06

Compliance Schedules - Residential Amenity

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RESIDENTIAL FLAT DESIGN CODE SEPP65 COMPLIANCE STATEMENT

SUMMARY

This section has been prepared on behalf of Frasers Broadway Pty Ltd as the applicant of the State Significant Development Application to the NSW Department of Planning and Environment. This submission seeks the approval of the proposed development of Central Park Block 11, O'Connor Street Chippendale.

The development includes:

- The demolition of the existing buildings and structures on the site;
- Construction of 3 Basement Levels containing plant rooms; garbage rooms; loading dock; car and motorcycle parking;
- Residential Apartments, Apartment Lobbies and Retail Tenancies at the ground level;
- A 90 place Child-care Facility on Level 1 East
- The Castle Connel Hotel redevelopment
- 13 levels of residential apartments (296 units).

Refer to the relevant and applicable Council Codes and Planning Instruments for which the proposal has been designed to comply

This report is intended to be read in conjunction with the architectural plans and analysis prepared by Francis-Jones Morehen Thorp Pty Ltd (the Architect).

We confirm that Mr Richard Francis-Jones of Francis-Jones Morehen Thorp Pty Ltd directed the design of the enclosed development application, which is represented by drawings and that Mr Richard Francis-Jones is registered as an architect in NSW (registration No. 5301) in accordance with the Architects Act 1921;

We confirm that the enclosed documentation achieves the intent of the design principles set out in State Environmental Planning Policy 65 - Design Quality of Residential Flat Development and has been designed with regard to the publication Residential Flat Building Code.

- SSDA-11-000 01_Cover Sheet
- SSDA-11-001 01_Legend
- SSDA-11-100 01_Site Plan
- SSDA-11-101 01_Site Analysis Plan
- SSDA-11-200 01_Key Plans
- SSDA-11-201 01_Level 00
- SSDA-11-202 01_Level 01
- SSDA-11-203 01_Level 02
- SSDA-11-204 01_Level 03
- SSDA-11-205 01_Level 04-06
- SSDA-11-206 01_Level 07 Setback Floor South
- SSDA-11-207 01_Level 08 Setback Floor North
- SSDA-11-208 01_Level 09
- SSDA-11-209 01_Level 10-12
- SSDA-11-210 01_Level 13
- SSDA-11-211 01_Roof
- SSDA-11-212 01_Basement Level 01
- SSDA-11-213 01_Basement Level 02
- SSDA-11-214 01_Basement Level 03
- SSDA-11-215 01_CCTV and Public Domain Security Plan
- SSDA-11-301 01_Section
- SSDA-11-302 01_Section
- SSDA-11-401 01_North and South Elevations Typical
- SSDA-11-402 01_East and West Elevations Typical
- SSDA-11-501 01_Detail Elevations - North
- SSDA-11-502 01_Detail Elevations - South
- SSDA-11-503 01_Detail Elevations - East and West
- SSDA-11-504 01_Retail Signage Zones
- SSDA-11-601 01_Adaptable Apartments
- SSDA-11-602 01_Adaptable Apartments
- SSDA-11-701 01_Ventillation and Solar Analysis Diagrams
- SSDA-11-702 01_Development Solar Analysis - June 21 0900 to 1500
- SSDA-11-703 01_Apartment Solar Access Analysis - January 21
- SSDA-11-704 01_Apartment Solar Access Analysis - February 21
- SSDA-11-705 01_Apartment Solar Access Analysis - March 21
- SSDA-11-706 01_Apartment Solar Access Analysis - April 21
- SSDA-11-707 01_Apartment Solar Access Analysis - May 21
- SSDA-11-708 01_Apartment Solar Access Analysis - June 21
- SSDA-11-709 01_Apartment Solar Access Analysis - July 21
- SSDA-11-710 01_Apartment Solar Access Analysis - August 21
- SSDA-11-711 01_Apartment Solar Access Analysis - September 21
- SSDA-11-712 01_Apartment Solar Access Analysis - October 21
- SSDA-11-713 01_Apartment Solar Access Analysis - November 21
- SSDA-11-714 01_Apartment Solar Access Analysis - December 21
- SSDA-11-800 01_Cover Page
- SSDA-11-801 01_Ground Floor
- SSDA-11-802 01_Level 10 & Level 14 Green Roof
- SSDA-11-803 01_Level 9 Terraces
- SSDA-11-804 01_Landscape Sections

PRINCIPLE NO. 1: CONTEXT

"Good design responds and contributes to its context. Context can be defined as the key natural and built features of the area."

Central Park is located in the Sydney CBD, at 26 Broadway on the former Carlton United Brewery site. Block 11 is a proposed residential development within this precinct. The site is identified as a State Significant Development and as such this report forms part of the Project Application for Block 11.

The combined lot form is a tapering rectangle oriented East/West along its long axis and is bounded by O'Connor Street (North), Kensington and Regent St (East), Wellington Street (South) and Balfour Park (West).

The precinct is characterised by a dense urban environment of commercial, retail and high density residential developments. The precinct is bounded by Broadway to the North, Kensington Street to the East, Cleveland Street to the South and Abercrombie Street to the West with the Central Station rail corridor to the east.

Immediately to the north is the new Central Park development characterised by a series of high density mixed use residential buildings surrounding a substantial public park (Central Park).

The Central Station rail corridor fences the site to the East, where the heritage listed Regent St Mortuary stands facing the proposed development.

To the South and west are archetypal low rise residential building stock.

The surrounding built form is a mix of residential, commercial, mixed-use sites and public transport infrastructure.

The precinct has been identified as a focus for increased density given its close proximity to public transport nodes and employment potential.

PRINCIPLE NO. 2 AND 3: SCALE AND BUILT FORM

"Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings."

The design proposal for this mixed-use residential development and public open space has emerged from a close and detailed analysis of this important Sydney site its streetscape, environmental effects and urban form.

Our objective has been to create a very high quality building of distinctive architectural character together with a landscaped public open space sequence that forms a carefully scaled and inviting pedestrian network.

The proposed building form is integrated into a layered curvilinear profile responsive to the varying street and existing building alignments. A series of setbacks in the massing, material and fenestration changes creates a built form that aligns with the height and scale of adjacent buildings, from the two storey scale of the existing hotel, the mid scale of Wellington Street, the unified definition of the Main Park and the increased scale to the north.

The ribbon forms are raised up and set back from to create generous public open spaces and a sense of invitation for the through block pedestrian connection.

The tower form has been carefully proportioned into a slim off-set pair to create an elegant contribution to the skyline of the precinct. The tower position and height is determined to minimise environmental effects such as overshadowing on any nearby residential or public open spaces and sits comfortably below the relative heights of adjacent towers.

The innovative composition of 4 different external sunshade systems provides shade and privacy while giving the architecture of the new building a distinctive and unique character.

Equal care and attention is paid to the detailing of each element of the architecture including the landscaped public open spaces.

PRINCIPLE NO. 4: DENSITY

Good design has a density appropriate for a site and its context, in terms of floor space yields (or numbers of units or residents).

The site is located within an identified high density development zone with the site bridging the boundaries of the Urban centre of the precinct and the transition into the surrounding residential precinct. Both zones have been the focus of recent and significant redevelopment in recent years with a focus on developing mixed use residential schemes.

As illustrated in the SEPP 65 analysis and the previous form, massing and shadow analysis the development is in line with the appropriate bulk, scale and density for a mixed use development on the subject site.

The subject proposal located as it is, has the unique opportunity to increase housing affordability and availability by 296 dwellings and to assist in satisfying the new dwellings required per year consistent with State policy.

PRINCIPLE NO. 5: RESOURCE, ENERGY AND WATER EFFICIENCY

Good design makes efficient use of natural resources, energy, and water throughout its full life cycle,including construction

The proposed development has met the targets set out in the Building & Sustainability Index (BASIX).

The developer is committed to attaining a Green Building Council of Australia (GBCA) 5 Star Greenstar rating. Cundall's have undertaken a preliminary analysis of building performance and a 5 Star design rating has been achieved.

Aside from this the design proposal embodies extensive passive sustainable design initiatives such as;

- Excellent passive solar gain and loss properties.
- High quality natural ventilation to all units. with some single sided apartments using a hybrid mechanical cross ventilation system
- Optimising the number of apartments with Northerly aspects to living spaces to maximise solar access, daylight penetration and reduced heating and electrical lighting requirements.
- Both passive and active sun shading devices to reduce solar gains and increase control of the internal environment against late afternoon sun.
- Collection and reuse of rainwater, as well as the capture, reuse and storage of hydraulic and fire service testing flows.

Waste and recycling facilities are provided in the basement with recycling repositories on each residential floor.

PRINCIPLE NO. 6: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both the residents and for the public domain.

