 | 4 | 4.8700 | | | |
| Retail 2 | | 375 | | | | | | | | | 13 | 3 | 3.7500 | | | |
| Carparking | | | | | | | | | 10 | | | | | | | |
| Upper Ground Carparking | | | | | | | | | 25 | 24 | | | | | | |
| 1st Floor | | | | | | | | | | | | | | | | |
| Retail | | 746 | | | | | | | | 21 | 26 | 14 | 14.9200 | | | |
| Carparking | | | | | | | | | 30 | | | | | | | |
| 1a Floor | | | | | | | | | | 22 | | | | | | |
| Carparking | | | | | | | | | 30 | | | | | | | |

| 2nd FLOOR | | | | | | | | | | | | | | | | |
|---------------------|-----|--|-----|-----|-----|---|---|---|--|--|---|---|-----|---|---|------|
| 2nd floor | | | | | | | | | | | | | | | | |
| Communal (Internal) | 111 | | | | | | | | | | | | | | | |
| Communal (External) | 67 | | | | | | | | | | | | | | | |
| 1 | | | 62 | 40 | 102 | 1 | | | | | 1 | 1 | 0.8 | | Y | 8.3 |
| 2 | | | 56 | 43 | 99 | 1 | | | | | 1 | 1 | 0.8 | | Y | 8.8 |
| 3 | | | 82 | 109 | 191 | | 2 | | | | 1 | 1 | 1 | Y | | 14.5 |
| 4 | | | 60 | 44 | 104 | 1 | | | | | 1 | 1 | 0.8 | | | 7.8 |
| 5 | | | 53 | 44 | 97 | 1 | | | | | 1 | 1 | 0.8 | | | 10.8 |
| 6 | | | 92 | 113 | 205 | | 2 | | | | 1 | 1 | 1 | Y | Y | 14.7 |
| 7 | | | 86 | 85 | 171 | | 2 | | | | 1 | 1 | 0.8 | | | 19.6 |
| 8 | | | 67 | 61 | 128 | 1 | | | | | 1 | 1 | 0.8 | | | 14.6 |
| 9 | | | 114 | 156 | 270 | | | 3 | | | 2 | 2 | 0.8 | Y | | 11.2 |
| 10 | | | 95 | 50 | 145 | | | 3 | | | 2 | 2 | 0.8 | Y | | 11.2 |

| TOTAL PER FLOOR PLATE | | | | | | | | | | | | | | | | |
|-----------------------|--|--|-----|-----|------|---|---|---|--|--|----|----|---|---|---|--|
| 1 BED | | | 767 | 745 | 1512 | | | | | | 12 | 12 | 8 | 4 | 3 | |
| 2 BED | | | | | | 5 | | | | | | | | | | |
| 3 BED | | | | | | | 3 | 2 | | | | | | | | |

| TYPICAL APARTMENT LEVELS - 3rd - 7th | | | | | | | | | | | | | | | | |
|--------------------------------------|--|--|-----|-----|-----|---|---|---|--|--|----|----|-----|---|---|------|
| Apartment floor plate | | | | | | | | | | | | | | | | |
| 1 | | | 62 | 10 | 72 | 1 | | | | | 1 | 1 | 0.8 | | Y | 8.3 |
| 2 | | | 56 | 10 | 66 | 1 | | | | | 1 | 1 | 0.8 | | Y | 8.8 |
| 3 | | | 82 | 11 | 93 | | 2 | | | | 1 | 1 | 1 | Y | | 14.5 |
| 4 | | | 60 | 12 | 72 | 1 | | | | | 1 | 1 | 0.8 | | | 7.8 |
| 5 | | | 53 | 12 | 65 | 1 | | | | | 1 | 1 | 0.8 | | | 10.8 |
| 6 | | | 92 | 11 | 103 | | 2 | | | | 1 | 1 | 1 | Y | Y | 14.7 |
| 7 | | | 86 | 13 | 99 | | 2 | | | | 1 | 1 | 0.8 | Y | Y | 19.6 |
| 8 | | | 87 | 13 | 100 | | 2 | | | | 1 | 1 | 0.8 | Y | Y | 17.6 |
| 9 | | | 78 | 12 | 90 | | 2 | | | | 1 | 1 | 0.8 | Y | Y | 13 |
| 10 | | | 58 | 10 | 68 | 1 | | | | | 1 | 1 | 1 | | Y | 7.4 |
| 11 | | | 61 | 10 | 71 | 1 | | | | | 1 | 1 | 0.8 | | | 9.8 |
| 12 | | | 75 | 11 | 86 | | 2 | | | | 1 | 1 | 0.8 | Y | Y | 11.2 |
| TOTAL PER FLOOR PLATE | | | 850 | 135 | 985 | | | | | | 12 | 12 | 10 | 6 | 5 | |
| 1 BED | | | | | | 6 | | | | | | | | | | |
| 2 BED | | | | | | | 6 | | | | | | | | | |
| 3 BED | | | | | | | | 0 | | | | | | | | |

