

APARTMENT SIZE AND LAYOUT

ADG COMPLIANCE ANALYSIS - SITE 7

The proposed departures from the Apartment Design Guide are minor and generally relate to individual room dimensions rather than overall apartment floor area. In most instances, apartment areas meet or exceed the relevant ADG minimum requirements, with any reduced dimension balanced by increased dimensions elsewhere to maintain functional layouts, furniture arrangements, and a high level of resident amenity.

The RTS scheme for Site 7 provides a substantial amount of communal amenity, offering residents access to a diverse range of shared indoor and outdoor spaces. Communal open space is strategically located on the Level 05 podium roof and Level 19 roof terrace, benefiting from strong connections to Green Square Plaza, expansive outlooks, and views towards the Sydney CBD skyline. Additional indoor residential amenity spaces are also provided on Levels 02 and 05.

Any private balcony shortfalls should be considered within the context of this broader amenity offering. The total balcony shortfall of 322 sqm is significantly offset by the provision of approximately 960.9 sqm of communal open space and 687.9 sqm of indoor residential amenity space, resulting in a high-quality residential environment that exceeds typical communal amenity expectations and supports resident wellbeing.

ADG APARTMENT INTERNAL AREA AND SIZES													
LOCATION			4D APARTMENT SIZE AND LAYOUT							4E PRIVATE OPEN SPACE AND BALCONIES			
LEVEL (TYPICAL)	APARTMENT NO.	APARTMENT TYPE	APARTMENT INTERNAL AREA (m2)	ADG MIN (m2)	LIVING ROOM WIDTH (m)	APARTMENT DEPTH (m)	BEDROOM AREAS COMPLIANCE	BEDROOM SIZES COMPLIANCE	ROBE SIZE	BALCONY AREA (m2)	ADG MIN. BALC AREA (m2)	BALC AREA SHORTFALL	
					ADG MIN.: 3.6m STUDIO & 1 BED, 4m FOR 2 BED & 3 BED)	ADG MAX: 8m OPEN PLAN	ADG MIN.: 9m2 BEDROOM, 10m2 MASTER BEDROOM	ADG MIN.: 3m MIN	ADG MIN.: 1.5m BEDROOM, 1.8m MAIN BEDROOM				
SITE 7	L01	U70101	1 BED+STUDY	62.1	50	5.9	5.48 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, COMPLIED	5.8	8	-2.2	
		U70102	2 BED 1B	70.2	70	4.1	7.85 9m2 & 10m2 MIN. COMPLIED	3m MIN. NOT COMPLIED ON ONE SIDE	2.4m & 2.4m, COMPLIED	7.3	10	-2.7	
		U70103	1 BED	61.7	50	4.1	7.8 10m2 MIN. COMPLIED	3m MIN. COMPLIED	2.4m, COMPLIED	7.7	8	-0.3	
		U70104	3 BED	107.3	95	4.3	7.5 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, 2.4m & 3.6m, COMPLIED	13.2	12	1.2	
		U70105	2 BED 2B	87.8	75	4.35	5.13 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m & 4.2m, COMPLIED	14.3	10	4.3	
		U70106	2 BED 2B	78.4	75	4.27	7.67 9m2 & 10m2 MIN. COMPLIED	3m MIN. NOT COMPLIED ON ONE SIDE	1.8m & 1.8m, COMPLIED	7.5	10	-2.5	
		U70107	2 BED 1B	75.2	70	4	4.85 10m2 MIN. COMPLIED	3m MIN. COMPLIED	2.47m, COMPLIED	6	8	-2	
		U70108	2 BED 2B + STUDY	113.6	75	4.551	6.6 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, 1.8m & 1.8m, COMPLIED	8.1	12	-3.9	
	AGGREGATE SHORTFALL PER FLOOR:										-8.1	1 LEVEL	-8.1 (TOTAL FOR 1 LEVEL)
	L02	U70201	1 BED+STUDY	62.1	50	5.9	5.48 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, COMPLIED	5.8	8	-2.2	
		U70202	2 BED 1B	70.2	70	4.1	7.85 9m2 & 10m2 MIN. COMPLIED	3m MIN. NOT COMPLIED ON ONE SIDE	2.4m & 2.4m, COMPLIED	7.3	10	-2.7	
		U70203	1 BED	61.7	50	4.1	7.8 10m2 MIN. COMPLIED	3m MIN. COMPLIED	2.4m, COMPLIED	7.7	8	-0.3	
		U70204	3 BED	107.3	95	4.3	7.5 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, 2.4m & 3.6m, COMPLIED	8.5	12	-3.5	
		U70205	2 BED 2B	87.8	75	4.35	5.13 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m & 4.2m, COMPLIED	7.4	10	-2.6	
		U70206	2 BED 2B	78.4	75	4.27	7.67 9m2 & 10m2 MIN. COMPLIED	3m MIN. NOT COMPLIED ON ONE SIDE	1.8m & 1.8m, COMPLIED	7.6	10	-2.4	
		U70207	2 BED 1B	75.2	70	4	4.85 10m2 MIN. COMPLIED	3m MIN. COMPLIED	2.47m, COMPLIED	6	8	-2	
		U70208	2BED 2B + STUDY	114.3	75	4.551	6.6 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, 1.8m & 1.8m, COMPLIED	8.1	12	-3.9	
	AGGREGATE SHORTFALL PER FLOOR:										-8.1	2 LEVEL	-50.6 (TOTAL FOR 2 LEVEL)
	L03-04	U70301	1 BED+STUDY	62.1	50	5.9	5.48 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, COMPLIED	5.8	8	-2.2	
		U70302	2 BED 1B	70.2	70	4.1	7.85 9m2 & 10m2 MIN. COMPLIED	3m MIN. NOT COMPLIED ON ONE SIDE	2.4m & 2.4m, COMPLIED	7.3	10	-2.7	
		U70303	1 BED	61.7	50	4.1	7.8 10m2 MIN. COMPLIED	3m MIN. COMPLIED	2.4m, COMPLIED	7.7	8	-0.3	
		U70304	3 BED	107.3	95	4.3	7.5 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, 2.4m & 3.6m, COMPLIED	8.5	12	-3.5	
		U70305	2 BED 2B	87.8	75	4.35	5.13 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m & 4.2m, COMPLIED	7.4	10	-2.6	
		U70306	2 BED 2B	78.7	75	4.27	7.67 9m2 & 10m2 MIN. COMPLIED	3m MIN. NOT COMPLIED ON ONE SIDE	1.8m & 1.8m, COMPLIED	7.6	10	-2.4	
		U70307	2 BED 2B + STUDY	89.2	75	4.597	4.85 10m2 MIN. COMPLIED	3m MIN. COMPLIED	2.47m, COMPLIED	6	8	-2	
		U70308	2 BED 2B	81.4	75	4.338	6.6 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, 1.8m & 1.8m, COMPLIED	8.1	12	-3.9	
		U70309	1 BED+STUDY	59.2	50	3.839	5.67 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, COMPLIED	8.1	8	0.1	
		U70310	1 BED	50.1	50	4.2	5.2 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, COMPLIED	4.9	8	-3.1	
		U70311	2 BED 2B	78.2	75	4	7.11 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m&1.8m, COMPLIED	7.9	10	-2.1	
		U70312	1BED + STUDY	82.3	75	5.69	4.783 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, COMPLIED	8.1	8	0.1	
		U70313	STUDIO	35.5	35	3.446	6.484 NA	3m MIN. COMPLIED	1.8m, COMPLIED	3.3	4	-0.7	
AGGREGATE SHORTFALL PER FLOOR:										-25.3	2 LEVEL	-50.6 (TOTAL FOR 2 LEVEL)	
L05	U70501	3 BED	107.1	95	4.02	6.75 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	3m MIN. COMPLIED	1.8m, 2.05m & 3.43m, COMPLIED	8.4	12	-3.6	
	U70502	1 BED	52.2	50	5.68	5.81 10m2 MIN. COMPLIED	3m MIN. NOT COMPLIED ON ONE SIDE	1.8m, COMPLIED	1.8m, COMPLIED	9.1	8	1.1	
	U70503	1 BED	61.7	50	4.15	7.8 10m2 MIN. COMPLIED	3m MIN. COMPLIED	3m MIN. COMPLIED	2.4m, COMPLIED	7.7	8	-0.3	
	U70504	3 BED	107.3	95	4.15	7.5 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	3m MIN. COMPLIED	1.8m, 2.4m & 3.6m, COMPLIED	8.7	12	-3.3	
	U70505	2 BED 2B	87.2	75	4.35	5.13 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	3m MIN. COMPLIED	1.8m & 4.2m, COMPLIED	7.4	10	-2.6	
	U70506	1 BED	58	50	4.22	6.28 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	3m MIN. COMPLIED	1.8m & 2.4m, COMPLIED	6.4	8	-1.6	
	U70507	2 BED 2B +	83.3	75	6.25	4.87 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	3m MIN. COMPLIED	1.8m & 1.8m, COMPLIED	6.2	10	-3.8	
	AGGREGATE SHORTFALL PER FLOOR:										-14.1	1 LEVEL	-14.1 (TOTAL FOR 1 LEVEL)
L06-18	U70601	2 BED 2B	75.8	75	4.26	7.27 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.68m & 1.8m, COMPLIED	6.7	10	-3.3		
	U70602	2 BED 2B	80.2	50	4.11	5.05 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, COMPLIED	6.2	8	-1.8		
	U70603	STUDIO	31.7	35	2.9	6.1 NA	3m MIN. NOT COMPLIED ON ONE SIDE	1.8m, COMPLIED	3.1	4	-0.9		
	U70604	1 BED	53	50	4.06	6.6 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.5m & 1.8m, COMPLIED	6.5	8	-1.5		
	U70605	STUDIO	35.3	35	3.6	6.35 NA	3m MIN. NOT COMPLIED ON ONE SIDE	1.8m, COMPLIED	5.1	4	1.1		
	U70606	STUDIO	35.3	35	3.6	6.35 NA	3m MIN. NOT COMPLIED ON ONE SIDE	1.8m, COMPLIED	5.1	4	1.1		
	U70607	1 BED	55.6	50	3.6	7.2 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, COMPLIED	5.7	8	-2.3		
	U70608	1 BED	55.6	50	3.6	7.2 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, COMPLIED	5.7	8	-2.3		
	U70609	STUDIO	35.3	35	3.6	6.5 NA	3m MIN. NOT COMPLIED ON ONE SIDE	1.8m, COMPLIED	5.1	4	1.1		
	U70610	1 BED	61.9	50	3.6	6.8 10m2 MIN. COMPLIED	3m MIN. COMPLIED	2.4m, COMPLIED	6.4	8	-1.6		
	U70611	1 BED	50.2	50	5.22	6.56 10m2 MIN. COMPLIED	3m MIN. COMPLIED	2.4m, COMPLIED	6.7	8	-1.3		
	U70612	3 BED	95.5	95	4.2	7.45 9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m, 1.8m & 1.8m, COMPLIED	7.2	12	-4.8		
	U70613	2 BED 2B	79.5	75	4	7.35 10m2 MIN. COMPLIED	3m MIN. COMPLIED	1.8m & 1.8m, COMPLIED	7.3	10	-2.7		
	TOTAL NON COMPLIANCE:			1 APT TYPES, 13 UNITS		2 APT TYPES, 15 UNITS		6 APT TYPES, 61 UNITS	ALL COMPLIED	174 UNITS	AGGREGATE SHORTFALL PER FLOOR:	-19.2	
	TOTAL SITE 7 AGGREGATE SHORTFALL											-322.4	13 LEVELS