The primary objectives of the new public domain landscape design are one of connection and place. Connections and paths to destinations in the precinct and on the site (retail, apartments and child-care) as well as connections through the site to destinations beyond support the concept of permeability.

The concept of place is supported by creating a design that characterises the site to ensure it is memorable for occupants and visitors alike. Making new places also requires activity and this reflected by the retail proposed with outdoor seating. In addition, it is expected that many pedestrians working nearby will use the through-site links as a local shortcut. This will benefit the general level of activity expected around the development.

There are multiple pedestrian connections to the separate retail and residential lobbies which front a paved forecourt. On the western side of the site is the retail tenancy fronting onto the Balfour Street park.

An appropriate balance between hard paved surfaces and soft landscape areas is sought in the scheme. Whilst hard paved surfaces are necessary and appropriate for an urban space with dense populations and significant pedestrian traffic, such as the Central Park precinct, the community expectation is often that green open space or planting is maximised.

It is with this expectation in mind that the landscape design provides a range of different planting 'experiences' and supplementary mass planting throughout the site.

The main public domain landscape components include:

- Street Interfaces
- New landscaped parks
- Retail Forecourt
- Site Through-Link
- Feature Green Roofs
- Level 09 Terraces

The drawings, describe these components.

PRINCIPLE NO. 7: AMENITY

Good design provides amenity through the physical, spatial and environmental quality of a development.

The proposal is for 2 new public parks, a stepped height 13 storey mixed use residential development comprising residential apartments, a 90 place child-care centre and ground floor retail tenancies.

The development proposal comprises 296 residential apartments comprised of;

- 64 studio units
- 106 one bedroom units
- 107 two bedroom units
- 19 three bedroom units;

Each apartment has private open space in the form of a balcony or in a few limited instances a winter garden and have a minimum depth of 2m.

Considered design of screening has been key to the innovative curvilinear facades system, which provides shade and privacy while giving the architecture of the new building a distinctive and unique character.

The development includes for residents a gym/ spa, tenants outdoor BBQ area on level 9, with a community room for meetings and the like.

The compliance schedules and solar access diagrams detail measures to improve the amenity of occupants.

Given the opening of the ground plane with a new landscaped cross site link, residential lobbies and the new retail tenancies will create an active environment both during and following business hours facilitating excellent levels of passive surveillance.

Strong visual links through the cross site link promote this endeavour. This will enable the public to view into the developments public domain to provide a point of interest along what is currently not a well activated edge of the precinct.

PRINCIPLE NO. 8: SAFETY AND SECURITY

Good design optimises safety and security, both internal to the development and for the public domain.

It is accepted that mixed use development does not constitute an increased crime risk. Its operation accords with other precinct activities, with pedestrian and vehicle movements to and from the site and its immediate surrounds, generating an active presence.

The design of the development reflects opportunities for appropriate “security design” based on CPTED principles.

It is intended that development will have an active environment after business hours giving good passive surveillance to the residential occupants and an active public domain. A monitored CCTV system covering the entire ground floor public domain as well as visual egress through the cross site links promote this endeavour.

Consultation with NSW police during the design phase has helped develop the design.

PRINCIPLE NO. 9: SOCIAL DIMENSIONS

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities.

The site is located within one of the most heavily serviced public transport hubs in the Sydney basin. Facilities needed to support mixed-use developments such as child-care facilities, schools, health care, supermarkets, educational and leisure facilities are all in close proximity.

The adjoining Central railway station, frequent bus and taxi service from the immediate road network supports excellent connectivity to the city, local and regions and beyond.

The development will have exceptional pedestrian amenity with special regard to accessible access. Given the ageing nature of the Australian population many visitors will require equitable access to the site which is achieved at all levels of the development.

The site is located along two major and increasingly well used pedestrian routes - access from Central Train Station to Chippendale is generally taken though the precinct/site.

It is intended that development will have an active environment after business hours giving good passive surveillance to the residential occupants and an active public domain. Strong visual links through the cross site links promote this endeavour.

The new open landscaped park to the North and South will activate the edges of the development.

PRINCIPLE NO. 10: AESTHETICS

Quality aesthetics require the appropriate composition of building elements, texture, materials and colours and reflect the use, internal design and structure of the development

The design proposal for this apartment building, child-care, retail and public open space has emerged from a close and detailed analysis of this important Sydney site, the streetscape, environmental effects and urban form.

The site being located adjacent a new and significant public park area, pedestrian corridors and adjacent the busiest transport corridor in the Sydney basin has played a key role in the selection of façade treatments and materials

The objective has been to create a very high quality building of distinctive architectural character together with a landscaped public open space sequence that forms a through site public connection.

The building is elevated and set back along its Northern and Southern boundaries to create generous and inviting public open spaces and a sense of invitation for the through block pedestrian connections.

The intent being to carefully address the finer scales of detail such that the finishes and planning of the site set a new standard for the precinct and provide a benchmark for future development.

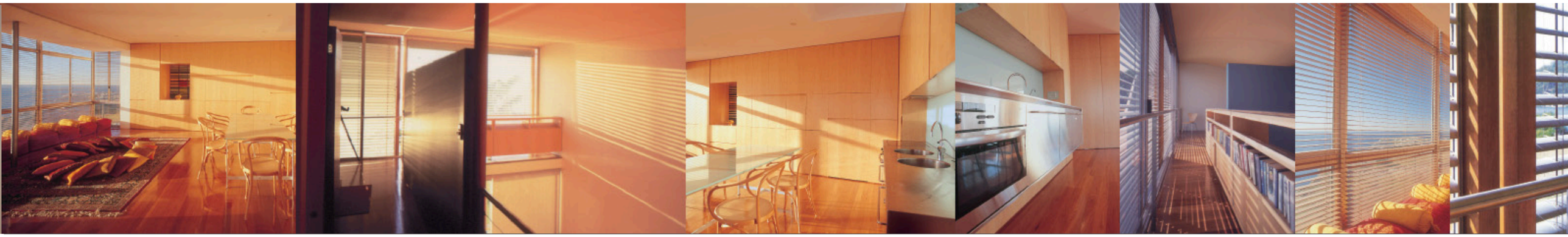
The building elevation is composed of a 3 elements being clear open space at the public domain, with a raised double height space softening the visual presence of the ribbon like building forms over which are set back from the street edge.

The lower levels are composed of a finely detailed timber batten screen fenestration, masonry and glass which align with the adjacent building scales to create a human scale to both O’Connor Street and Wellington Street elevations.

The tower form has been carefully proportioned into a slim off-set pair to create an elegant contribution to the skyline of Central Park.

An innovative curvilinear custom designed external sunshade system provides shade and privacy while giving the architecture of the new building a distinctive and unique character.

Equal care and attention is paid to the detailing of each element of the architecture including elements of the landscaped public open space.



