

		Complies Does Not Comply																									
		Separation/Privacy				Site Area	Communal and Public Open space		Deep Soil Zone	Deep Soil %	Solar and daylight Access - 2 hours sun			Solar and daylight Access - South Facing			Natural Ventilation			Ceiling Height	Apartment size and layout	Common Corridors - Maximum Apartments per Core	Common Corridors - Daylight				
Lot	Building	N (m)	S (m)	E (m)	W (m)	Notes	m2	Note	Note			Building	Lot	Note	Building	Lot	Note	Building	Lot	Note	2.7m		12	Note			
Compliance Metric							25% of site area		15% of Site Area			70.0% 70.0%			15.0% 15.0%			60.0% 60.0%			2.7m		12				
CORE PRECINCT																											
C1	C1.1	24.0	28.3	27.1	N/A		6,979	1,257	18.0%	Including an additional 1,875sqm of adjacent Public Open Space (Eyles link and retail courtyard) the Open Space Percentage increases to 45%	1088	15.6%		90.2%			8.2%			80.0%		2.7m	Can Comply	11	North and South	C1.1	
	C1.2	41.0	28.3	24.0	27.1									63.0%	75.9%	lot-by-lot compliance	0.0%	3.9%	55.6%	68.4%	lot-by-lot compliance	2.7m	Can Comply	9	East	C1.2	
C2	C2.1	29.8	24.0	24.0	N/A	East separation 19.6 Up to 25m	6,402	1,574	24.6%		733	11.4%	complies on a precinct basis	93.0%		88.6%	6.2%			93.0%		2.7m	Can Comply	8	North, East and West	C2.1	
	C2.2	31.2	41.0	24m	24.0									83.2%			0.0%	3.4%		83.2%	65.6%	2.7m	Can Comply	11	North and South	C2.2	
C3	C3	56.1	38.0	32.5	24.0		4,174	1,063	25.5%		1741	41.7%		90.4%	90.4%		10.4%	10.4%		60.0%	60.0%	2.7m	Can Comply	10	South	C3	
C4	C4	27.6	56m	24.1	24.0	West separation 19.6 Up to 25m East Separation 21m up to 25m	2,898	529	18.3%	Including an additional 715 sqm of adjacent Public Open Space (Church courtyard North of Eyles Link) the Open Space Percentage increases to 43%	845	29.2%		100.0%	100.0%		0.0%	0.0%		62.5%	62.5%	2.7m	Can Comply	8	North and South	C4	
C5	C5.1a	72.6	N/A	21m	N/A		4,855	1,783	36.7%	Including open space within the lower core (C5-C8) precinct as a whole, the percentage of communal and open space is 35%	1304	26.9%		60.6%		lot-by-lot compliance	25.4%		lot-by-lot compliance	62.0%		2.7m	Can Comply	8	North and South	C5.1a	
	C5.1b	N/A	N/A	47.5	32.5									77.3%	72.1%		7.3%	11.7%		61.7%		2.7m	Can Comply	11	South	C5.1b	
	C5.1c	18m-24m	N/A	54.7	18m									78.0%			0.0%			61.0%		2.7m	Can Comply	5	East	C5.1c	
C6	C6.1a	9m	18m-24m	12.0	N/A	Habitable to non-habitable to East	8,043	3,253	40.4%	Including open space within the lower core (C5-C8) precinct as a whole, the percentage of communal and open space is 35%	1394	17.3%		44.3%		lot-by-lot compliance	0.0%			95.8%		2.7m	Can Comply	7	North and South	C6.1a	
	C6.1b	28.5	9m	N/A	24.1									83.9%	72.1%		3.7%	8.1%		61.8%	61.7%	2.7m	Can Comply	11	East	C6.1b	
	C6.1c	28.8	32.9	18.0	N/A									65.8%		lot-by-lot compliance	24.7%		lot-by-lot compliance	49.3%		lot-by-lot compliance	2.7m	Can Comply	9	North and South	C6.1c
	C6.2a	N/A	72m	21-24m	12.0									55.4%			0.0%			72.9%	72.9%	2.7m	Can Comply	8	South	C6.2a	
C6	C6.2b	45.0	N/A	21-24m	18.0									87.0%	88.6%		0.0%	0.0%		72.9%		2.7m	Can Comply	8	North	C6.2b	