There are no internal storage shortfalls within Site 7. All apartments achieve the minimum requirement of having at least 50% of the required storage located within the apartment and accessible from circulation spaces, in accordance with ADG requirements.

Refer to DA-7-900_STORAGE COMPLIANCE – SITE 17 [B] for detailed storage compliance information.

LEGEND:

COMPLIANT

NON - COMPLIANT

MINOR DIMENSIONAL INTRUSIONS

APARTMENT SIZE AND LAYOUT

ADG COMPLIANCE ANALYSIS - SITE 17

The proposed departures from the Apartment Design Guide are minor and generally relate to individual room dimensions rather than overall apartment floor area. In most instances, apartment areas meet or exceed the relevant ADG minimum requirements, with any reduced dimension balanced by increased dimensions elsewhere to maintain functional layouts, furniture configurations, and a high level of resident amenity.

Any private balcony shortfalls should be considered within the context of the broader amenity package and the flexibility afforded under the BTR provisions. Importantly, the RTS scheme introduces approximately 196.2 sqm of additional communal open space within Site 17, providing residents with convenient access to high-quality shared outdoor areas.

The communal open space is strategically positioned on the Level 05 podium roof, where it benefits from direct connections to Green Square Plaza, creating an attractive and highly accessible extension of the residents’ living environment. Collectively, these enhanced communal amenities help offset the minor balcony area variations while delivering a strong overall residential amenity outcome.

ADG APARTMENT INTERNAL AREA AND SIZES																			
LOCATION			4D APARTMENT SIZE AND LAYOUT							4E PRIVATE OPEN SPACE AND BALCONIES									
LEVEL (TYPICAL)	APARTMENT NO.	APARTMENT TYPE	APARTMENT INTERNAL AREA (m2)	ADG MIN (m2)	LIVING ROOM WIDTH (m)	APARTMENT DEPTH (m)	BEDROOM AREAS COMPLIANCE		BEDROOM SIZES COMPLIANCE	ROBE SIZE	BALCONY AREA (m2)	ADG MIN. BALC AREA (m2)	BALC AREA SHORTFALL						
					ADG MIN.: 3.6m STUDIO & 1 BED, 4m FOR 2 BED & 3 BED)	ADG MAX: 8m OPEN PLAN	ADG MIN.: 9m2 BEDROOM, 10m2 MASTER BEDROOM		ADG MIN.: 3m MIN	ADG MIN.: 1.5m BEDROOM, 1.8m MAIN BEDROOM									
L02	U170201	2 BED 2B+	75.5	75		4.31	6.07 9m2 & 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.8m & 1.8m. COMPLIED	5.8	10	-4.2						
	U170202	2 BED 2B	80.7	75		4.53	4.93 9m2 & 10m2 MIN. COMPLIED		3m MIN. NOT COMPLIED ON ONE SIDE	1.8m & 1.8m. COMPLIED	7	10	-3						
	U170203	STUDIO	38.1	35		2.89	3.37 NA		3m MIN. NOT COMPLIED ON ONE SIDE	1.8m. COMPLIED	3.1	4	-0.9						
	U170204	STUDIO	35.7	35		3.6	6.15 NA		3m MIN. NOT COMPLIED ON ONE SIDE	1.8m. COMPLIED	3.7	4	-0.3						
	U170205	1 BED	50	50		3.63	5.5 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.8m. COMPLIED	4.1	8	-3.9						
											AGGREGATE SHORTFALL PER FLOOR:		-12.3	1 LEVELS -12.3 (TOTAL FOR 4 LEVELS)					
L03-04	U170301	1 BED+	63.6	50		3.82	7.61 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.8m. COMPLIED	14.2	8	6.2						
	U170302	3 BED	106.5	95		4.2	8.8 9m2 & 10m2 MIN. COMPLIED		3m MIN. NOT COMPLIED ON ONE SIDE	2.4m, 2.4m & 1.8m. COMPLIED	11.5	12	-0.5						
	U170303	2 BED 2B	81.4	75		4	7.5 9m2 & 10m2 MIN. COMPLIED		3m MIN. COMPLIED	2.4m & 1.8m. COMPLIED	7.4	10	-2.6						
	U170304	2 BED 2B+	75.6	75		4.31	6.07 9m2 & 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.8m & 1.8m. COMPLIED	5.8	10	-4.2						
	U170305	2 BED 2B	80.7	75		4.53	4.93 9m2 & 10m2 MIN. COMPLIED		3m MIN. NOT COMPLIED ON ONE SIDE	1.8m & 1.8m. COMPLIED	7	10	-3						
	U170306	STUDIO	38.1	35		2.89	3.37 NA		3m MIN. NOT COMPLIED ON ONE SIDE	1.8m. COMPLIED	3.1	4	-0.9						
	U170307	STUDIO	35.7	35		3.6	6.15 NA		3m MIN. NOT COMPLIED ON ONE SIDE	1.8m. COMPLIED	3.7	4	-0.3						
	U170308	1 BED	50	50		3.63	5.5 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.8m. COMPLIED	4.1	8	-3.9						
	U170309	1 BED	58.1	50		3.95	6.02 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.8m. COMPLIED	6.3	8	-1.7						
	U170310	2 BED 2B	81.8	75		4	6.79 9m2 & 10m2 MIN. COMPLIED		3m MIN. COMPLIED	2.23m & 1.8m. COMPLIED	5.7	10	4.2						
	U170311	STUDIO	41	35		5.18	5.7 NA		3m MIN. NOT COMPLIED ON ONE SIDE	1.8m. COMPLIED	4.2	4	0.2						
											AGGREGATE SHORTFALL PER FLOOR:		-15	2 LEVELS -30 (TOTAL FOR 4 LEVELS)					
L05	U170501	2 BED 2B+	78.1	75		4.14	7.25 9m2 & 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.8m & 1.8m. COMPLIED	30.5	10	20.5						
	U170502	2 BED 2B	75	75		4.04	7.7 9m2 & 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.8m & 1.8m. COMPLIED	24.2	10	14.2						
	U170503	1 BED+	64.1	50		3.9	5.69 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.8m. COMPLIED	12.3	8	4.3						
	U170504	2 BED 2B	76.9	75		4	6.69 9m2 & 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.8m & 1.8m. COMPLIED	20	10	10						
	U170505	STUDIO	36.9	35		4.19	5.48 NA		3m MIN. NOT COMPLIED ON ONE SIDE	1.8m. COMPLIED	3.8	4	-0.2						
	U170506	2 BED 1B	70.4	70		5	5.1 9m2 & 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.8m & 2.2m. COMPLIED	18.4	10	8.4						
	U170507	2 BED 1B+	70.9	70		5.54	6.85 9m2 & 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.66m & 1.8m. COMPLIED	19	10	9						
											AGGREGATE SHORTFALL PER FLOOR:		66.2	1 LEVEL 66.2 (TOTAL FOR 1 LEVEL)					
L06-19	U170601	2 BED 2B+	79	75		4.14	7.25 9m2 & 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.8m & 1.8m. COMPLIED	6.1	10	-3.9						
	U170602	2 BED 2B	76.3	75		4.04	7.81 9m2 & 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.8m & 1.8m. COMPLIED	7.9	10	-2.1						
	U170603	1 BED	53	50		4.18	5.87 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.8m. COMPLIED	6.3	8	-1.7						
	U170604	1 BED+	52.2	50		3.6	7.38 10m2 MIN. COMPLIED		3m MIN. NOT COMPLIED ON ONE SIDE	1.8m. COMPLIED	7.7	8	-0.3						
	U170605	1 BED	57	50		4	7.14 10m2 MIN. COMPLIED		3m MIN. COMPLIED	2.4m. COMPLIED	6.5	8	-1.5						
	U170606	STUDIO	38.4	35		2.89	5.31 NA		3m MIN. NOT COMPLIED ON ONE SIDE	1.8m. COMPLIED	3.4	4	0.6						
	U170607	STUDIO	37.1	35		3.6	6.15 NA		3m MIN. NOT COMPLIED ON BOTH SIDES	1.8m. COMPLIED	4.6	4	0.6						
	U170608	STUDIO	33.8	35		3.52	5.27 NA		3m MIN. NOT COMPLIED ON ONE SIDE	1.8m. COMPLIED	3.1	4	-0.9						
	U170609	2 BED 1B+	70.7	70		5.54	6.85 9m2 & 10m2 MIN. COMPLIED		3m MIN. COMPLIED	1.66m & 1.8m. COMPLIED	5.3	10	-4.7						
											AGGREGATE SHORTFALL PER FLOOR:		-15.1	14 LEVELS -211.4 (TOTAL FOR 14 LEVELS)					
TOTAL NON COMPLIANCE:			1 APT TYPE, 14 UNITS		2 APT TYPES, 31 UNITS		1 APT TYPE, 2 UNITS		ALL COMPLIED		8 APT TYPES, 70 UNITS		ALL COMPLIED		136 UNITS		TOTAL SITE 17 AGGREGATE SHORTFALL:		-187.5

There are no internal storage shortfalls within Site 17. All apartments achieve the minimum requirement of having at least 50% of the required storage located within the apartment and accessible from circulation spaces, in accordance with ADG requirements.