RESIDENTIAL FLAT DESIGN CODE SEPP65 COMPLIANCE SCHEDULE

Control - Residential Flat Design Code (RFDC)			
Clause Number	**Clause Title**	**Content**	**Compliance and commentary for Competitive Design Alternative (CDA)**
Part 01	**Primary Development Controls - Height**	• Where there is an existing floor space ratio (FSR), test height controls against it to ensure a good fit. • Test heights against the number of storeys and the minimum ceiling heights required for the desired building use (see Ceiling Heights).	☑ Scheme complies with GFA target as nominated in the Modified Concept Plan (MCP). In testing for 'good fit' it was established that extending the building height beyond the MCP envelope controls allowed the design of the building footprint and envelop to be optimised (thinned) to expand the achievable public domain area, outlook and northern orientation.
	Primary Development Controls - Depth	In general, an apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory daylighting and natural ventilation are to be achieved. Whether there is a building envelope or not, the maximum internal plan depth of a building should be 18 metres from glass line to glass line Freestanding buildings (the big house or tower building types) may have greater depth than 18 metres only if they still achieve satisfactory daylight and natural ventilation. Use building depth in combination with other controls to ensure adequate amenity for building occupants. For example, a deeper plan may be acceptable where higher floor to ceiling heights allow sun access or where apartments have a wider frontage	☑ The main mass (west) of Block 11 complies with RFDC depths. ☒ The Eastern zone thickens and does not comply with an 18m depth at approximately 23m, this is partially due to site constraints and alignments to streets and the impacts of which are mitigated by use of a double loaded corridor configuration.
	Primary Development Controls - Setbacks	• Identify the desired streetscape character, the common setback of buildings in the street, the accommodation of street tree planting and the height of buildings and daylight access controls. • Relate setbacks to the area's street hierarchy. • Test street setbacks with building envelopes and street sections. • Test controls for their impact on the scale, proportion and shape of building facades	☑ The scheme arises from testing the elements outlined in this clause and results in a new enlarged public open space to the north, retention of park to Wellington Street but improved alignments along Wellington Street reinstating its character, and a stronger presence to Regent Street defining the corner and gateway into the Fraser's Broadway Site.
Part 02	**Site Configuration - Open Space**	Where developments are unable to achieve the recommended communal open space, such as those in dense urban areas, they must demonstrate that residential amenity is provided in the form of increased private open space and/or in a contribution to public open space. The minimum recommended area of private open space for each apartment at ground level or similar space on a structure, such as on a podium or car park, is 25m2; the minimum preferred dimension in one direction is 4 metres.	☑ Apartments are provided with private open space. The scheme enjoys the excellent amenity of Balfour Park, a new and expanded urban parks with community facilities including gym and spa
	Site Amenity - Safety	The built environment has an impact on perceptions of safety and security, as well as on the actual opportunities for crime. A development which provides safe ground level entry and exit during all times of the day and night will minimise opportunities for crime. Design for safety works by enabling casual surveillance, reinforcing territory, controlling access and managing space. Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings.	☑ CPTED principles have been used in the design of this scheme including retail activation, clear sight lines to lobbies and residential building surveillance. The through site link is improved by widening its entry and exit, and ensuring that the link is directly related to pedestrian activity desire lines. A monitored CCTV system covers all lobbies and the public domain.
	Site Amenity - Visual Privacy	Objectives; • To provide reasonable levels of visual privacy externally and internally, during the day and at night. • To maximise outlook and views from principal rooms and private open space without compromising visual privacy.	☑ The proposed scheme improves visual privacy by removing the through site link established by the MCP which resulted in apartments facing each other. Of greater benefit to the community is the relocation of the eastern form towards the south, allowing for greater sun access to the O'Connor Street park, sun access to the northern apartments and the creation of an expanded public open space. This move improves the outlook from site as well as creating an attractive destination for occupants of the surrounding buildings and apartments.
Part 02	**Site Access - Pedestrian Access**	• Identify the access requirements from the street or car parking area to the apartment entrance. • Follow the accessibility standard set out in Australian Standard AS 1428 (parts 1 and 2), as a minimum. • Provide barrier free access to at least 20 percent of dwellings in the development.	☑ Access requirements have been identified including requirements for access to apartments and retail, accessible car parking spaces and adaptable apartments. Both DCP2012 and Access DCP 2004 stipulate 15% of apartments should be designed to be , and are achieved in the proposed design.
	Site Access - Vehicular Access	• Generally limit the width of driveways to a maximum of six metres. • Locate vehicle entries away from main pedestrian entries and on secondary frontages.	☑ Driveway width complies and the driveway proposed in the Concept Plan has been relocated to a secondary frontage

Control - Residential Flat Design Code (RFDC)			
Clause Number	**Clause Title**	**Content**	**Compliance and commentary for Competitive Design Alternative (CDA)**
Part 03	**Building Configuration - Apartment Layout**	**Apartment** / **Type** / **Area m2** 03.01 Studio — Internal Area 38.5m2; External Area 6m2 03.02 One bedroom cross through — Internal Area 50m2; External Area 8m2 03.03 One bedroom masionette/loft — Internal Area 62m2; External Area 9.4m2 03.04 One bedroom single aspect — Internal Area 63.4m2; External Area 10m2 03.05 Two bedroom corner — Internal Area 80m2; External Area 11m2 03.06 Two bedroom cross through — Internal Area 89m2; External Area 21m2 03.07 Two bedroom cross-over — Internal Area 90m2; External Area 16m2 03.08 Two bedroom corner with study — Internal Area 121m2; External Area 33m2 03.09 Three bedroom — Internal Area 124m2; External Area 24m2 • Single-aspect apartments should be limited in depth to 8 metres from a window. • The back of a kitchen should be no more than 8 metres from a window • The width of cross-over or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts. • Buildings not meeting the minimum standards listed above, must demonstrate how satisfactory daylighting and natural ventilation can be achieved, particularly in relation to habitable rooms	☑ The proposed apartment areas in some instances are lower than the RFDC rules of thumb, however in many instances the suggested areas are exceeded. This has been in direct response to market demand. The scheme results in a compliance of approximately 88% for +/- 5% variance; Studio — Internal - 37 to 48sqm — External Area - 0 to 9sqm 1bed — Internal - 45 to 58sqm — External Area - 0 to 14sqm 1bed + Media — Internal - 47 to 59sqm — External Area - 7 to 13sqm 1bed + Study — Internal - 55 to 61sqm — External Area - 8 to 13sqm 2bed — Internal - 71 to 95sqm — External Area - 7 to 22sqm 2bed + Media — Internal - 80-104sqm — External Area - 11 to 28sqm 2bed + Study — Internal - 108sqm — External Area - 26sqm 2bed Terrace — Internal - 125sqm — External Area - 8sqm 2bed 2 key — Internal - 82-112sqm — External Area - 9sqm 3bed — Internal - 106-155sqm — External Area - 17-49sqm 3bed + Media — Internal - 118sqm — External Area - 34sqm 3bed + Study — Internal - 127-128sqm — External Area - 13sqm 3bed 2 key — Internal - 124sqm — External Area - 19sqm ☑ All apartments comply with the 8m to the back of the kitchen rule of thumb. ☑ No cross through is less than 8m.
	Building Configuration - Balconies	• Provide primary balconies for all apartments with a minimum depth of 2 metres. Developments which seek to vary from the minimum standards must demonstrate that negative impacts from the context-noise, wind-can not be satisfactorily mitigated with design solutions. • Require scale plans of balcony with furniture layout to confirm adequate, usable space when an alternate balcony depth is proposed.	☑ All balconies have a depth of 2m or greater
	Building Configuration - Ceiling Height	• In mixed use buildings: 3.3 metre minimum for ground floor retail or commercial and for first • floor residential, retail or commercial to promote future flexibility of use • In general, 2.7 metre minimum for all habitable rooms on all floors, 2.4 metres is the • preferred minimum for all non-habitable rooms, however 2.25m is permitted.	☑ Floor to ceiling heights comply
	Building Configuration - Internal Circulation	• In general, where units are arranged off a double-loaded corridor, the number of units accessible from a single core/corridor should be limited to eight.	☒ See response to DCP2012, 6.1.36 Maximum number of units accessible from a common lobby.
	Building Configuration - Storage	• In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities, at the following rates: - studio apartments 6m3 - one-bedroom apartments 6m3 - two-bedroom apartments 8m3 - three plus bedroom apartments 10m3	☑ See response to DCP2012, 6.1.22 Storage and Master Storage Schedule
	Building Amenity - Acoustic Privacy	• Arrange apartments within a development to minimise noise transition between flats by: - locating busy, noisy areas next to each other and quieter areas next to other quiet areas, for example, living rooms with living rooms, bedrooms with bedrooms - using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas - minimising the amount of party (shared) walls with other apartments • Design the internal apartment layout to separate noisier spaces from quieter spaces by: - grouping uses within an apartment-bedrooms with bedrooms and service areas like kitchen, bathroom, laundry together • Resolve conflicts between noise, outlook and views by using design measures including: double glazing, operable screened balconies.	☑ Generally apartments are arranged back to back to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account. Operable screens are proposed and acoustic compliance report has been prepared.

Control - Residential Flat Design Code (RFDC)			
Clause Number	Clause Title	Content	Compliance and commentary for Competitive Design Alternative (CDA)
	Building Amenity - Daylight Access	• Living rooms and private open spaces for at least 70 percent of apartments in a development should receive a minimum of three hours direct sunlight between 9 am and 3 pm in mid winter. In dense urban areas a minimum of two hours may be acceptable. • Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10 percent of the total units proposed. Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed	☑ Based on the "Cox / Tzannes method" of sun calculation, and assuming a dense urban environment, the number of apartment achieving solar access for 2 hours/day between 7.30-4.30 is: ★ June 21, 217 / 296 = 73%, this rises to; ★ March 21, 258 / 296 = 83.5% A significantly improved result primarily due to the amendment to the eastern form. ☒ Number of apartments facing south 57/296 apartment of 19%. Note that the amenity of outlook over Chippendale, given it's lower scale, is excellent as is the quieter orientation to Wellington St and connection with the new Wellington St park.
	Building Configuration - Natural Ventilation	• Building depths, which support natural ventilation typically range from 10 to 18 metres. • Sixty percent (60%) of residential units should be naturally cross ventilated. • Developments, which seek to vary from the minimum standards, must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms.	☒ The number of naturally cross ventilated apartments is approximately 45% (134/296). A further 24% (70/296) of apartments have a hybrid natural cross ventilation system which creates a managed 2 way cross ventilation path connecting vertical fresh air shafts to the body of the apartment.
	Building Form - Facades	• To promote high architectural quality in residential flat buildings. • To ensure that new developments have facades which define and enhance the public domain and desired street character. • To ensure that building elements are integrated into the overall building form and facade design • Compose facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character.	☑ The facades have been studied in detail in terms of local materiality, environmental response, enhancement of the public domain and modulation of scale and residential rhythm. See response to DCP2012 BUILDING FORM AND CHARACTER 2.7 Building Exterior