C7	C7.1	12-18m	N/A	21.0	18.0	Habitable to non-habitable to North	2,211	332	15.0%	Including open space within the lower core (C5-C8) precinct as a whole, the percentage of communal and open space is 35%	0	0.0%	complies on a precinct basis	69.9%		71.5%	0.0%			57.4%		lot-by-lot compliance	2.7m	Can Comply	9	East	C7.1
	C7.2	18m-21m	12-18m	18m-24m	21-24m	East Separation 9m to centreline of property boundaries up to 25m and 12m above 25m -Hab-Non-Hab to South								73.2%			0.0%			65.2%		2.7m	Can Comply	6	East	C7.2	
C8	C8.1a	N/A	18-21m	18-24m	21-24m	East Separation 9m to centreline of property boundaries up to 25m and 12m above 25m	2,535	0	0.0%	Including open space within the lower core (C5-C8) precinct as a whole, the percentage of communal and open space is 35%	0	0.0%	complies on a precinct basis			lot-by-lot compliance	0.0%			81.0%		2.7m	Can Comply	6	East	C8.1a	
	C8.1b	N/A	N/A	18-24m	21-24m	- Hab-Non Hab to South East Separation 9m to centreline of property boundaries up to 25m and 12m above 25m								40.0%	71.5%		0.0%	0.0%		74.1%	66.4%	2.7m	Can Comply	4	East	C8.1b	
	C8.1c	23-26m	N/A	18-24m	21-24m	East Separation 9m to centreline of property boundaries up to 25m and 12m above 25m											0.0%			51.8%		lot-by-lot compliance	2.7m	Can Comply	8	East	C8.1c
Total							Precinct Open Space			Precinct Deep Soil																Total	
						38,097	9,791	25.7%	7,105 2,636 9,741			18.6% Eyles Link 25.6%	Excluding Eyles Link													0 0	
EAST PRECINCT																											
E1.1		21-24m	N/A	12-18m	25m	Habitable to non-Habitable to East	4141	1057	25.5%		1310	31.6%		75.3%	75.3%		0.0%	0.0%		60.1%	60.7%	2.7m	Can Comply	9	East and North	E1.1	

E1.2		21.0	30.0	9.0	N/A		1489		381	25.6%			427	28.7%			75.0%			0.0%			62.5%			2.7m	Can Comply	7	North	E1.2	
NORTH PRECINCT																															
		Separation/Privacy				Site Area		Communal and Public Open space				Deep Soil						Solar and daylight Access - 2 hours sun			Solar and daylight Access - South Facing			Natural Ventilation			Ceiling Height	Apartment size and layout	Common Corridors - Maximum Apartments per Core	Common Corridors - Daylight	
Lot	Building	N (m)	S (m)	E (m)	W (m)	Notes	m2	Communal	Note	4-6m deep	%	>6m deep	%	Total	%	Note	Building	Lot	Note	Building	Lot	Note	Building	Lot	Note						
Compliance Metric							25%				m2		m2	15%	30%		70%			15%			60%			12					
N1	N1	0m (boundary)	23m (building)	24m (building)	4.5m (boundary)	Nil boundary setback to Southern boundary of Northern isolated lot to maximise isolated lots development potential and amenity	2,232	557	25.0%		256	11%	508	23%	764	34%		80.5%			12.2%			63.4%			2.7m	Can Comply	10	West and South	N1
N2	N2	9m (boundary)	22.7m (building)	4.5m (boundary)	N/A	/ Habitable to non-Habitable to North / Non Habitable to South	1,676	422	25.2%	Including an additional 300sqm of adjacent Public Open Space (through site link) the Open Space Percentage increases to 38%	358	21%	301	18%	659	39%		80.9%			12.8%			59.6%			2.7m	Can Comply	9	South	N2