Refer to DA-17-900_STORAGE COMPLIANCE – SITE 17 [B] for detailed storage compliance information.

LEGEND:

COMPLIANT

NON - COMPLIANT

MINOR DIMENSIONAL INTRUSIONS

APARTMENT SIZE AND LAYOUT

ADG COMPLIANCE ANALYSIS – SITE 18

The proposed deviations within apartments are minor and generally relate to individual room dimensions rather than overall floor area. Apartment areas typically meet or exceed the ADG minimums, with any reduced dimension balanced by a longer dimension in the opposite direction, maintaining functional furniture layouts and overall amenity. These minor variations are due to the angled site geometry, which is integral to the tower’s site response, distinctive floorplate and architectural identity.

Any reductions to private balconies are supported by the flexibility identified in the BTR factsheet and should be considered along the broader amenity available to residents. This includes the extensive surrounding public open space network, the combined BTR communal offering across Stage 3, and the substantially increased amenity within Site 18, approximately 247.4m² of internal communal space and 138.7m² of rooftop terraces.

GREEN SQUARE STAGE 3 - SITE 18												
ADG APARTMENT INTERNAL AREA AND SIZES												
LOCATION				4D APARTMENT SIZE AND LAYOUT							4E PRIVATE OPEN SPACE AND BALCONIES	
LEVEL (TYPICAL)	APARTMENT TYPE NO.	APARTMENT TYPE		APARTMENT INTERNAL AREA (m2)	ADG MIN (m2)	LIVING ROOM WIDTH (m)	APARTMENT DEPTH (m)	BEDROOM AREAS COMPLIANCE	BEDROOM SIZES COMPLIANCE	ROBE SIZE	BALCONY AREA (m2)	ADG MIN. BALC AREA (m2)
						ADG MIN: 3.8m STUDIO & 1 BED, 4m FOR 2 BED & 3 BED)	ADG MAX: 8m OPEN PLAN	ADG MIN: 9m2 BEDROOM, 10m2 MASTER BEDROOM	ADG MIN: 3m MIN	ADG MIN: 1.5m BEDROOM, 1.8m MAIN BEDROOM		
SITE 18		STUDIO	40									
	L02-19	ST-APT-01	STUDIO	18	32.1	35	3.6+	4.7	NA	1.5m, COMPLIED	2.6	4
	L02-13,19	ST-APT-02	STUDIO	13	32.6	35	3.6+	4.7	NA	1.5m, COMPLIED	2.5	4
	L11-19	ST-APT-03	STUDIO	9	31.1	35	3.6+	4.4	NA	1.5m, COMPLIED	2.6	4
		1 BED	43									
	L02-18	1B-APT-01	1 BED +	17	52.4	50	2.8-4.6	4.6	9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	3.6	8
	L02-18	1B-APT-02	1 BED	17	50.9	50	2.9-4.9	4.9	9m2 & 10m2 MIN. COMPLIED	3m MIN. NOT COMPLIED ON ONE SIDE	3	8
	L11	1B-APT-03	1 BED +	8	50.2	50	3.3-4.4	4.4	9m2 & 10m2 MIN. COMPLIED	3m MIN. COMPLIED	5.5	8
	L19	1B-APT-04	1 BED +	1	50	50	3.4-4.7	4.7	9m2 & 10m2 MIN. COMPLIED	3m MIN. NOT COMPLIED ON ONE SIDE	3.4	8
		2 BED	38									
	L02-10	2B-APT-01	2 BED 2B+	9	85.5	75	3.6-4.6	4.6	9m2 & 10m2 MIN. COMPLIED	3m MIN. NOT COMPLIED ON ONE SIDE	5.5	10
	L02-18	2B-APT-02	2 BED 2B+	17	75.5	75	4+	5	9m2 & 10m2 MIN. COMPLIED	3m MIN. NOT COMPLIED ON ONE SIDE	3.6	10
	L02-13	2B-APT-03	2 BED 1B	12	74.7	70	3.98-6.5	6.5	9m2 & 10m2 MIN. COMPLIED	3m MIN. NOT COMPLIED ON ONE SIDE	3.6	10
		3 BED	5									
	L014-18	3B-APT-01	3 BED	5	102.1	95	4+	5.7	9m2 & 10m2 MIN. COMPLIED	3m MIN. NOT COMPLIED ON ONE SIDE	12.4	12
	TOTAL NON COMPLIANCE:			3 APT TYPES, 40 UNITS		6 APT TYPES, 64 UNITS	ALL COMPLIED	ALL COMPLIED	6 APT TYPES, 61 UNITS	ALL COMPLIED	10 APT TYPES, 121 UNITS	SHORTFALL
												-37.5

There are no internal storage shortfalls within Site 18. All apartments achieve the minimum requirement of having at least 50% of the required storage located within the apartment and accessible from circulation spaces, in accordance with ADG requirements.

Refer to DA-18-900_STORAGE COMPLIANCE – SITE 18 [B] for detailed storage compliance information.

LEGEND:

- COMPLIANT
- NON – COMPLIANT
- MINOR DIMENSIONAL INTRUSIONS

APARTMENT SIZE AND LAYOUT

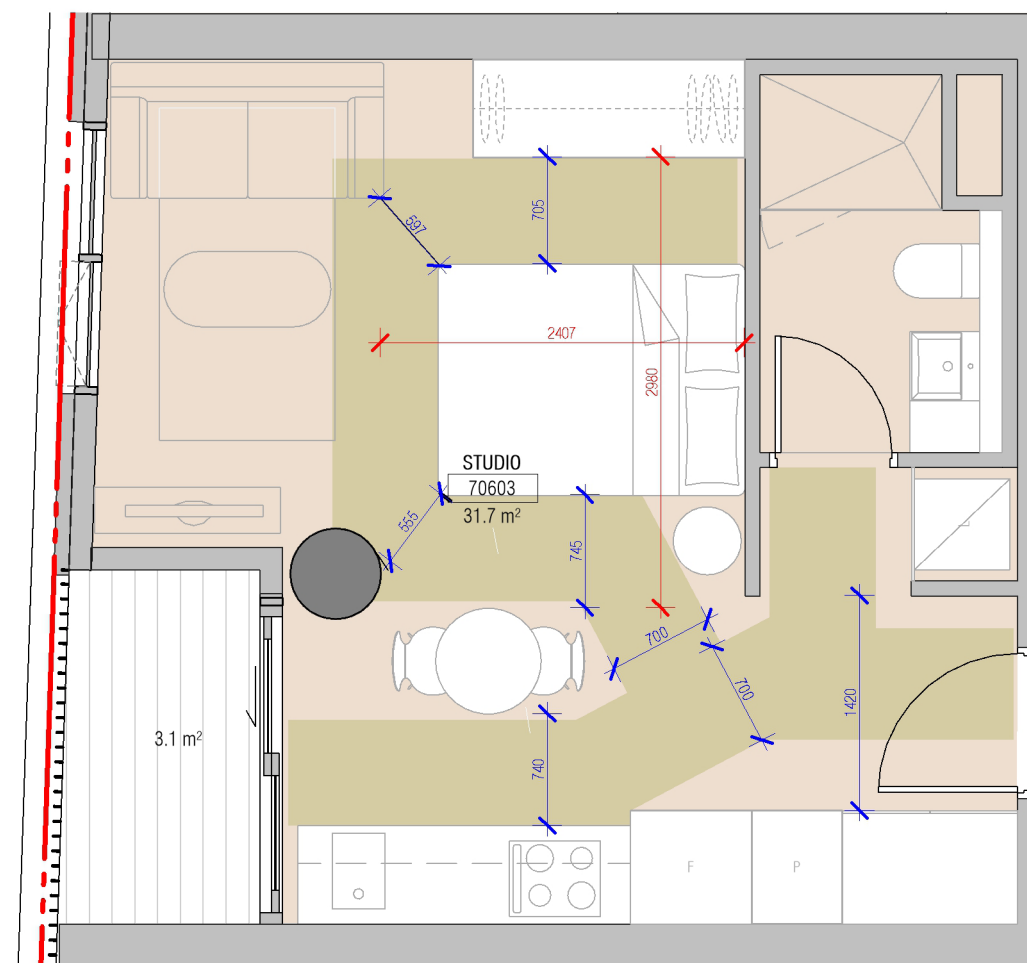
INTERNAL AREA ADG NON-COMPLIANT UNITS - SITE 7

There is one studio apartment type within Site 7 (Levels 06–18), comprising 13 apartments with an internal area below 35 sqm.

The layout has been carefully designed to maximise functionality, amenity, and liveability within the available floor area, while providing flexibility for residents' furniture and lifestyle needs.

Despite its compact size, the apartment complies with key ADG requirements, including apartment depth, solar access, and storage. The glazing area exceeds 10% of the internal floor area.

A minor balcony shortfall of 0.9 sqm has been identified and noted in the assessment table on page 2. This variation is offset by the increased provision of outdoor open space across the three sites, resulting in no adverse impact on overall residential amenity.