RESIDENTIAL STORAGE COMPLIANCE SCHEDULE

Floor (Story)	Zone Number	Zone Category	Zone Name	Net Volume	SEPP65 Apartment Storage (max 50% of which can be allocated in the basement)	Proposed Internal Apartment Storage	Proposed Basement Apartment Storage	Total Proposed Apartment Storage	SEPP 65 CALCULABLE Storage Allowance (max 50% of which can be allocated in the basement)	%	Compliance Internal Storage
Level 00											
	A-0001	2 Bed Terrace	General	2.7							
	A-0001	2 Bed Terrace	General	3.1							
	A-0001	2 Bed Terrace	General	3.5							
	A-0001	2 Bed Terrace	Laundry	0.4							
	A-0001	2 Bed Terrace	Linen	0.6	8	14.10	6.7	20.8	18.1	226.25%	Compliant
	A-0002	2 Bed Terrace	General	2.8							
	A-0002	2 Bed Terrace	General	3.1							
	A-0002	2 Bed Terrace	General	3.5							
	A-0002	2 Bed Terrace	Laundry	0.4							
	A-0002	2 Bed Terrace	Linen	0.5	8	14.10	6.8	20.9	18.1	226.25%	Compliant
	A-0003	2 Bed + Media	General	2.7							
	A-0003	2 Bed + Media	General	3.1							
	A-0003	2 Bed + Media	General	3.5							
	A-0003	2 Bed + Media	Linen	0.6							
	A-0003	2 Bed Terrace	Laundry	0.4	8	14.10	6.8	20.9	18.1	226.25%	Compliant
	A-0004	2 Bed Terrace	General	2.7							
	A-0004	2 Bed Terrace	General	3.1							
	A-0004	2 Bed Terrace	General	3.5							
	A-0004	2 Bed Terrace	Laundry	0.4							
	A-0004	2 Bed Terrace	Linen	0.5	8	14.00	6.8	20.8	18	225.00%	Compliant
	A-0005	2 Bed Terrace	General	2.7							
	A-0005	2 Bed Terrace	General	3.1							
	A-0005	2 Bed Terrace	General	3.5							
	A-0005	2 Bed Terrace	Laundry	0.4							
	A-0005	2 Bed Terrace	Linen	0.5	8	14.0	6.6	20.6	18	225.00%	Compliant
	B-0001	1 Bed + Media	Laundry	0.4							
	B-0001	1 Bed + Media	Linen	1							
	B-0001	1 Bed + Media	Media	5	6	6.40	4.5	10.9	9.4	156.67%	Compliant
	B-0002	2 Bed + Media	General	4.2							
	B-0002	2 Bed + Media	Laundry	0.5							
	B-0002	2 Bed + Media	Linen	3.5	8	8.20	5.4	13.6	12.2	152.50%	Compliant
	B-0003	2 Bed + Media	General	4							
	B-0003	2 Bed + Media	Laundry	0.7							
	B-0003	2 Bed + Media	Media	3.9	8	8.60	5.4	14	12.6	157.50%	Compliant
	C-0001	2 Bed + Media	Laundry	0.5							
	C-0001	2 Bed + Media	Linen	2.3							
	C-0001	2 Bed + Media	Media	3.3	8	6.10	5.4	11.5	10.1	126.25%	Compliant
	C-0002	2 Bed + Study	General	4							
	C-0002	2 Bed + Study	Laundry	0.4							
	C-0002	2 Bed + Study	Media	4.2	8	8.60	5.4	14	12.6	157.50%	Compliant
	C-0003	2 Bed + Media	General	7.7							
	C-0003	2 Bed + Media	Laundry	0.7							
	C-0003	2 Bed + Media	Linen	1.4							
	C-0003	2 Bed + Media	Media	3.6	8	13.40	5.2	18.6	17.4	217.50%	Compliant
	C-0004	2 Bed + Study	General	1.8							
	C-0004	2 Bed + Study	General	2.7							
	C-0004	2 Bed + Study	Laundry	0.4							
	C-0004	2 Bed + Study	Linen	1.6							
	C-0004	2 Bed + Study	Media	8	8	14.50	6.8	21.3	18.5	231.25%	Compliant
	C-0005	3 Bed + Media	General	2.6							
	C-0005	3 Bed + Media	Laundry	0.4							
	C-0005	3 Bed + Media	Laundry	1.3							
	C-0005	3 Bed + Media	Linen	3.2							
	C-0005	3 Bed + Media	Linen	3.6	8	11.10	6.8	17.9	15.1	188.75%	Compliant
Level 01											
	A-0001	2 Bed Terrace	General	0.6							
	A-0001	2 Bed Terrace	General	0.9							
	A-0001	2 Bed Terrace	Media	2.3		3.80			Inc' above		
	A-0002	2 Bed Terrace	General	0.6							
	A-0002	2 Bed Terrace	General	0.9							
	A-0002	2 Bed Terrace	Media	2.3		3.80			Inc' above		
	A-0003	2 Bed Terrace	General	0.6							
	A-0003	2 Bed Terrace	General	0.9							
	A-0003	2 Bed Terrace	Media	2.3		3.80			Inc' above		
	A-0004	2 Bed Terrace	General	0.6							
	A-0004	2 Bed Terrace	General	0.9							
	A-0004	2 Bed Terrace	Media	2.3		3.80			Inc' above		
	A-0005	2 Bed Terrace	General	0.6							
	A-0005	2 Bed Terrace	General	0.9							

Floor (Story)	Zone Number	Zone Category	Zone Name	Net Volume	SEPP65 Apartment Storage (max 50% of which can be allocated in the basement)	Proposed Internal Apartment Storage	Proposed Basement Apartment Storage	Total Proposed Apartment Storage	SEPP 65 CALCULABLE Storage Allowance (max 50% of which can be allocated in the basement)	%	Compliance Internal Storage
	B-0703	1 Bed + Media	General	1.3							
	B-0703	1 Bed + Media	Laundry	0.7							
	B-0703	1 Bed + Media	Media	2.5	6	4.50	4.5	9	7.5	125.00%	Compliant
	B-0704	1 Bed	General	2.5							
	B-0704	1 Bed	Laundry	0.6	6	3.10	4.5	7.6	6.1	101.67%	Compliant
	B-0705	1 Bed	General	1.4							
	B-0705	1 Bed	Laundry	0.6							
	B-0705	1 Bed	Linen	1	6	3.0	4.5	7.5	6	100.00%	Compliant
	B-0706	2 Bed - Dual Key	General	0.8							
	B-0706	2 Bed - Dual Key	General	0.5							
	B-0706	2 Bed - Dual Key	General	2.5							
	B-0706	2 Bed - Dual Key	Laundry	0.5	8	4.30	4.5	8.8	8.3	103.75%	Compliant
	B-0707	2 Bed	General	3							
	B-0707	2 Bed	Laundry	0.9							
	B-0707	2 Bed	Linen	1.6							
	B-0707	2 Bed	Linen	1.9	8	7.40	5.4	12.8	11.4	142.50%	Compliant
	C-0701	3 Bed	General	0.7							
	C-0701	3 Bed	General	2.3							
	C-0701	3 Bed	General	0.6							
	C-0701	3 Bed	Laundry	1.2							
	C-0701	3 Bed	Linen	0.5	10	5.30	7.1	12.4	10.3	103.00%	Compliant
	C-0702	3 Bed	General	0.9							
	C-0702	3 Bed	General	3.6							
	C-0702	3 Bed	General	0.4							
	C-0702	3 Bed	Laundry	0.7							
	C-0702	3 Bed	Linen	3	10	8.60	7	15.6	13.6	136.00%	Compliant
	C-0703	2 Bed - Dual Key	General	0.6							
	C-0703	2 Bed - Dual Key	General	1.4							
	C-0703	2 Bed - Dual Key	Linen	2	8	4.0	4.5	8.5	8	100.00%	Compliant
	C-0704	2 Bed - Dual Key	General	1							
	C-0704	2 Bed - Dual Key	General	1.7							
	C-0704	2 Bed - Dual Key	Laundry	0.5							
	C-0704	2 Bed - Dual Key	Linen	1.3	8	4.50	4.5	9	8.5	106.25%	Compliant
	C-0705	2 Bed - Dual Key	General	1.4							
	C-0705	2 Bed - Dual Key	General	0.4							
	C-0705	2 Bed - Dual Key	Laundry	0.6							
	C-0705	2 Bed - Dual Key	Linen	1.6	8	4.0	4.5	8.5	8	100.00%	Compliant
	C-0706	2 Bed + Media	Laundry	0.6							
	C-0706	2 Bed + Media	Media	3.6	8	4.20	5.1	9.3	8.2	102.50%	Compliant
	C-0707	2 Bed	General	1.8							
	C-0707	2 Bed	Laundry	0.5							
	C-0707	2 Bed	Linen	1.7	8	4.0	6	10	8	100.00%	Compliant
Level 08											
	A-0801	2 Bed	General	1.6							
	A-0801	2 Bed	Laundry	0.5							
	A-0801	2 Bed	Linen	1.1							
	A-0801	2 Bed	Media	2.2	8	5.40	5.7	11.1	9.4	117.50%	Compliant
	A-0802	1 Bed + Media	General	2.2							
	A-0802	1 Bed + Media	Laundry	0.5							
	A-0802	1 Bed + Media	Linen	0.3							
	A-0802	1 Bed + Media	Media	2.2	6	5.20	4.5	9.7	8.2	136.67%	Compliant
	A-0803	1 Bed + Media	General	1.9							
	A-0803	1 Bed + Media	Laundry	0.5							
	A-0803	1 Bed + Media	Media	2.2	6	4.60	4.5	9.1	7.6	126.67%	Compliant
	A-0804	2 Bed + Media	Laundry	0.6							
	A-0804	2 Bed + Media	Linen	2.7							
	A-0804	2 Bed + Media	Media	3.8	8	7.10	5.7	12.8	11.1	138.75%	Compliant
	A-0805	2 Bed	General	1.4							
	A-0805	2 Bed	General	1							
	A-0805	2 Bed	General	1							
	A-0805	2 Bed	Laundry	0.6	8	4.0	6.3	10.3	8	100.00%	Compliant
	A-0806	Studio	Laundry	2.1							
	A-0806	Studio	Laundry	1.8							
	A-0806	Studio	Laundry	0.4	6	4.30	4.5	8.8	7.3	121.67%	Compliant
	A-0807	Studio	Laundry	2.1							
	A-0807	Studio	Laundry	1.8							
	A-0807	Studio	Laundry	0.4	6	4.30	4.5	8.8	7.3	121.67%	Compliant
	A-0808	Studio	Laundry	2.1							