N3	N3	4.5m (boundary)	28m (building)	24m (building)	24m (building)	/ Habitable to non-Habitable to North	4,894	1237	25.3%	Including an additional 842 sqm of adjacent Public Open Space (through site link) the Open Space Percentage increases to 42%	296	6%	1,690	35%	1,986	41%		71.8%			13.5%			60.7%			2.7m	Can Comply	12	East and West	N3
N4	N4	0m (boundary)	4.5m (boundary)	17m (boundary)	23m (building)	Nil boundary setback to Southern boundary of Northern isolated lot maximises isolated lots development potential and amenity	2,055	612	29.8%		217	11%	585	28%	802	39%		70.4%			0.0%			64.8%			2.7m	Can Comply	10	East	N4
N5	N5	23m (building)	4.5m (boundary)	6m (boundary) 21m (building - The Parade)	6m (boundary)	/ Habitable to non-habitable to Western through site link)	4,679	1147	24.5%		451	10%	1,110	24%	1,561	33%		73.9%			12.7%			62.0%			2.7m	Can Comply	10	East and South	N5
N6	N6.1	9m (building)	23m (building)	23m (building)	9m (boundary)	western setback increased to 9m) GFA	4,085	1036	25.0%	N6-N7 combined open space Including an additional 896 sqm of adjacent Public Open Space (through site link and N7 pocket park) the Open Space Percentage increases to 37%	N6 + N7						69.6%			6.4%			60.5%			2.7m	Can Comply	9	East and West	N6.1	
	N6.2	0m (boundary)	6m (boundary)	24m (building)	24m (building)	Nil boundary setback to Southern boundary of Northern isolated lot maximises isolated lots development potential and amenity					N6 + N7						70.0%		69.7%	0.0%		4.8%	70.0%		62.9%	7		South	N6.2		
N7	N7.1	>24m (building)	9m (building)	22.5m (building)	24m (building)	/ Non habitable to through site link					N6 + N7						73.0%			0.0%			71.2%			2.7m		Can Comply	6	East and West	N7.1
	N7.2	9m (building)	9m (boundary)	>24m (building)	>22.7m (building)	N6-N7 combined open space Including an additional 896 sqm of adjacent Public Open Space (through site link and N7 pocket park) the Open Space Percentage increases to 37%	N6 + N7						70.0%		71.8%	16.0%		7.4%	61.0%		67.1%	11	East	N7.2							
	N7.3	>24m (building)	9m (boundary)	0m (building)	0m (building)		N6 + N7						80.0%			0.0%			100.0%			N/A	N/A	N7.3							
N8	N8	9m (building)	20m (building)	4.5-6m (boundary)	23m (building)	/ Non habitable to southern boundary	2,276	860	37.8%		N8 + N9						74.8%			12.6%			69.9%			2.7m	Can Comply	9	North and East	N8	
N9	N9.1a	6m (building)	9m (building)	6m (boundary)	23m (building)	Assumed 6m gap between N9.1a and N9.2b to be developed in detailed design	6,665	1750	25.0%	Including an additional 521 sqm of adjacent Public Open Space (pocket park) the Open Space Percentage increases to 34%	N8 + N9						79.5%		77.3%	18.2%		11.7%	63.6%		67.6%	2.7m	Can Comply	11	East	N9.1a	
	N9.1b	6m (boundary)	6m (building)	6m (boundary)	23m (building)	N8 + N9						79.2%			16.7%			68.8%			12	East	N9.1b								
	N9.2	0m (boundary)	13.2 - 30m (building)	6m (boundary)	22.5m (building)	Nil boundary setback to Southern boundary of Northern isolated lot maximises isolated lots development potential and amenity					N8 + N9						78.8%			0.0%			65.4%					10	East	N9.2	