STUDIO - U70603 @ 31.7m²



APARTMENT SIZE AND LAYOUT

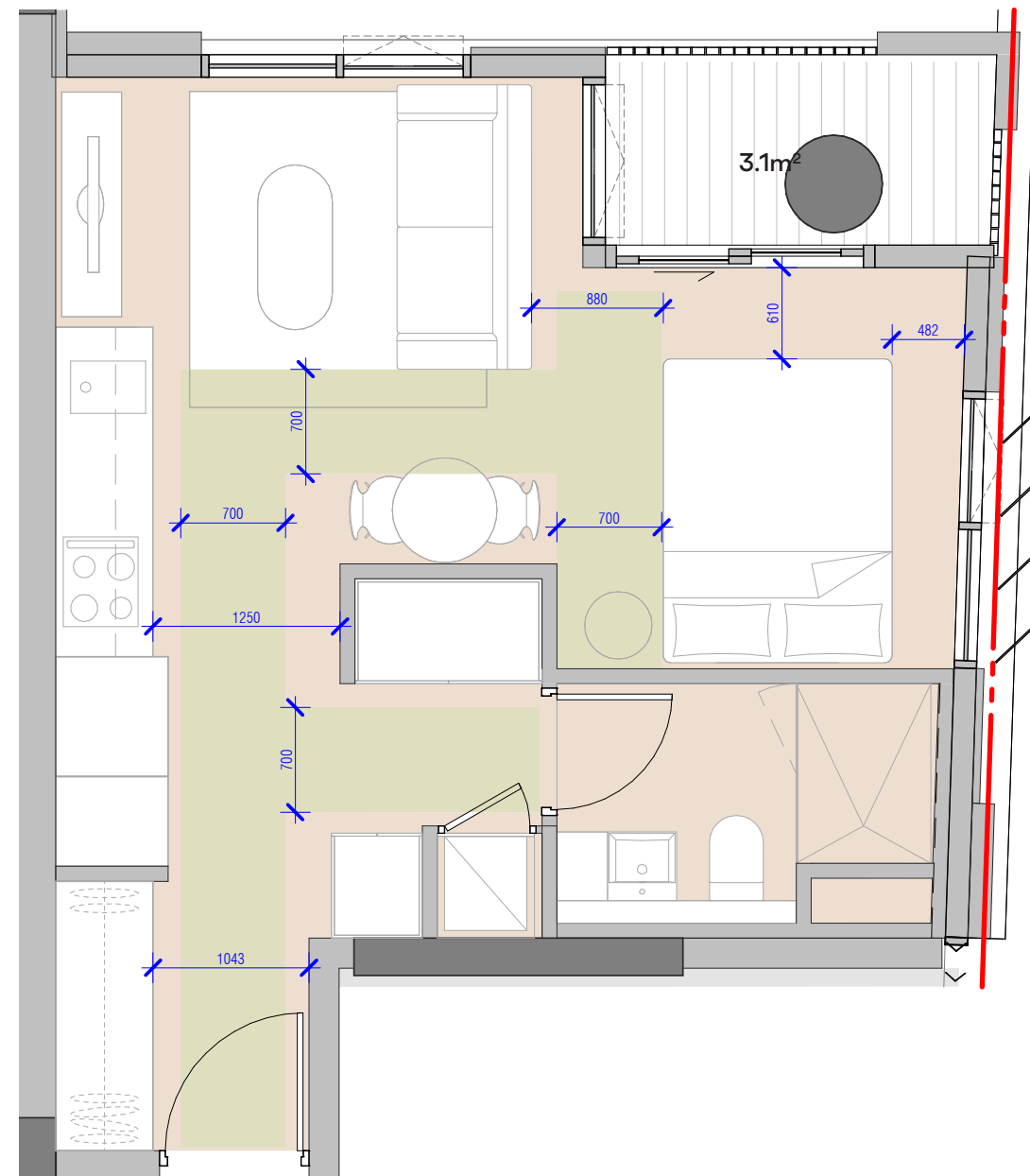
INTERNAL AREA ADG NON-COMPLIANT UNITS - SITE 17

There is one studio apartment type within Site 17 (Levels 06–19), comprising 14 apartments with an internal area below 35 sqm.

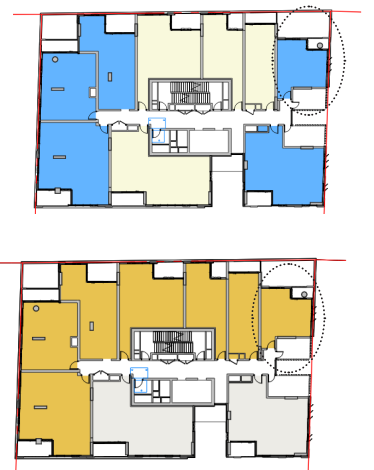
The layout has been designed to maximise functionality and liveability within a compact footprint. While circulation between the sofa and dining area is slightly constrained, the apartment remains practical and can be easily improved through space-efficient furniture selection.

Despite its size, the apartment complies with key ADG requirements, including apartment depth, natural cross-ventilation, solar access, and storage. It receives more than two hours of direct mid-winter solar access and provides glazing exceeding 10% of the internal floor area.

A minor balcony shortfall of 0.9 sqm has been identified and noted in the assessment table on Page 3. This variation is offset by the increased provision of outdoor open space across the three sites and does not adversely affect residential amenity.



STUDIO - U170608 @ 33.8m²

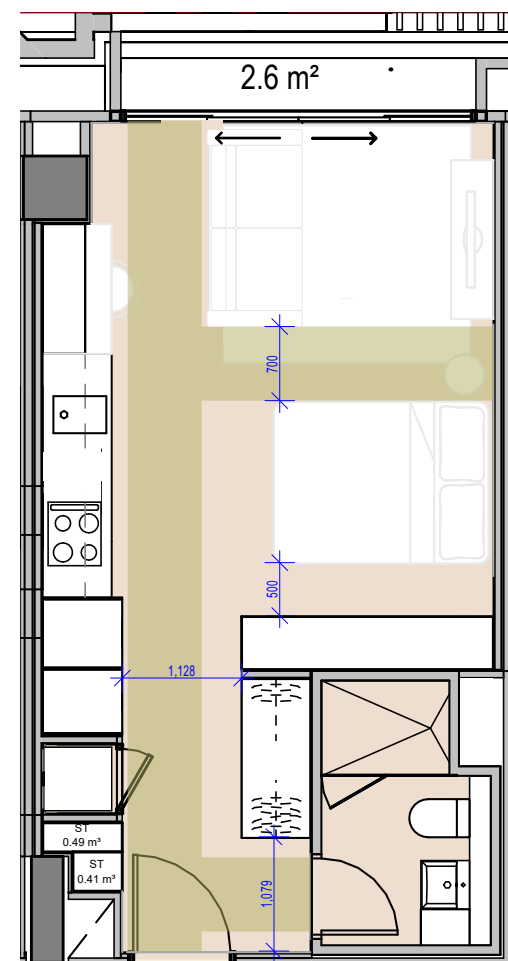
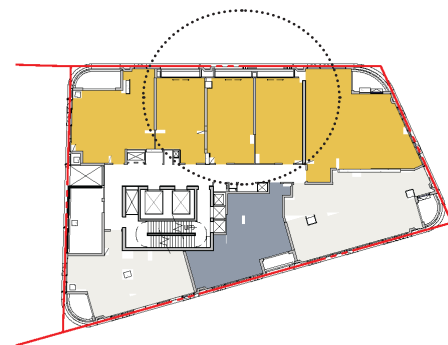


APARTMENT SIZE AND LAYOUT

INTERNAL AREA ADG NON-COMPLIANT UNITS - SITE 18

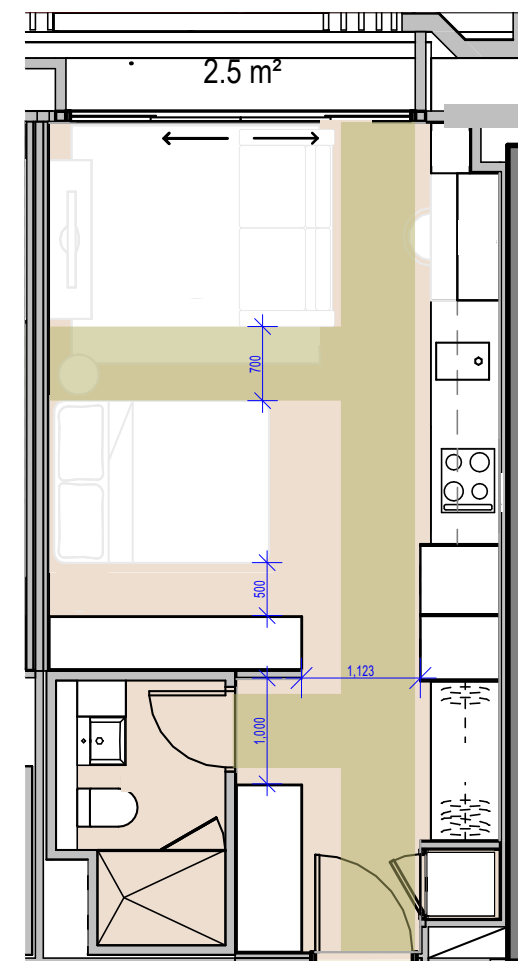
Site 18 includes three studio apartment types, comprising 40 apartments with internal areas below 35m². The compact layouts are carefully planned to maximise functionality and liveability, incorporating built-in desks, internal storage significantly exceeding 50% of the ADG minimum, and Juliet balconies that extend the living space toward the outdoors.

All studios are north-facing and achieve at least two hours of direct solar access between 9.00am and 3.00pm at mid-winter. The reduced private balcony provision is supported by the flexibility identified in the BTR Factsheet and the broader resident amenity offering, including approximately 247.4 m² of internal communal space at Level 1.