Floor (Story)	Zone Number	Zone Category	Zone Name	Net Volume	SEPP65 Apartment Storage (max 50% of which can be allocated in the basement)	Proposed Internal Apartment Storage	Proposed Basement Apartment Storage	Total Proposed Apartment Storage	SEPP 65 CALCULABLE Storage Allowance (max 50% of which can be allocated in the basement)	%	Compliance Internal Storage
	C-0201	1 Bed	Laundry	0.4							
	C-0201	1 Bed	General	4.1	6	4.50	4.5	9	7.5	125.00%	Compliant
	C-0202	2 Bed	General	1.8							
	C-0202	2 Bed	General	1.8							
	C-0202	2 Bed	Laundry	0.5	8	4.10	5.4	9.5	8.1	101.25%	Compliant
	C-0203	3 Bed	General	0.9							
	C-0203	3 Bed	General	2.8							
	C-0203	3 Bed	General	2.2							
	C-0203	3 Bed	Laundry	0.4							
	C-0203	3 Bed	Linen	2.5	6	8.80	6.9	15.7	11.8	196.67%	Compliant
	C-0204	2 Bed - Dual Key	General	1							
	C-0204	2 Bed - Dual Key	General	1.2							
	C-0204	2 Bed - Dual Key	Laundry	0.6							
	C-0204	2 Bed - Dual Key	General	1							
	C-0204	2 Bed - Dual Key	Linen	1	8	4.80	4.5	9.3	8.8	110.00%	Compliant
	C-0205	2 Bed - Dual Key	General	1							
	C-0205	2 Bed - Dual Key	General	1.7							
	C-0205	2 Bed - Dual Key	Laundry	0.6							
	C-0205	2 Bed - Dual Key	Linen	1	8	4.30	4.5	8.8	8.3	103.75%	Compliant
	C-0206	2 Bed - Dual Key	General	1.2							
	C-0206	2 Bed - Dual Key	General	1.3							
	C-0206	2 Bed - Dual Key	General	1							
	C-0206	2 Bed - Dual Key	Laundry	0.6	8	4.10	4.5	8.6	8.1	101.25%	Compliant
	C-0207	2 Bed - Dual Key	General	0.8							
	C-0207	2 Bed - Dual Key	General	1.2							
	C-0207	2 Bed - Dual Key	General	1.5							
	C-0207	2 Bed - Dual Key	Laundry	0.5	8	4.0	5.6	9.6	8	100.00%	Compliant
	C-0208	1 Bed	General	1.1							
	C-0208	1 Bed	Laundry	0.5	6	3.90	4.5	8.4	6.9	115.00%	Compliant
	C-0209	1 Bed	General	1.5							
	C-0209	1 Bed	General	0.9							
	C-0209	1 Bed	Laundry	0.6	6	3.0	4.5	7.5	6	100.00%	Compliant
Level 03											
	A-0301	2 Bed + Media	General	1.6							
	A-0301	2 Bed + Media	Laundry	0.5							
	A-0301	2 Bed + Media	Linen	1.1							
	A-0301	2 Bed + Media	Media	2.2	8	5.40	5.3	10.7	9.4	117.50%	Compliant
	A-0302	1 Bed + Media	General	0.3							
	A-0302	1 Bed + Media	General	2.2							
	A-0302	1 Bed + Media	Laundry	0.5							
	A-0302	1 Bed + Media	Media	2.2	6	5.20	4.5	9.7	8.2	136.67%	Compliant
	A-0303	1 Bed + Media	General	1.9							
	A-0303	1 Bed + Media	Laundry	0.5							
	A-0303	1 Bed + Media	Media	2.2	6	4.60	4.5	9.1	7.6	126.67%	Compliant
	A-0304	1 Bed	General	0.7							
	A-0304	1 Bed	General	0.8							
	A-0304	1 Bed	General	1							
	A-0304	1 Bed	Laundry	0.5	6	3.0	4.5	7.5	6	100.00%	Compliant
	A-0305	1 Bed	Laundry	0.6							
	A-0305	1 Bed	General	1.5							
	A-0305	1 Bed	Linen	0.9	6	3.0	4.5	7.5	6	100.00%	Compliant
	A-0306	Studio	General	1.9							
	A-0306	Studio	Laundry	0.4							
	A-0306	Studio	Linen	1.5	6	3.80	4.5	8.3	6.8	113.33%	Compliant
	A-0307	Studio	General	1.1							
	A-0307	Studio	General	1.8							
	A-0307	Studio	Laundry	0.4	6	3.30	4.5	7.8	6.3	105.00%	Compliant
	A-0308	Studio	General	2.1							
	A-0308	Studio	General	1.8							
	A-0308	Studio	Laundry	0.5	6	4.40	4.9	9.3	7.4	123.33%	Compliant
	A-0309	Studio	General	2.1							
	A-0309	Studio	General	1.8							
	A-0309	Studio	Laundry	0.5	6	4.40	4.5	8.9	7.4	123.33%	Compliant
	A-0310	Studio	General	2.1							
	A-0310	Studio	General	1.8							
	A-0310	Studio	Laundry	0.4	6	4.30	4.5	8.8	7.3	121.67%	Compliant