N10	N10	4.5m (boundary)	6m (boundary)	6m (boundary)	22m (building))	4.5m min for habitable to non-habitable	2,004	519	25.9%		202	10%	486	24%	688	34%	complies on a precinct basis	88.6%			11.4%			68.2%			2.7m	Can Comply	10	North and South	N10
Total								Precinct Open Space				Precinct Deep Soil																			
							37,534	10,308	27.5%		12,942 34%																				
SOUTH PRECINCT																															
		Separation/Privacy				Site Area		Communal and Public Open space				Deep Soil						Solar and daylight Access - 2 hours sun			Solar and daylight Access - South Facing			Natural Ventilation			Ceiling Height	Apartment size and layout	Common Corridors - Maximum Apartments per Core	Common Corridors - Daylight	
Lot	Building	N (m)	S (m)	E (m)	W (m)	Notes	m2	Communal	Note	4-6m deep	%	>6m deep	%	Total	%	Note	Building	Lot	Note	Building	Lot	Note	Building	Lot	Note						
Compliance Metric							25%				m2		m2	15%	30%		70%			15%			60%			12					
S1	S1	6m (boundary)	23m (building)	N/A	6m	Habitable to non habitable to South above 12m	2,099	524	25.0%		279	13%	382	18%	661	31%		82.9%			7.9%			77.6%			2.7m	Can Comply	8	North and West	S1

		3.0-4.5m (boundary)	23m (building)	0m (boundary)	6m (boundary)	Nil boundary setback to Southern boundary of Northern isolated lot maximises isolated lots development potential and amenity - Non-Habitable to Northern boundary	2,744	683	24.9%		368	13%	440	16%	808	29%	complies on a precinct basis	70.1%		15.5%		60.8%		2.7m	Can Comply	10	East and West	S2	
S2	S2																												
S3	S3	4.5m (boundary)	23m (building)	N/A	4.5m (boundary)	Habitable to non habitable North and West	3,168	801	25.3%		485	15%	462	15%	947	30%	complies on a precinct basis	72.9%		14.1%		61.2%		2.7m	Can Comply	8	North and South	S3	
S4	S4	23m (building)	4.5m (boundary)	4.5m (boundary)	23.5m (building)	Non-habitable to East Habitable to Non-Habitable to South	2,782	690	24.8%		306	11%	552	20%	858	31%		78.2%		10.3%		82.8%		2.7m	Can Comply	8	East and South	S4	
S5	S5	23m (building)	4.5m (boundary)	4.5-6.0m (boundary)	4.5m (boundary)	Habitable to Non habitable to East and West	3,471	862	24.8%		528	15%	531	15%	1,059	31%		72.1%		7.7%		60.6%		2.7m	Can Comply	9	East and South	S5	
S6	S6	23m (building)	4.5 -6.0m (boundary)	4.5m (boundary)	23m (building)	Habitable to non habitable to East and South	2,877	727	25.3%		252	9%	804	28%	1,056	37%		73.2%		14.3%		64.3%		2.7m	Can Comply	9	South	S6	
S7	S7.1A	4.5-13.3m (boundary)	N/A	23m (building)	6m (boundary)		4,363	1076	24.7%		159	4%	1,185	18%	1,344	31%	complies on a precinct basis	84.4%	84.6%	4.4%	10.0%	complies on a lot by lot basis	62.2%	61.5%	2.7m	Can Comply	12	West	S7.1A
	S7.1B	N/A	6m (boundary)	23m (building)	6m (boundary)													84.8%		15.0%		60.9%				West	S7.1B		
S8	S8	6m (boundary)	6m (boundary)	23m (building)	6m (boundary)		4,527	1144	25.3%		104	2%	1,278	28%	1,382	31%		75.3%		16.1%		65.6%		2.7m	Can Comply	11	South	S8	
	Total							Precinct Open Space			Precinct Deep Soil																		
							26,031	6,507	25.0%		8,115					31%													