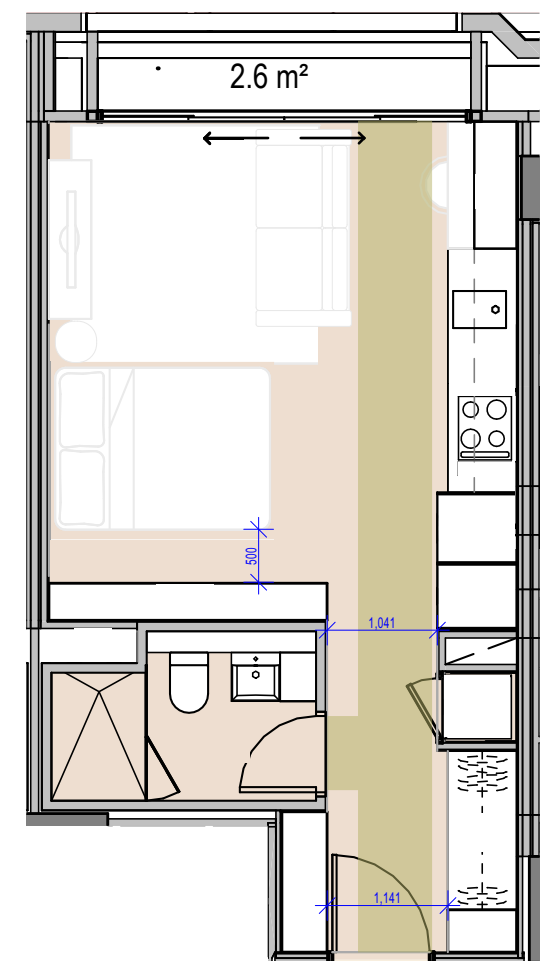
RTS SITE 18 - TYPE ST-APT-01
32.1M²

180203	181104
180303	181204
180403	181304
180503	181404
180603	181504
180703	181604
180803	181704
180903	181804
181003	181904



RTS SITE 18 - TYPE ST-APT-02
32.6M²

180204	181105
180304	181205
180404	181305
180504	181905
180604	
180704	
180804	
180904	
181004	



RTS SITE 18 - TYPE ST-APT-03
31.1M²

181103	
181203	
181303	
181403	
181503	
181603	
181703	
181803	
181903	

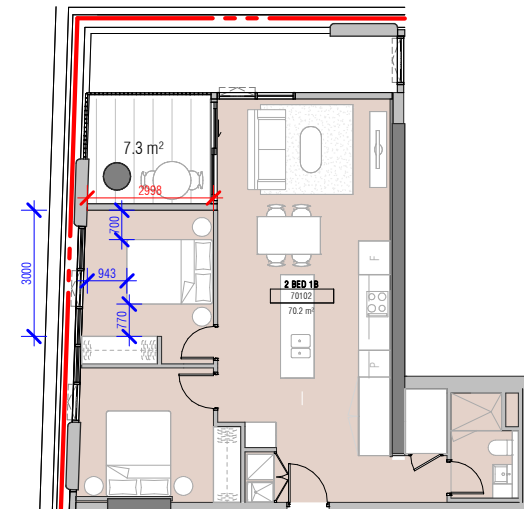
APARTMENT SIZE AND LAYOUT

BEDROOM DIMENSIONS ADG NON-COMPLIANT UNITS - SITE 7

Apart from the undersized studio apartment, which demonstrates a shortfall in both overall apartment area and bedroom dimensions (as shown on Page 5), the other apartments within Site 7 display only minor departures relating to a single bedroom dimension.

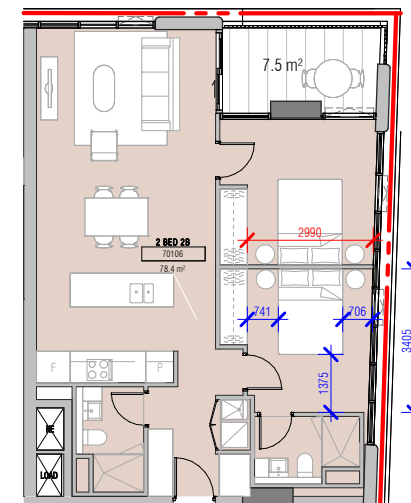
Despite these minor variations, all bedrooms provide a minimum 3-metre frontage on one side. The reduced dimension is balanced by the overall room proportions, allowing for functional furniture arrangements, comfortable circulation, and efficient use of space.

As such, the apartments provide practical, functional, and highly liveable dwellings that achieve a high level of residential amenity notwithstanding the minor dimensional departures.



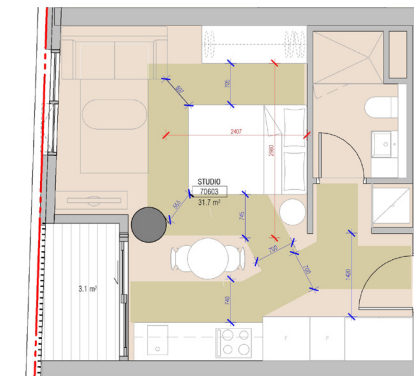
LEVEL 1-4

U70102
U70202
U70302
U70402



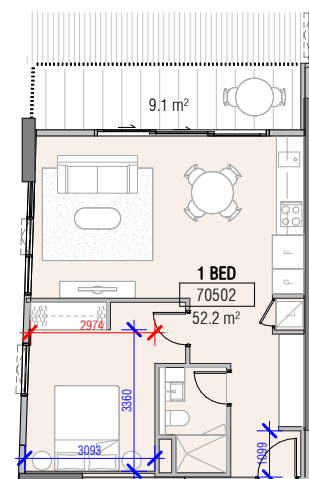
LEVEL 1-4

U70106
U70206
U70306
U70406



LEVEL 6-18

U70603
AS SHOWN ON PAGE 5



LEVEL 5 - U70502

ONE-OFF UNIT WITH A MINOR 26MM ENCROACHMENT INTO THE GLAZING LINE, OFFSET BY THE INCREASED BEDROOM WIDTH



LEVEL 6-18

U70605
U70606
U70609

TYPICAL STUDIO UNIT FROM LEVEL 06-18 ACHIEVE THE REQUIRED UNIVERSAL CIRCULATION SPACE, WITH 700MM + CLEARANCE BETWEEN THE BED AND THE FRIDGE/PANTRY JOINERY

APARTMENT SIZE AND LAYOUT

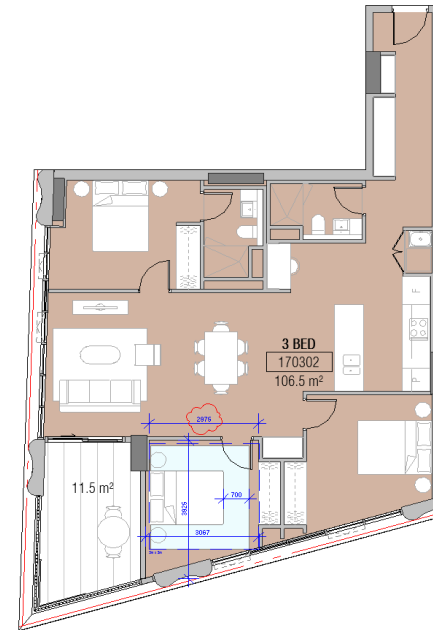
BEDROOM DIMENSIONS ADG NON-COMPLIANT UNITS - SITE 17

Apart from the undersized studio apartment, which has a shortfall in both the overall apartment area and bedroom dimensions (as demonstrated on Page 6), the remaining apartments within Site 17 present only minor non-compliances relating to a single bedroom dimension.

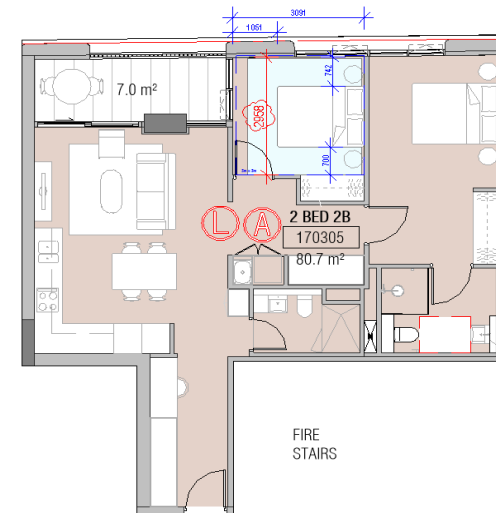
While these apartments do not fully meet the prescribed bedroom dimension requirements, all exceed the minimum apartment size requirements under the ADG and provide functional, practical, and highly liveable layouts.

Given the minor nature of the dimensional variations and the overall apartment sizes achieved, these units continue to deliver a high standard of residential amenity and usability.

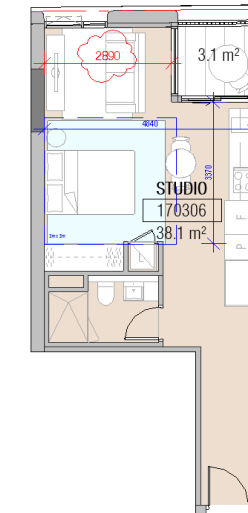
Note: Non-compliant bedroom dimensions have been identified and clouded on the relevant unit plans.