Floor (Story)	Zone Number	Zone Category	Zone Name	Net Volume	SEPP65 Apartment Storage (max 50% of which can be allocated in the basement)	Proposed Internal Apartment Storage	Proposed Basement Apartment Storage	Total Proposed Apartment Storage	SEPP 65 CALCULABLE Storage Allowance (max 50% of which can be allocated in the basement)	%	Compliance Internal Storage
	A-0311	Studio	General	2.1							
	A-0311	Studio	General	1.8							
	A-0311	Studio	Laundry	0.5	6	4.40	4.5	8.9	7.4	123.33%	Compliant
	A-0312	Studio	General	2.1							
	A-0312	Studio	General	1.8							
	A-0312	Studio	Laundry	0.5	6	4.40	4.9	9.3	7.4	123.33%	Compliant
	A-0313	1 Bed	Laundry	0.4							
	A-0313	1 Bed	Laundry	2.9							
	A-0313	1 Bed	Linen	0.3	6	3.60	5.2	8.8	6.6	110.00%	Compliant
	A-0314	1 Bed + Media	Laundry	0.4							
	A-0314	1 Bed + Media	Linen	1.8							
	A-0314	1 Bed + Media	Media	3.1	6	5.30	4.5	9.8	8.3	138.33%	Compliant
	A-0315	1 Bed	Linen	0.5							
	A-0315	1 Bed	General	2.4							
	A-0315	1 Bed	Laundry	0.4	6	3.30	4.9	8.2	6.3	105.00%	Compliant
	A-0316	2 Bed + Media	Laundry	0.4							
	A-0316	2 Bed + Media	Linen	2.4							
	A-0316	2 Bed + Media	Media	2.2	8	5.0	5	10	9	112.50%	Compliant
	A-0317	Studio	General	2.3							
	A-0317	Studio	Laundry	0.7	6	3.0	4.5	7.5	6	100.00%	Compliant
	A-0317	Studio	General	2.3							
	A-0317	Studio	General	1							
	A-0318	Studio	Laundry	0.4	6	3.70	4.5	8.2	6.7	111.67%	Compliant
	A-0319	Studio	General	2.5							
	A-0319	Studio	Laundry	0.5	6	3.0	4.5	7.5	6	100.00%	Compliant
	B-0301	2 Bed	Laundry	0.5							
	B-0301	2 Bed	General	2.7							
	B-0301	2 Bed	Linen	0.4							
	B-0301	2 Bed	Linen	0.5	8	4.10	6.2	10.3	8.1	101.25%	Compliant
	B-0302	1 Bed	General	1.2							
	B-0302	1 Bed	General	1.2							
	B-0302	1 Bed	Laundry	0.6	6	3.0	4.5	7.5	6	100.00%	Compliant
	B-0303	1 Bed + Media	General	1.3							
	B-0303	1 Bed + Media	Laundry	0.7							
	B-0303	1 Bed + Media	Media	2.5	6	4.50	4.5	9	7.5	125.00%	Compliant
	B-0304	1 Bed	General	2.4							
	B-0304	1 Bed	Laundry	0.6	6	3.0	4.5	7.5	6	100.00%	Compliant
	B-0305	1 Bed	General	1.3							
	B-0305	1 Bed	General	1.2							
	B-0305	1 Bed	Laundry	0.5	6	3.0	4.5	7.5	6	100.00%	Compliant
	B-0306	2 Bed - Dual Key	Laundry	0.6							
	B-0306	2 Bed - Dual Key	Laundry	1.1							
	B-0306	2 Bed - Dual Key	Media	2.4	8	4.10	4.5	8.6	8.1	101.25%	Compliant
	B-0307	1 Bed	General	2.2							
	B-0307	1 Bed	General	2.2							
	B-0307	1 Bed	Laundry	0.4	6	4.80	4.5	9.3	7.8	130.00%	Compliant
	B-0308	1 Bed	General	2.6							
	B-0308	1 Bed	Laundry	0.4							
	B-0308	1 Bed	Linen	1.2	6	4.20	4.5	8.7	7.2	120.00%	Compliant
	C-0301	1 Bed	General	4.1							
	C-0301	1 Bed	Laundry	0.4	6	4.50	4.5	9	7.5	125.00%	Compliant
	C-0302	2 Bed	General	1.7							
	C-0302	2 Bed	Laundry	0.5							
	C-0302	2 Bed	Linen	1.8	8	4.0	6.3	10.3	8	100.00%	Compliant
	C-0303	3 Bed	General	0.6							
	C-0303	3 Bed	General	1.2							
	C-0303	3 Bed	General	2.8							
	C-0303	3 Bed	Laundry	0.4							
	C-0303	3 Bed	Laundry	0.9							
	C-0303	3 Bed	Linen	2.3	10	8.20	6.9	15.1	13.2	132.00%	Compliant
	C-0304	2 Bed - Dual Key	Laundry	0.6							
	C-0304	2 Bed - Dual Key	General	1							
	C-0304	2 Bed - Dual Key	General	1.2							
	C-0304	2 Bed - Dual Key	Linen	1.2	8	4.0	4.5	8.5	8	100.00%	Compliant
	C-0305	2 Bed - Dual Key	General	0.5							

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	C-0305	2 Bed - Dual Key	General	0.6							
	C-0305	2 Bed - Dual Key	General	1							
	C-0305	2 Bed - Dual Key	General	1.7							
	C-0305	2 Bed - Dual Key	Laundry	0.5							
	C-0305	2 Bed - Dual Key	Linen	1	8	5.30	4.5	9.8	9.3	116.25%	Compliant
	C-0306	2 Bed - Dual Key	General	0.6							
	C-0306	2 Bed - Dual Key	General	1.3							
	C-0306	2 Bed - Dual Key	Laundry	0.6							
	C-0306	2 Bed - Dual Key	Linen	1.5	8	4.0	4.5	8.5	8	100.00%	Compliant
	C-0307	2 Bed - Dual Key	General	0.8							
	C-0307	2 Bed - Dual Key	General	1.2							
	C-0307	2 Bed - Dual Key	General	1.5							
	C-0307	2 Bed - Dual Key	Laundry	0.5	8	4.0	5.6	9.6	8	100.00%	Compliant
	C-0308	1 Bed	General	1.1							
	C-0308	1 Bed	General	2.3							
	C-0308	1 Bed	Laundry	0.5	6	3.90	4.5	8.4	6.9	115.00%	Compliant
	C-0309	1 Bed	General	1.5							
	C-0309	1 Bed	General	0.9							
	C-0309	1 Bed	Laundry	0.6	6	3.0	4.5	7.5	6	100.00%	Compliant
Level 04 -06											
	A-0401	2 Bed	General	1.6							
	A-0401	2 Bed	Laundry	0.5							
	A-0401	2 Bed	Linen	1.1							
	A-0401	2 Bed	Media	2.2	8	5.40	6.3	11.7	9.4	117.50%	Compliant
	A-0402	1 Bed + Media	General	0.3							
	A-0402	1 Bed + Media	General	2.2							
	A-0402	1 Bed + Media	Laundry	0.5							
	A-0402	1 Bed + Media	Media	2.2	6	5.20	4.5	9.7	8.2	136.67%	Compliant
	A-0403	1 Bed + Media	General	1.9							
	A-0403	1 Bed + Media	Laundry	0.5							
	A-0403	1 Bed + Media	Media	2.2	6	4.60	4.5	9.1	7.6	126.67%	Compliant
	A-0404	1 Bed	Laundry	1.7							
	A-0404	1 Bed	Laundry	0.8							
	A-0404	1 Bed	Laundry	0.5	6	3.0	4.5	7.5	6	100.00%	Compliant
	A-0405	1 Bed	Laundry	1.5							
	A-0405	1 Bed	Laundry	0.6							
	A-0405	1 Bed	Linen	0.9	6	3.0	4.5	7.5	6	100.00%	Compliant
	A-0406	Studio	General	1.9							
	A-0406	Studio	Laundry	0.4							
	A-0406	Studio	Linen	1.5	6	3.80	4.5	8.3	6.8	113.33%	Compliant
	A-0407	Studio	General	2.1							
	A-0407	Studio	General	1.8							
	A-0407	Studio	Laundry	0.4	6	4.30	4.5	8.8	7.3	121.67%	Compliant
	A-0408	Studio	General	2.1							
	A-0408	Studio	General	1.8							
	A-0408	Studio	Laundry	0.4	6	4.30	4.4	8.7	7.3	121.67%	Compliant
		Studio	General	2.1							
		Studio	General	1.8							
	A-0409	Studio	Laundry	0.4	6	4.30	4.3	8.6	7.3	121.67%	Compliant
		Studio	General	2.1							
		Studio	General	1.8							
	A-0410	Studio	Laundry	0.4	6	4.30	3.8	8.1	7.3	121.67%	Compliant
		Studio	General	2.1							
		Studio	General	1.8							
	A-0411	Studio	Laundry	0.4	6	4.30	4.4	8.7	7.3	121.67%	Compliant
		Studio	General	2.1							
		Studio	General	1.8							
	A-0412	Studio	Laundry	0.4	6	4.30	4.4	8.7	7.3	121.67%	Compliant
	A-0413	1 Bed	Laundry	0.4							
	A-0413	1 Bed	General	2.9							
	A-0413	1 Bed	Linen	0.3	6	3.60	4.5	8.1	6.6	110.00%	Compliant
	A-0414	1 Bed + Media	Laundry	0.4							
	A-0414	1 Bed + Media	Laundry	1							
	A-0414	1 Bed + Media	Linen	1.8							
	A-0414	1 Bed + Media	Media	3.1	6	6.30	4.5	10.8	9.3	155.00%	Compliant
	A-0415	1 Bed	General	2.4							
	A-0415	1 Bed	Laundry	0.1							

