

		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 relative to RTS 2 Drawings		m2	Note		Note		Building	Lot	Note	Building	Lot	Note	Building	Lot	Note				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
	C1.2	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	
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%	3.4%		93.0%	65.6%		2.7m	Can Comply	8	North, East and West
	C2.2	31.2	41.0	24m	24.0									83.2%			0.0%		83.2%			2.7m	Can Comply	11	North and South	
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
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
C5	C5.1a	72.6	N/A	21m	N/A	/ North separation 18m up to 25m and 21m above 25m	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
	C5.1b	N/A	N/A	47.5	32.5									77.3%	72.1%		7.3%	11.7%		61.7%			2.7m	Can Comply	11	South
	C5.1c	18m-24m	N/A	54.7	18m									78.0%			0.0%			61.0%			2.7m	Can Comply	5	East
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%		47.4%		lot-by-lot compliance	0.0%			95.8%			2.7m	Can Comply	7	North and South
	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		
	C6.1c	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	C6.2a	N/A	72m	21-24m	12.0		45.0	N/A	21-24m	18.0		50.0%	70.5%		0.0%	0.0%		72.9%	72.9%		2.7m	Can Comply	8	South		
	C6.2b					87.0%																				
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%			0.0%			57.4%		lot-by-lot compliance	2.7m	Can Comply	9	East
	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								74.3%			0.0%		65.2%			2.7m	Can Comply	6	East	
		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 / Hab-Non Hab to South	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	38.3%		lot-by-lot compliance	0.0%
C8.1b	N/A	N/A	18-24m	21-24m	/ East Separation 9m to centreline of property boundaries up to 25m and 12m above 25m	93.3%	71.4%		0.0%	0.0%	74.1%	66.4%		2.7m	Can Comply								4	East		
	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	
Total								Precinct Open Space			Precinct Deep Soil															
							38,097	9,791	25.7%		7,105	18.6%	Excluding Eyles Link													
											2,636		Eyles Link													
											9,741	25.6%	Including Eyles Link													

EAST PRECINCT																									
E1.1	21-24m	N/A	12-18m	25m	/ Habitable to non-Habitable to East / Street setbacks increased form 3m to 4m to be consistent with precincts	4141	1057	25.5%		1310	31.6%		75.3%	75.2%		0.0%	0.0%		60.1%	60.7%		2.7m	Can Comply	9	East and North
E1.2	21.0	30.0	9.0	N/A	/ Street setbacks increased form 3m to 4m to be consistent with precincts	1489	381	25.6%		427	28.7%		75.0%			0.0%			62.5%			2.7m	Can Comply	7	North

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 relative to RTS 2 Drawings	m2	Communal	Note	4-6m deep m2	%	>6m deep m2	%	Total	%	Note	Building 70%	Lot	Note	Building 15%	Lot	Note	Building 60%	Lot	Note	12						
Compliance Metric																																
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
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%			358	21%	301	18%	659	39%				80.9%			12.8%			59.6%		2.7m	Can Comply	9	South
N3	N3	4.5m (boundary)	28m (building)	24m (building)	24m (building)	/ Habitable to non-Habitable to North	4,894	1237	25.3%			296	6%	1,690	35%	1,986	41%				71.8%			13.5%			60.7%		2.7m	Can Comply	12	East and West
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
N5	N5	23m (building)	4.5m (boundary)	6m (boundary)	21m (building - The Parade)	/ 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
N6	N6.1	9m (building)	23m (building)	23m (building)	9m (boundary)	/ Western setback increased to 9m	4,085	1036	25.4%	N6 + N7							69.6%			6.4%			60.5%				9	East and West				
	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											70.0%	69.7%		0.0%	4.8%		70.0%	62.9%		2.7m	Can Comply	7	South			
N7	N7.1	>24m (building)	9m (building)	22.5m (building)	24m (building)	/ Non habitable to through site link	6,968	2057	29.5%	1143	10%	2,609	24%	3,752	34%	complies on a precinct basis	73.0%			0.0%			71.2%				6	East and West				
	N7.2	9m (building)	9m (boundary)	>24m (building)	>22.7m (building)	/ E&W terrace envelope should be											70.0%	71.8%		16.0%	7.4%	complies on a lot-by-lot basis	61.0%	67.1%		2.7m	Can Comply	11	East			
	N7.3	>24m (building)	9m (boundary)	0m (building)	0m (building)												80.0%			0.0%			100.0%				N/A	N/A				
N8	N8	9m (building)	20m (building)	4.5-6m (boundary)	23m (building)	/ Non habitable to southern boundary	2,276	570	25.0%	N8 + N9							73.3%			12.9%			69.9%			2.7m	Can Comply	9	North and East			
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	26.3%	1146	13%	1,584	18%	2,730	31%		79.5%			18.2%			63.6%				11	East				
	N9.1b	6m (boundary)	6m (building)	6-9m (boundary)	23m (building)	/ Rear boundary separation 6m up to 4 storeys, 9m above 4 storeys											78.7%	77.3%		17.0%	11.9%	complies on a lot-by-lot basis	68.8%	67.6%		2.7m	Can Comply	12	East			
	N9.2	0m (boundary)	13.2 - 30m (building)	6-9m (boundary)	22.5m (building)	/ Nil boundary setback to Southern boundary of Northern isolated lot maximises isolated lots development potential and amenity											78.4%			0.0%			65.4%				10	East				
N10	N10	4.5m (boundary)	6m (boundary)	6-9m (boundary)	22m (building))	/ 4.5m min for habitable to non-habitable / Rear boundary separation 6m up to 4 storeys, 9m above 4 storeys	2,004	500	25.0%			202	10%	486	24%	688	34%				88.4%			11.6%			68.2%		2.7m	Can Comply	10	North and South
Total							Precinct Open Space			Precinct Deep Soil																						
							37,534	9,888	26.3%								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 relative to RTS 2 Drawings	m2	Communal	Note	4-6m deep m2	%	>6m deep m2	%	Total	%	Note	Building 70%	Lot	Note	Building 15%	Lot	Note	Building 60%	Lot	Note	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	
S2	S2	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	
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	
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	
S5	S5	23m (building)	9m (boundary)	4.5-6.0m (boundary)	4.5m (boundary)	/ Habitable to Non habitable to East and West  / Rear boundary separation increased to 9m to improve transition to neighbouring R3 zone	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	
S6	S6	23m (building)	4.5-6.0m (+3m to top level) (boundary)	4.5m (boundary)	23m (building)	/ Habitable to non habitable to East and South  / Rear boundary separation increased by +3m to improve transition to neighbouring R3 zone	2,877	720	25.0%	252	9%	804	28%	1,056	37%		71.2%			13.5%			64.3%		2.7m	Can Comply	9	South	
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%	12.1%	complies on a lot by lot basis	62.2%	61.5%	2.7m	Can Comply	12	West	
	S7.1B	N/A	6m (boundary)	23m (building)	6m (boundary)												84.8%						19.6%					60.9%	West
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	
Total							Precinct Open Space						Precinct Deep Soil																
							26,031	6,500	25.0%					8,115	31%														