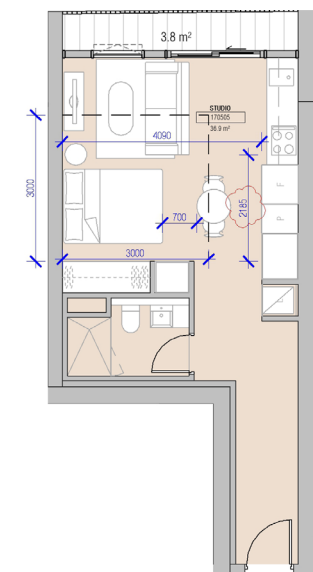
U170302
U170402



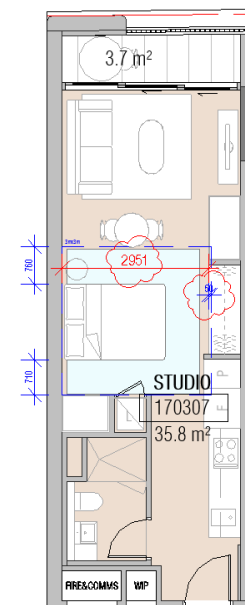
U170202
U170305
U170405



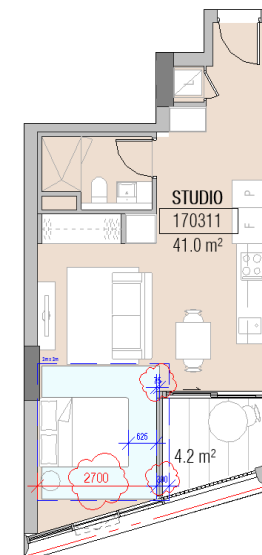
U170203
U170306
U170406
U170606-171806



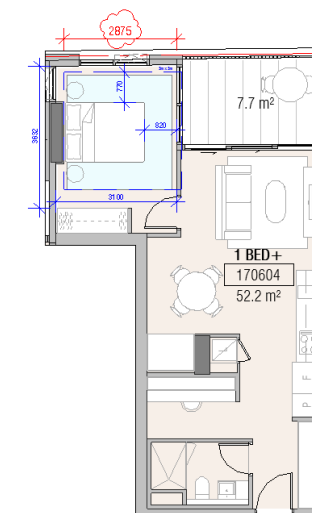
U170505



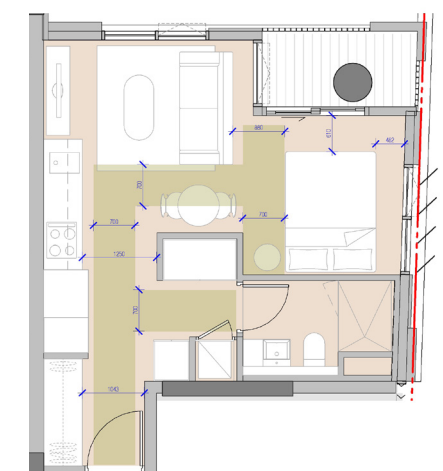
U170204
U170307
U170407
U170607



U170311
U170411



(LEVEL 6-19)
U170604

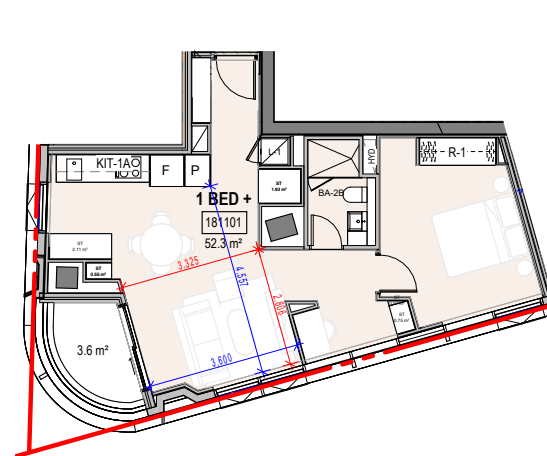


(LEVEL 6-19)
U170608
AS SHOWN ON PAGE 6

BEDROOM AND LIVING DIMENSIONS ADG NON-COMPLIANT UNITS - SITE 18

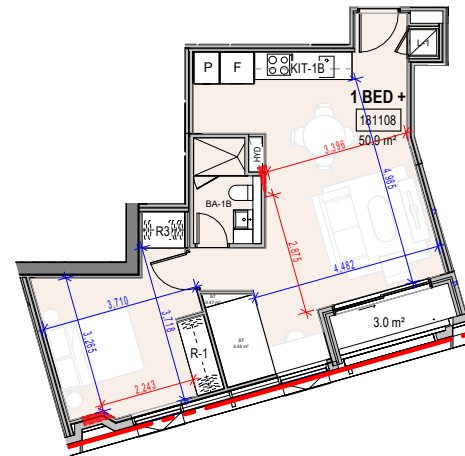
Non compliances for living rooms are for a small portion of the room which does not impact on the room functionality. Much longer dimensions are provided in the second dimension. Adequate space for typical living and dining furniture and circulation is demonstrated with plenty of access to light, views and natural ventilation.

Where bedroom dimensions deviate, it is only for one dimension and does not impact on the room functionality. Much longer lengths are provided generally and rooms exceed 9sqm minimum room area. Adequate space for queen bed and circulation is demonstrated with plenty of access to light, views and natural ventilation.



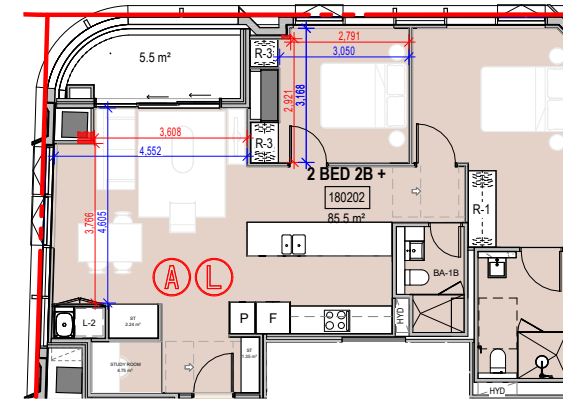
RTS SITE 18 - TYPE
1B-APT-01

180201	180701	181201	181701
180301	180801	181301	181801
180401	180901	181401	
180501	181001	181501	
180601	181101	181601	



RTS SITE 18 - TYPE
1B-APT-02

180207	180707	181208	181707
180307	180807	181308	181807
180407	180907	181407	
180507	181007	181507	
180607	181108	181607	



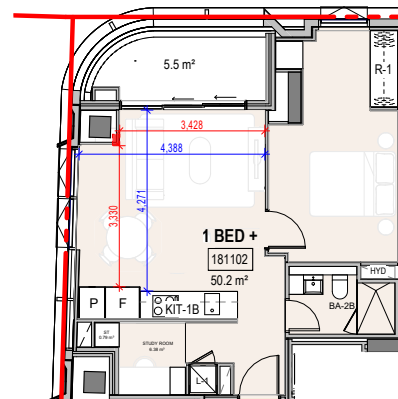
RTS SITE 18 - TYPE
2B-APT-01

180202	180702
180302	180802
180402	180902
180502	181002
180602	



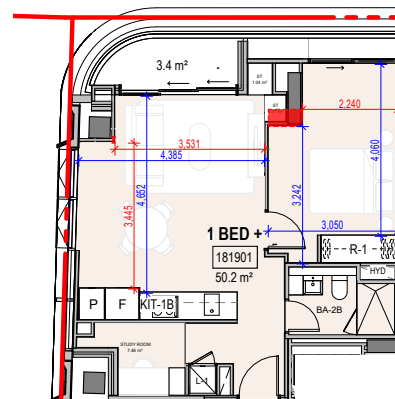
RTS SITE 18 - TYPE
2B-APT-02

180206	180706	181107	181706
180306	180806	181107	181806
180406	180906	181406	
180506	181006	181506	
180606	181107	181606	



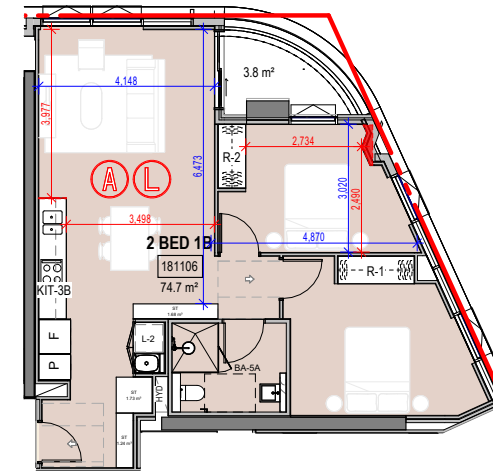
RTS SITE 18 - TYPE
1B-APT-03

181102	181602
181202	181702
181302	181802
181402	
181502	



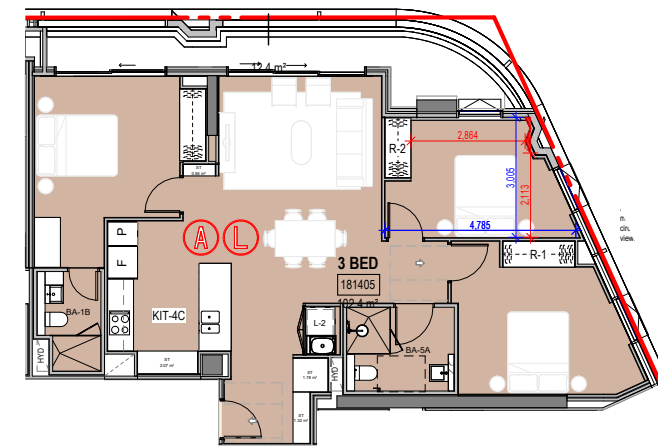
RTS SITE 18 - TYPE
1B-APT-04

181902



RTS SITE 18 - TYPE
2B-APT-03

180205	180705	181206
180305	180805	181306
180405	180905	
180505	181005	
180605	181106	



RTS SITE 18 - TYPE
3B-APT-01

181405
181505
181605
181705
181805

APARTMENT SIZE AND LAYOUT

ADG 4D.1 MIN 10% GLAZING-PROPOSED DESIGN - SITE 7

All apartment layouts have been reviewed against the ADG requirements for apartment sizing and glazing. The assessment confirms that each habitable room is provided with a window in an external wall and achieves a minimum glazing area of at least 10% of the room’s floor area.

Typical Glazing height 2.2 m					
Site 7 - Typical Podium Level01					
Apartment	Room	Room Area	Length Window Req'd	Actual length	Complies
101	Living	35.0	1.59	4.2 ✓	
	Bed	10.0	0.45	0.9 ✓	
102	Living	28.3	1.3	4.1 ✓	
	Bed1	10.4	0.5	0.9 ✓	
	Bed2	9.6	0.4	0.9 ✓	
	103 Living	28.6	1.3	3.4 ✓	
	Bed	15.0	0.7	2.6 ✓	
	104 Living	34.4	1.6	2.8 ✓	
	Bed1	9.3	0.4	1.7 ✓	
	Bed2	9.2	0.4	2.3 ✓	
	Bed3	13.9	0.6	1.1 ✓	
	105 Living	28.5	1.3	3.8 ✓	
	Bed1	13.5	0.6	1.2 ✓	
	Bed2	9.5	0.4	1.9 ✓	
106	Living	33.2	1.5	3.1 ✓	
	Bed1	10.0	0.5	1.4 ✓	
	Bed2	10.0	0.5	0.9 ✓	
	107 Living	28.1	1.3	3.2 ✓	
	Bed1	12.6	0.6	1.8 ✓	new layout
	Bed2	12.0	0.5	1.6 ✓	
108	Living	26.0	1.2	4.7 ✓	new layout
	Bed1	13.3	0.6	3.5 ✓	
	Bed2	13.2	0.6	1.2 ✓	