Floor (Story)	Zone Number	Zone Category	Zone Name	Net Volume	SEPP65 Apartment Storage (max 50% of which can be allocated in the basement)	Proposed Internal Apartment Storage	Proposed Basement Apartment Storage	Total Proposed Apartment Storage	SEPP 65 CALCULABLE Storage Allowance (max 50% of which can be allocated in the basement)	%	Compliance Internal Storage
	A-0415	1 Bed	Laundry	0.5	6	3.0	4.5	7.5	6	100.00%	Compliant
	A-0416	2 Bed + Media	Laundry	0.4							
	A-0416	2 Bed + Media	Linen	2.4							
	A-0416	2 Bed + Media	Media	2.2	8	5.0	5.1	10.1	9	112.50%	Compliant
	A-0417	Studio	Laundry	2.3							
	A-0417	Studio	Laundry	0.7	6	3.0	4.5	7.5	6	100.00%	Compliant
	A-0418	Studio	General	1.4							
	A-0418	Studio	General	1.6							
	A-0418	Studio	Laundry	0.4	6	3.40	4.4	7.8	6.4	106.67%	Compliant
	A-0419	Studio	General	2.5							
	A-0419	Studio	Laundry	0.5	6	3.0	4.5	7.5	6	100.00%	Compliant
	B-0401	2 Bed	Laundry	0.5							
	B-0401	2 Bed	General	2.7							
	B-0401	2 Bed	Linen	0.4							
	B-0401	2 Bed	Linen	0.5	8	4.10	5.9	10	8.1	101.25%	Compliant
	B-0402	1 Bed	General	0.8							
	B-0402	1 Bed	General	1.9							
	B-0402	1 Bed	Laundry	0.5	6	3.20	4.5	7.7	6.2	103.33%	Compliant
	B-0403	1 Bed + Media	General	1.3							
	B-0403	1 Bed + Media	Laundry	0.7							
	B-0403	1 Bed + Media	Media	2.5	6	4.50	4.5	9	7.5	125.00%	Compliant
	B-0404	1 Bed	General	2.1							
	B-0404	1 Bed	General	1.3							
	B-0404	1 Bed	Laundry	0.5	6	3.90	4.5	8.4	6.9	115.00%	Compliant
	B-0405	1 Bed	General	1.5							
	B-0405	1 Bed	Laundry	0.5							
	B-0405	1 Bed	Linen	1	6	3.0	4.5	7.5	6	100.00%	Compliant
	B-0406	2 Bed - Dual Key	Laundry	1.1							
	B-0406	2 Bed - Dual Key	Laundry	0.5							
	B-0406	2 Bed - Dual Key	Media	2.5	8	4.10	4.5	8.6	8.1	101.25%	Compliant
	B-0407	1 Bed	General	2.2							
	B-0407	1 Bed	General	1							
	B-0407	1 Bed	Laundry	0.4	6	3.60	4.5	8.1	6.6	110.00%	Compliant
	B-0408	1 Bed	General	2.6							
	B-0408	1 Bed	Laundry	0.4							
	B-0408	1 Bed	Linen	1.2	6	4.20	4.5	8.7	7.2	120.00%	Compliant
	C-0401	1 Bed	General	4.1							
	C-0401	1 Bed	Laundry	0.4	6	4.50	4.5	9	7.5	125.00%	Compliant
	C-0402	2 Bed	Laundry	0.5							
	C-0402	2 Bed	Linen	1.6							
	C-0402	2 Bed	Linen	1.9	8	4.0	5.5	9.5	8	100.00%	Compliant
	C-0403	3 Bed	General	0.6							
	C-0403	3 Bed	General	1.2							
	C-0403	3 Bed	General	2.8							
	C-0403	3 Bed	Laundry	0.4							
	C-0403	3 Bed	Laundry	0.4							
	C-0403	3 Bed	Laundry	0.9							
	C-0403	3 Bed	Linen	2.3	10	8.60	7	15.6	13.6	136.00%	Compliant
	C-0404	2 Bed - Dual Key	General	0.6							
	C-0404	2 Bed - Dual Key	General	1.2							
	C-0404	2 Bed - Dual Key	General	1.2							
	C-0404	2 Bed - Dual Key	Linen	1	8	4.0	4.5	8.5	8	100.00%	Compliant
	C-0405	2 Bed - Dual Key	General	1							
	C-0405	2 Bed - Dual Key	General	1.7							
	C-0405	2 Bed - Dual Key	Laundry	0.6							
	C-0405	2 Bed - Dual Key	Linen	1	8	4.30	4.5	8.8	8.3	103.75%	Compliant
	C-0406	2 Bed - Dual Key	General	1.4							
	C-0406	2 Bed - Dual Key	Laundry	0.6							
	C-0406	2 Bed - Dual Key	General	0.6							
	C-0406	2 Bed - Dual Key	Linen	1.4	8	4.0	4.5	8.5	8	100.00%	Compliant
	C-0407	2 Bed - Dual Key	General	0.8							
	C-0407	2 Bed - Dual Key	General	1.2							
	C-0407	2 Bed - Dual Key	General	1.5							
	C-0407	2 Bed - Dual Key	Laundry	0.5	8	4.0	5.7	9.7	8	100.00%	Compliant
	C-0408	1 Bed	General	1.1							
	C-0408	1 Bed	General	2.3							

Floor (Story)	Zone Number	Zone Category	Zone Name	Net Volume	SEPP65 Apartment Storage (max 50% of which can be allocated in the basement)	Proposed Internal Apartment Storage	Proposed Basement Apartment Storage	Total Proposed Apartment Storage	SEPP 65 CALCULABLE Storage Allowance (max 50% of which can be allocated in the basement)	%	Compliance Internal Storage
	C-0408	1 Bed	Laundry	0.5	6	3.90	4.5	8.4	6.9	115.00%	Compliant
	C-0409	1 Bed	General	1.5							
	C-0409	1 Bed	General	0.9							
	C-0409	1 Bed	Laundry	0.6	6	3.0	4.5	7.5	6	100.00%	Compliant
Level 07											
	A-0701	2 Bed	General	1.6							
	A-0701	2 Bed	Laundry	0.5							
	A-0701	2 Bed	Linen	1.1							
	A-0701	2 Bed	Media	2.2	8	5.40	5.8	11.2	9.4	117.50%	Compliant
	A-0702	1 Bed + Media	General	0.3							
	A-0702	1 Bed + Media	General	2.2							
	A-0702	1 Bed + Media	Laundry	0.5							
	A-0702	1 Bed + Media	Media	2.2	6	5.20	4.5	9.7	8.2	136.67%	Compliant
	A-0703	1 Bed + Media	General	1.9							
	A-0703	1 Bed + Media	Laundry	0.5							
	A-0703	1 Bed + Media	Media	2.2	6	4.60	4.5	9.1	7.6	126.67%	Compliant
	A-0704	2 Bed + Media	Laundry	0.6							
	A-0704	2 Bed + Media	Linen	2.7							
	A-0704	2 Bed + Media	Media	3.8	8	7.10	5.1	12.2	11.1	138.75%	Compliant
	A-0705	2 Bed	General	1.4							
	A-0705	2 Bed	General	1							
	A-0705	2 Bed	General	1							
	A-0705	2 Bed	Laundry	0.6	8	4.0	6.4	10.4	8	100.00%	Compliant
	A-0706	Studio	Laundry	2.1							
	A-0706	Studio	Laundry	1.8							
	A-0706	Studio	Laundry	0.4	6	4.30	4.9	9.2	7.3	121.67%	Compliant
	A-0707	Studio	Laundry	2.1							
	A-0707	Studio	Laundry	1.8							
	A-0707	Studio	Laundry	0.4	6	4.30	4.5	8.8	7.3	121.67%	Compliant
	A-0708	Studio	Laundry	2.1							
	A-0708	Studio	Laundry	1.8							
	A-0708	Studio	Laundry	0.4	6	4.30	4.5	8.8	7.3	121.67%	Compliant
	A-0709	Studio	Laundry	2.1							
	A-0709	Studio	Laundry	1.8							
	A-0709	Studio	Laundry	0.4	6	4.30	4.5	8.8	7.3	121.67%	Compliant
	A-0710	Studio	Laundry	2.1							
	A-0710	Studio	Laundry	1.8							
	A-0710	Studio	Laundry	0.4	6	4.30	4.5	8.8	7.3	121.67%	Compliant
	A-0711	1 Bed	Laundry	0.4							
	A-0711	1 Bed	General	2.9							
	A-0711	1 Bed	Linen	0.4	6	3.70	4.5	8.2	6.7	111.67%	Compliant
	A-0712	1 Bed + Media	General	0.2							
	A-0712	1 Bed + Media	Laundry	0.4							
	A-0712	1 Bed + Media	Linen	1.8							
	A-0712	1 Bed + Media	Media	3.1	6	5.50	4.5	10	8.5	141.67%	Compliant
	A-0713	1 Bed	Laundry	0.1							
	A-0713	1 Bed	General	2.4							
	A-0713	1 Bed	Laundry	0.5	6	3.0	4.5	7.5	6	100.00%	Compliant
	A-0714	2 Bed + Media	Laundry	0.4							
	A-0714	2 Bed + Media	Linen	2.4							
	A-0714	2 Bed + Media	Media	2.2	8	5.0	5	10	9	112.50%	Compliant
	A-0715	Studio	Laundry	2.3							
	A-0715	Studio	Laundry	0.7	6	3.0	4.5	7.5	6	100.00%	Compliant
	A-0716	Studio	General	1.4							
	A-0716	Studio	General	1.6							
	A-0716	Studio	Laundry	0.4	6	3.40	3.5	6.9	6.4	106.67%	Compliant
	A-0717	Studio	General	2.5							
	A-0717	Studio	Laundry	0.5	6	3.0	4.5	7.5	6	100.00%	Compliant
	B-0701	2 Bed	General	0.7							
	B-0701	2 Bed	General	2.6							
	B-0701	2 Bed	Laundry	0.5							
	B-0701	2 Bed	Linen	0.4	6	4.20	6	10.2	7.2	120.00%	Compliant
	B-0702	1 Bed	Laundry	1.6							
	B-0702	1 Bed	Laundry	1.4	6	3.0	4.5	7.5	6	100.00%	Compliant