| 8th FLOOR | | | | | | | | | | | | | | | | |
|-----------------------|-----|--|-----|-----|-----|---|---|---|--|--|----|----|-----|---|---|------|
| Apartment floor plate | | | | | | | | | | | | | | | | |
| 1 | | | 62 | 10 | 72 | 1 | | | | | 1 | 1 | 0.8 | | Y | 8.30 |
| 2 | | | 56 | 10 | 66 | 1 | | | | | 1 | 1 | 0.8 | | Y | 8.8 |
| 3 | | | 82 | 11 | 93 | | 2 | | | | 1 | 1 | 1 | Y | | 14.5 |
| 4 | | | 60 | 12 | 72 | 1 | | | | | 1 | 1 | 0.8 | | | 9.1 |
| 5 | | | 53 | 12 | 65 | 1 | | | | | 1 | 1 | 0.8 | | Y | 9.6 |
| 6 | | | 92 | 11 | 103 | | 2 | | | | 1 | 1 | 1 | Y | Y | 14.7 |
| 7 | | | 86 | 11 | 97 | | 2 | | | | 1 | 1 | 0.8 | Y | Y | 17.6 |
| 8 | | | 82 | 11 | 93 | | 2 | | | | 1 | 1 | 0.8 | Y | | 15.6 |
| 9 | | | | | | | | | | | | | | | | |
| 10 | | | 72 | 10 | 82 | 1 | | | | | 1 | 1 | 0.8 | | | 10 |
| 11 | | | | | | | | | | | | | | | | |
| 12 | | | 75 | 11 | 86 | | 2 | | | | 1 | 1 | 0.8 | Y | Y | 11.2 |
| Communal (Internal) | 37 | | | | | | | | | | | | | | | |
| Communal (External) | 154 | | | | | | | | | | | | | | | |
| TOTAL PER FLOOR PLATE | | | 720 | 109 | 829 | | | | | | 10 | 10 | 8 | 5 | 6 | |
| 1 BED | | | | | | 5 | | | | | | | | | | |
| 2 BED | | | | | | | 5 | | | | | | | | | |
| 3 BED | | | | | | | | 0 | | | | | | | | |