Typical Glazing height 2.2 m					
Site 7 - Typical Podium Level02					
Apartment	Room	Room Area	Length Window Req'd	Actual length	Complies
201	Living	35.0	1.59	4.2 ✓	
	Bed	10.0	0.45	0.9 ✓	
202	Living	28.3	1.3	4.1 ✓	
	Bed1	10.4	0.5	0.9 ✓	
	Bed2	9.6	0.4	0.9 ✓	
	203 Living	28.6	1.3	3.4 ✓	
	Bed	15.0	0.7	2.6 ✓	
	204 Living	34.4	1.6	2.8 ✓	
	Bed1	9.3	0.4	1.7 ✓	
	Bed2	9.2	0.4	2.3 ✓	
	Bed3	13.9	0.6	1.1 ✓	
	205 Living	28.5	1.3	3.8 ✓	
	Bed1	13.5	0.6	1.2 ✓	
	Bed2	9.5	0.4	1.9 ✓	
206	Living	33.2	1.5	3.1 ✓	
	Bed1	10.0	0.5	1.4 ✓	
	Bed2	10.0	0.5	0.9 ✓	
	207 Living	28.1	1.3	3.2 ✓	
	Bed1	12.6	0.6	1.8 ✓	new layout
	Bed2	12.0	0.5	1.6 ✓	
208	Living	26.0	1.2	4.7 ✓	
	Bed1	13.3	0.6	3.5 ✓	
	Bed2	13.2	0.6	1.2 ✓	new layout

Typical Glazing height			2.2 m		
Site 7 - Typical Podium Level 03-04					
Apartment	Room	Room Area	Length Window Req'd	Actual length	Complies
301	Living	35.0	1.59	4.2 ✓	
	Bed	10.0	0.45	0.9 ✓	
302	Living	28.3	1.3	4.1 ✓	
	Bed1	10.4	0.5	0.9 ✓	
	Bed2	9.6	0.4	0.9 ✓	
	303 Living	28.6	1.3	3.4 ✓	
	Bed	15.0	0.7	2.6 ✓	
	304 Living	34.4	1.6	2.8 ✓	
	Bed1	9.3	0.4	1.7 ✓	
	Bed2	9.2	0.4	2.3 ✓	
	Bed3	13.9	0.6	1.1 ✓	
	305 Living	28.5	1.3	3.8 ✓	
	Bed1	13.5	0.6	1.2 ✓	
	Bed2	9.5	0.4	1.9 ✓	
306	Living	33.2	1.5	3.1 ✓	
	Bed1	10.0	0.5	1.4 ✓	
	Bed2	10.0	0.5	0.9 ✓	
	307 Living	33.3	1.5	3.2 ✓	
	Bed1	9.7	0.4	1.8 ✓	new layout
	Bed2	11.5	0.5	1.6 ✓	
Core 2					
308	Living	21.0	1.0	3.7 ✓	new layout
	Bed1	13.1	0.6	2.1 ✓	
	Bed2	9	0.4	1.8 ✓	
309	Living	20.5	0.9	7.4 ✓	new layout
	Bed1	10.8	0.5	2.4 ✓	
310	Living	20.3	0.9	1.9 ✓	new layout
	Bed1	12.1	0.5	2.4 ✓	
311	Living	31.0	1.4	4.5 ✓	new layout
	Bed1	10.9	0.5	1.2 ✓	
	Bed2	12.0	0.5	2.3 ✓	
312	Living	28.5	1.3	5.6 ✓	new layout
	Bed1	10.7	0.5	1.7 ✓	
313	Studio	20.3	0.9	4.9 ✓	new layout

Site 7 - Transition Floor - Level 05					
Apartment	Room	Room Area	Length Window Req'd	Actual length	Complies
501	Living	42.7	1.9	3.8 ✓	
	Bed1	11.8	0.5	1.2 ✓	
	Bed2	10.1	0.5	1.1 ✓	
	Bed3	10.1	0.5	0.85	
502	Living	25.0	1.1	4.9 ✓	
	Bed1	9.9	0.4	1.2 ✓	
503	Living	29.2	1.3	3.861 ✓	
	Bed1	15.0	0.7	3.085 ✓	
504	Living	35.0	1.6	5.125 ✓	
	Bed1	9.5	0.4	2.925 ✓	
	Bed2	9.1	0.4	2.485 ✓	
	Bed3	16.3	0.7	2.475 ✓	
505	Living	28.5	1.3	3.76 ✓	
	Bed1	18.8	0.9	3.225 ✓	
	Bed2	11.5	0.5	2.895 ✓	
506	Living	22.5	1.0	6.006 ✓	
	Bed1	9.8	0.4	1.96 ✓	
507	Living	29.9	1.4	4.5 ✓	
	Bed1	9.7	0.4	3.65 ✓	
	Bed2	11.9	0.5	0.85 ✓	

Site 7 - Typical Tower (6-18)					
Apartment	Room	Room Area	Length Window Req'd	Actual length	Complies
601	Living	30.9	1.4	3.78 ✓	
	Bed1	11.0	0.5	0.8 ✓	
	Bed2	9.5	0.4	1.9 ✓	
602	Living	20.9	1.0	5.6 ✓	
	Bed1	10.0	0.5	1.1 ✓	
603	Studio	17.2	0.8	4.589 ✓	
604	Living	29.0	1.3	3.9 ✓	
	Bed1	10.0	0.5	1.7 ✓	
	Bed2	9.5	0.4	1.83 ✓	
	605 Studio	20.1	0.9	3.46 ✓	
606	Studio	20.1	0.9	3.46 ✓	
607	Living	22.6	1.0	3.3 ✓	
	Bed1	10.0	0.5	2.9 ✓	
608	Living	22.6	1.0	3.3 ✓	
	Bed1	10.0	0.5	2.9 ✓	
609	Studio	20.1	0.9	3.46 ✓	
	610 Living	21.8	1.0	2.645 ✓	
	Bed1	15.5	0.7	3.35 ✓	
	611 Living	18.6	0.8	4.6 ✓	
	Bed1	11.7	0.5	3.4 ✓	
	612 Living	35.0	1.6	3.509 ✓	
	Bed1	12.2	0.6	1.1 ✓	
	Bed2	9.6	0.4	1.1 ✓	
	Bed3	9.3	0.4	2.5 ✓	
	613 Living	26.5	1.2	2.7 ✓	
	Bed1	17.0	0.8	1.7 ✓	
	Bed2	9.7	0.4	2.525 ✓	

✓

100% COMPLIANT

APARTMENT SIZE AND LAYOUT

ADG 4D.1 MIN 10% GLAZING-PROPOSED DESIGN - SITE 17

All apartment layouts have been reviewed against the ADG requirements for apartment sizing and glazing. The assessment confirms that each habitable room is provided with a window in an external wall and achieves a minimum glazing area of at least 10% of the room’s floor area.

Typical Glazing height 2.2 m

Site 17 - Typical Podium Level 2

Apartment	Room	Room Area	Length Window Req'd	Actual length	Complies
201	Living	23.75	1.08	2.8	✓
	Bed	10.5	0.48	2.3	✓
202	Living	40.39	1.84	5.7	✓
	Bed1	12.445	0.57	1.7	✓
	Bed2	10.2	0.46	2.6	✓
	Bed3	10	0.45	1.5	✓
203	Living	28	1.3	1.7	✓
	Bed 1	9.8	0.4	2.8	✓
	Bed 2	12.66	0.6	2.6	✓
204	Living	25.869	1.2	2.9	✓
	Bed1	11	0.5	1.8	✓
	Bed2	9.3	0.4	3.8	✓
205	Living	20.236	0.9	1.8	✓
	Bed1	14.259	0.6	1.7	✓
	Bed2	9.5	0.4	1.7	✓

Site 17 - Typical Podium Level 3-4

Apartment	Room	Room Area	Length Window Req'd	Actual length	Complies
301	Living	23.75	1.08	2.8	✓
	Bed	10.5	0.48	2.3	✓
302	Living	40.39	1.84	5.7	✓
	Bed1	12.445	0.57	1.7	✓
	Bed2	10.2	0.46	2.6	✓
	Bed3	10	0.45	1.5	✓
303	Living	28	1.3	1.7	✓
	Bed 1	9.8	0.4	2.8	✓
	Bed 2	12.66	0.6	2.6	✓
304	Living	25.869	1.2	2.9	✓
	Bed1	11	0.5	1.8	✓
	Bed2	9.3	0.4	3.8	✓
305	Living	20.236	0.9	1.8	✓
	Bed1	14.259	0.6	1.7	✓
	Bed2	9.5	0.4	1.7	✓
306	studio	18.7	0.9	4.6	✓
307	studio	21	1.0	3.5	✓
308	Living	21.2	1.0	6.3	✓
	Bed1	10	0.5	1.7	✓
309	Living	20.9	1.0	1.9	✓
	Bed1	12.82	0.6	3.3	✓
310	Living	26.17	1.2	3.4	✓
	Bed1	11	0.5	2.2	✓
	Bed2	9	0.4	1.7	✓
311	Studio	27.57	1.25	3.9	✓

Site 17 - Level 05 - Transition floor

Apartment	Room	Room Area	Length Window Req'd	Actual length	Complies
501	Living	31.5	1.43	3.7	✓
	Bed1	12.4	0.56	1.7	✓
	Bed2	9.3	0.42	2.8	✓
502	Living	27.8	1.26	5.3	✓
	Bed1	12	0.55	1.7	✓
	Bed2	11.7	0.53	1.7	✓
503	Living	25.6	1.16	5.3	✓
	Bed1	9.55	0.43	1.7	✓
	Study	6	0.27	0.8	✓
504	Living	29.9	1.36	2.4	✓
	Bed1	11.6	0.53	2.0	✓
	Bed2	9.1	0.41	1.8	✓
505	Studio	19.1	0.87	5.4	✓
506	Living	28.3	1.29	3.1	✓
	Bed1	12.1	0.55	3.4	✓
	Bed2				
507	Living	28.6	1.30	3.5	✓
	Bed1	11.432	0.52	1.6	✓
	Bed2	10.1	0.46	1.7	✓

Site 17 - Typical Tower

Apartment	Room	Room Area	Length Window Req'd	Actual length	Complies
601	Living	31.5	1.43	3.7	✓
	Bed1	12.4	0.56	1.7	✓
	Bed2	9.3	0.42	2.8	✓
602	Living	27.8	1.26	5.3	✓
	Bed1	12	0.55	1.7	✓
	Bed2	11.7	0.53	1.7	✓
603	Living	25.5	1.16	7.0	✓
	Bed1	10	0.45	1.7	✓
604	Living	25	1.14	3.4	✓
	Bed1	10.63	0.48	2.5	✓
605	Living	24.885	1.13	4.2	✓
	Bed1	12.1	0.55	3.4	✓
606	Studio	22.6	1.03	4.4	✓
607	Studio	17.31	0.79	3.4	✓
608	Studio	22.6	1.03	6.1	✓
609	Living	28.6	1.30	3.5	✓
	Bed1	11.432	0.52	1.6	✓
	Bed2	10.1	0.46	1.7	✓

✓

100%
COMPLIANT

ENHANCING ARCHITECTURAL QUALITY

ADG 4D.1 MIN 10% GLAZING-PROPOSED DESIGN - SITE 17

The glazing strategy has been developed to balance façade expression with the functional requirements for daylight and natural ventilation. Window proportions and operable areas have been maximised within the façade module, providing generous external openings to living rooms and bedrooms while maintaining privacy, weather protection and a consistent architectural rhythm.

These openings are integrated across all elevations, while glazing and operable window areas provide adequate access to natural light and ventilation. The result is a façade that remains cohesive visually while supporting thermally comfortable apartments.

All apartment layouts have been reviewed against the ADG requirements for apartment sizing and glazing. The assessment confirms that each habitable room is provided with a window in an external wall and achieves a minimum glazing area of at least 10% of the room's floor area.



SOUTHWEST VIEW



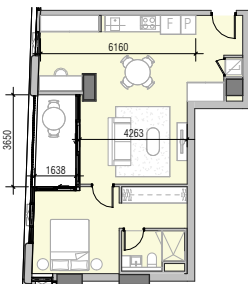
EAST VIEW

Typical Glazing height		2.7 m			
Site 18 - Typical Podium					
Apartment Type	Room	Room Area	Length Window Req'd	Actual length	Complies
ST- APT-01	Studio	16.8	0.62	3.4	✓
ST- APT-02	Studio	16.72	0.62	3.3	✓
ST- APT-03	Studio	17.63	0.7	3.5	✓
1B- APT-01	Living	16.7	0.6	4.2	✓
	Bed1	12.4	0.5	2.2	✓
1B- APT-02	Living	19.3	0.7	2.3	✓
	Bed1	11.3	0.4	1.1	✓
1B- APT-03	Living	18.3	0.7	5.1	✓
	Bed1	13.9	0.5	1.1	✓
1B- APT-04	Living	19.8	0.7	4.9	✓
	Bed1	11.9	0.4	2.1	✓
2B- APT-01	Living	20.3	0.8	5.1	✓
	Bed1	15.2	0.6	2.2	✓
	Bed2	9.6	0.4	2.2	✓
2B- APT-02	Living	24.1	0.9	4.0	✓
	Bed1	12.2	0.5	1.1	✓
	Bed2	10.9	0.4	1.1	✓
2B- APT-03	Living	25.2	0.9	3.9	✓
	Bed1	13.6	0.5	1.1	✓
	Bed2	11.2	0.4	2.2	✓
3B- APT-01	Living	22.9	0.8	3.4	✓
	Bed1	12.9	0.5	2.7	✓
	Bed2	11.4	0.4	1.1	✓
	Bed3	13.9	0.5	1.1	✓

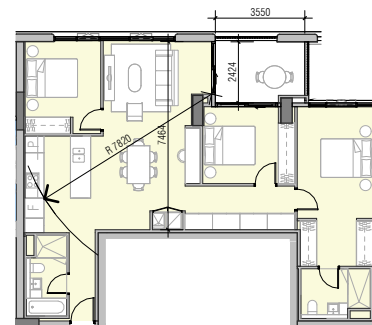
✓
100%
COMPLIANT

SINGLE ASPECT APARTMENTS - SITE 7

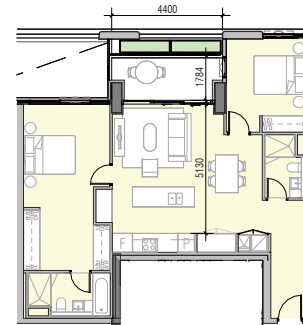
U70101 - U70401



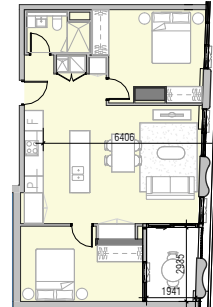
U70104 - U70504



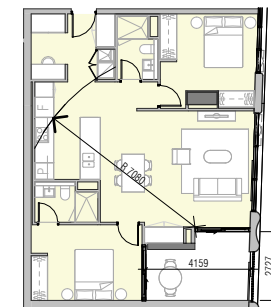
U70105 - U70505



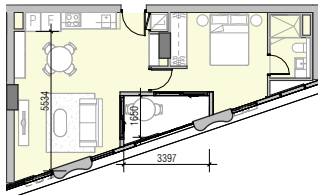
U70107 - U70207



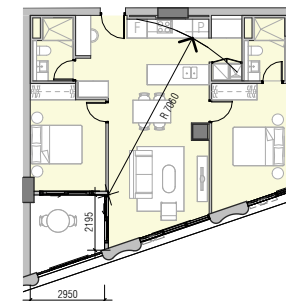
U70307 - U70407



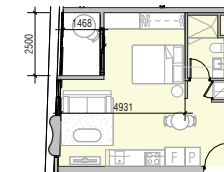
U70310 - U70410



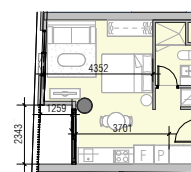
U70311 - U70411



U70313 - U70413



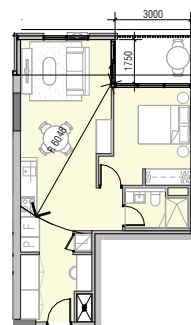
U70603 - U70803



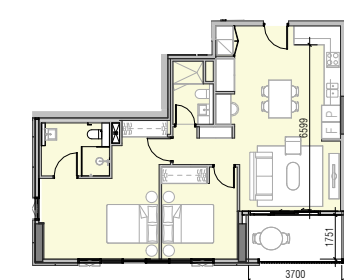
U70605 - U70805, U70606 - U70806, U70609 - U70809



U70607 - U70807, U70608 - U70808



U70613 - U70813

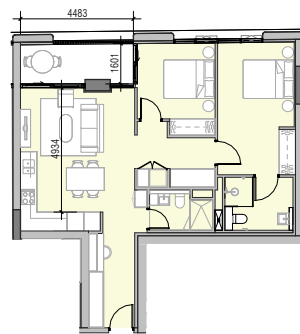


Site 7 single-aspect apartments below Level 09 have been assessed against ADG Objective 4B-2. The assessment confirms that all apartments have a depth of less than 8 metres, supporting effective natural ventilation and airflow. In addition, all balconies are appropriately proportioned, with no narrow and excessively deep balcony configurations proposed. Balcony width-to-depth ratios are generally within the recommended range of 2:1 to 3:1, promoting effective air circulation, natural light penetration, and overall residential amenity.

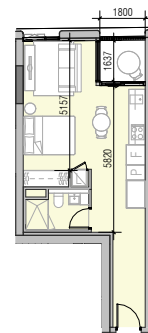
ADG 4B NATURAL VENTILATION

SINGLE ASPECT APARTMENTS - SITE 17

U170202, U170305 - U170405



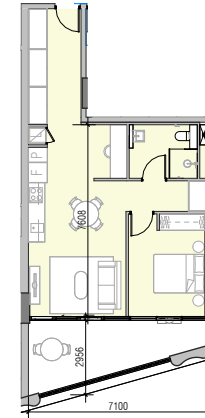
U170203, U170306 - U170406, U170606 - U170806



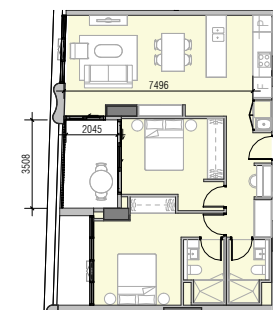
U170204, U170307 - U170407, U170607 - U170807



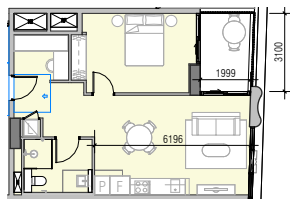
U170301 - U170401



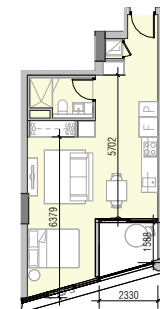
U170303 - U170403



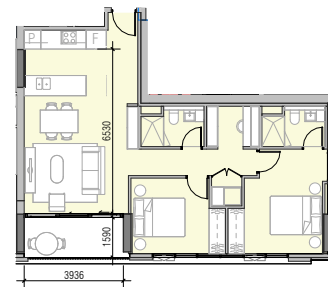
U170309 - U170409



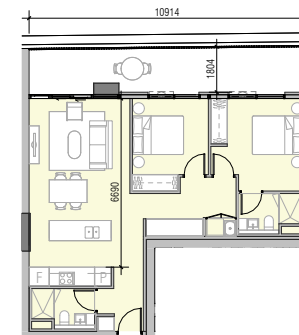
U170311 - U170411



U170313 - U170413



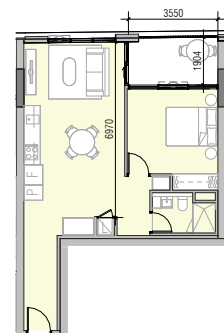
U170603 - U170803



U170605 - U170805, U170606 - U170806, U170609 - U170809



U170607 - U170807, U170608 - U170808



Site 17 single-aspect apartments below Level 09 have been assessed against ADG Objective 4B-2. The assessment confirms that all single aspect apartments have a depth of less than 8 metres, supporting effective natural ventilation and airflow. In addition, all balconies are appropriately proportioned, with no narrow and excessively deep balcony configurations proposed. Balcony width-to-depth ratios are generally within the recommended range of 2:1 to 3:1, promoting effective air circulation, natural light penetration, and overall residential amenity.