| TYPICAL APARTMENT LEVELS - 9th - 13th | | | | | | | | | | | | | | | | |
|---------------------------------------|--|--|-----|-----|-----|---|---|---|--|--|----|----|-----|---|---|------|
| Apartment floor plate | | | | | | | | | | | | | | | | |
| 1 | | | 62 | 10 | 72 | 1 | | | | | 1 | 1 | 0.8 | | Y | 8.3 |
| 2 | | | 56 | 10 | 66 | 1 | | | | | 1 | 1 | 0.8 | | Y | 8.8 |
| 3 | | | 82 | 11 | 93 | | 2 | | | | 1 | 1 | 1 | Y | | 14.5 |
| 4 | | | 60 | 12 | 72 | 1 | | | | | 1 | 1 | 0.8 | | | 9.1 |
| 5 | | | 53 | 12 | 65 | 1 | | | | | 1 | 1 | 0.8 | | Y | 9.6 |
| 6 | | | 92 | 11 | 103 | | 2 | | | | 1 | 1 | 1 | Y | Y | 14.7 |
| 7 | | | 86 | 13 | 99 | | 2 | | | | 1 | 1 | 0.8 | Y | Y | 17.6 |
| 8 | | | 87 | 9 | 96 | | 2 | | | | 1 | 1 | 0.8 | Y | | 15.6 |
| 9 | | | | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | | | |
| 11 | | | 98 | 13 | 111 | | 2 | | | | 1 | 1 | 0.8 | Y | | 8.3 |
| 12 | | | 75 | 11 | 86 | | 2 | | | | 1 | 1 | 0.8 | Y | Y | 9.1 |
| TOTAL PER FLOOR PLATE | | | 751 | 112 | 863 | | | | | | 10 | 10 | 8 | 6 | 6 | |
| 1 BED | | | | | | 4 | | | | | | | | | | |
| 2 BED | | | | | | | 6 | | | | | | | | | |
| 3 BED | | | | | | | | 0 | | | | | | | | |

| SUMMARY OF RESIDENTIAL LEVELS | | | | | | | | | | | | | | | | |
|-------------------------------|--|--|-----|-----|------|---|---|---|--|--|----|----|----|----|----|--|
| 2nd Floor | | | 767 | 745 | 1512 | 5 | 3 | 2 | | | 12 | 12 | 8 | 4 | 3 | |
| 3rd Floor | | | 850 | 135 | 985 | 6 | 6 | 0 | | | 12 | 12 | 10 | 6 | 5 | |
| 4th Floor | | | 850 | 135 | 985 | 6 | 6 | 0 | | | 12 | 12 | 10 | 6 | 5 | |
| 5th Floor | | | 850 | 135 | 985 | 6 | 6 | 0 | | | 12 | 12 | 10 | 6 | 5 | |
| 6th Floor | | | 850 | 135 | 985 | 6 | 6 | 0 | | | 12 | 12 | 10 | 6 | 5 | |
| 7th Floor | | | 850 | 109 | 829 | 5 | 5 | 0 | | | 12 | 10 | 10 | 6 | 5 | |
| 8th Floor | | | 720 | 109 | 829 | 5 | 5 | 0 | | | 10 | 10 | 8 | 5 | 6 | |
| 9th Floor | | | 751 | 112 | 863 | 4 | 6 | 0 | | | 10 | 10 | 8 | 6 | 6 | |
| 10th Floor | | | 751 | 112 | 863 | 4 | 6 | 0 | | | 10 | 10 | 8 | 6 | 6 | |
| 11th Floor | | | 751 | 112 | 863 | 4 | 6 | 0 | | | 10 | 10 | 8 | 6 | 6 | |
| 12th Floor | | | 751 | 112 | 863 | 4 | 6 | 0 | | | 10 | 10 | 8 | 6 | 6 | |
| 13th Floor | | | 751 | 112 | 863 | 4 | 6 | 0 | | | 10 | 10 | 8 | 6 | 6 | |
| | | | | | | | | | | | | | | 69 | 64 | |

| Communal (m ²) | Commercial (m ²) | Apartment (m ²) | Private Open Space (m ²) | 1 Bed | 2 Beds | 3 Beds | Car Spaces Provided | Residential External Stores Provided | Car Spaces Req. Planning Scheme | Car Spaces Req. Dispensation for commercial, full Resi compliance | Car Spaces Req. Dispensation | % of apartments with Cross Ventilation | % of accessible apartments |
|----------------------------|------------------------------|-----------------------------|--------------------------------------|-------|--------|--------|---------------------|--------------------------------------|---------------------------------|---|------------------------------|--|----------------------------|
| 369 | 1608 | 9492 | 2063 | 59 | 67 | 2 | 163 | 142 | 188 | 151 | 133 | 54% | 50% |