Floor (Story)	Zone Number	Zone Category	Zone Name	Net Volume	SEPP65 Apartment Storage (max 50% of which can be allocated in the basement)	Proposed Internal Apartment Storage	Proposed Basement Apartment Storage	Total Proposed Apartment Storage	SEPP 65 CALCULABLE Storage Allowance (max 50% of which can be allocated in the basement)	%	Compliance Internal Storage
	B-0703	1 Bed + Media	General	1.3							
	B-0703	1 Bed + Media	Laundry	0.7							
	B-0703	1 Bed + Media	Media	2.5	6	4.50	4.5	9	7.5	125.00%	Compliant
	B-0704	1 Bed	General	2.5							
	B-0704	1 Bed	Laundry	0.6	6	3.10	4.5	7.6	6.1	101.67%	Compliant
	B-0705	1 Bed	General	1.4							
	B-0705	1 Bed	Laundry	0.6							
	B-0705	1 Bed	Linen	1	6	3.0	4.5	7.5	6	100.00%	Compliant
	B-0706	2 Bed - Dual Key	General	0.8							
	B-0706	2 Bed - Dual Key	General	0.5							
	B-0706	2 Bed - Dual Key	General	2.5							
	B-0706	2 Bed - Dual Key	Laundry	0.5	8	4.30	4.5	8.8	8.3	103.75%	Compliant
	B-0707	2 Bed	General	3							
	B-0707	2 Bed	Laundry	0.9							
	B-0707	2 Bed	Linen	1.6							
	B-0707	2 Bed	Linen	1.9	8	7.40	5.4	12.8	11.4	142.50%	Compliant
	C-0701	3 Bed	General	0.7							
	C-0701	3 Bed	General	2.3							
	C-0701	3 Bed	General	0.6							
	C-0701	3 Bed	Laundry	1.2							
	C-0701	3 Bed	Linen	0.5	10	5.30	7.1	12.4	10.3	103.00%	Compliant
	C-0702	3 Bed	General	0.9							
	C-0702	3 Bed	General	3.6							
	C-0702	3 Bed	General	0.4							
	C-0702	3 Bed	Laundry	0.7							
	C-0702	3 Bed	Linen	3	10	8.60	7	15.6	13.6	136.00%	Compliant
	C-0703	2 Bed - Dual Key	General	0.6							
	C-0703	2 Bed - Dual Key	General	1.4							
	C-0703	2 Bed - Dual Key	Linen	2	8	4.0	4.5	8.5	8	100.00%	Compliant
	C-0704	2 Bed - Dual Key	General	1							
	C-0704	2 Bed - Dual Key	General	1.7							
	C-0704	2 Bed - Dual Key	Laundry	0.5							
	C-0704	2 Bed - Dual Key	Linen	1.3	8	4.50	4.5	9	8.5	106.25%	Compliant
	C-0705	2 Bed - Dual Key	General	1.4							
	C-0705	2 Bed - Dual Key	General	0.4							
	C-0705	2 Bed - Dual Key	Laundry	0.6							
	C-0705	2 Bed - Dual Key	Linen	1.6	8	4.0	4.5	8.5	8	100.00%	Compliant
	C-0706	2 Bed + Media	Laundry	0.6							
	C-0706	2 Bed + Media	Media	3.6	8	4.20	5.1	9.3	8.2	102.50%	Compliant
	C-0707	2 Bed	General	1.8							
	C-0707	2 Bed	Laundry	0.5							
	C-0707	2 Bed	Linen	1.7	8	4.0	6	10	8	100.00%	Compliant
Level 08											
	A-0801	2 Bed	General	1.6							
	A-0801	2 Bed	Laundry	0.5							
	A-0801	2 Bed	Linen	1.1							
	A-0801	2 Bed	Media	2.2	8	5.40	5.7	11.1	9.4	117.50%	Compliant
	A-0802	1 Bed + Media	General	2.2							
	A-0802	1 Bed + Media	Laundry	0.5							
	A-0802	1 Bed + Media	Linen	0.3							
	A-0802	1 Bed + Media	Media	2.2	6	5.20	4.5	9.7	8.2	136.67%	Compliant
	A-0803	1 Bed + Media	General	1.9							
	A-0803	1 Bed + Media	Laundry	0.5							
	A-0803	1 Bed + Media	Media	2.2	6	4.60	4.5	9.1	7.6	126.67%	Compliant
	A-0804	2 Bed + Media	Laundry	0.6							
	A-0804	2 Bed + Media	Linen	2.7							
	A-0804	2 Bed + Media	Media	3.8	8	7.10	5.7	12.8	11.1	138.75%	Compliant
	A-0805	2 Bed	General	1.4							
	A-0805	2 Bed	General	1							
	A-0805	2 Bed	General	1							
	A-0805	2 Bed	Laundry	0.6	8	4.0	6.3	10.3	8	100.00%	Compliant
	A-0806	Studio	Laundry	2.1							
	A-0806	Studio	Laundry	1.8							
	A-0806	Studio	Laundry	0.4	6	4.30	4.5	8.8	7.3	121.67%	Compliant
	A-0807	Studio	Laundry	2.1							
	A-0807	Studio	Laundry	1.8							
	A-0807	Studio	Laundry	0.4	6	4.30	4.5	8.8	7.3	121.67%	Compliant
	A-0808	Studio	Laundry	2.1							

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	A-0808	Studio	Laundry	1.8							
	A-0808	Studio	Laundry	0.4	6	4.30	4.5	8.8	7.3	121.67%	Compliant
	A-0809	Studio	Laundry	2.1							
	A-0809	Studio	Laundry	1.8							
	A-0809	Studio	Laundry	0.4	6	4.30	4.5	8.8	7.3	121.67%	Compliant
	A-0810	Studio	Laundry	2.1							
	A-0810	Studio	Laundry	1.8							
	A-0810	Studio	Laundry	0.4	6	4.30	4.5	8.8	7.3	121.67%	Compliant
	A-0811	1 Bed	Laundry	0.4							
	A-0811	1 Bed	General	2.9							
	A-0811	1 Bed	Linen	0.4	6	3.70	4.5	8.2	6.7	111.67%	Compliant
	A-0812	1 Bed + Media	General	0.2							
	A-0812	1 Bed + Media	Laundry	0.4							
	A-0812	1 Bed + Media	Linen	1.8							
	A-0812	1 Bed + Media	Media	3.1	6	5.50	4.5	10	8.5	141.67%	Compliant
	A-0813	1 Bed	media	0.3							
	A-0813	1 Bed	General	2.4							
	A-0813	1 Bed	Laundry	0.4	6	3.10	4.5	7.6	6.1	101.67%	Compliant
	A-0814	2 Bed + Media	Laundry	0.4							
	A-0814	2 Bed + Media	Linen	2.4							
	A-0814	2 Bed + Media	Media	2.2	8	5.0	5	10	9	112.50%	Compliant
	A-0815	Studio	General	1.2							
	A-0815	Studio	General	1.1							
	A-0815	Studio	Laundry	0.8	6	3.10	4.5	7.6	6.1	101.67%	Compliant
	A-0816	2 Bed	General	2.1							
	A-0816	2 Bed	General	0.6							
	A-0816	2 Bed	Laundry	0.5							
	A-0816	2 Bed	Linen	0.8	8	4.0	6	10	8	100.00%	Compliant
	B-0801	2 Bed	General	0.8							
	B-0801	2 Bed	General	1.5							
	B-0801	2 Bed	General	1.2							
	B-0801	2 Bed	Laundry	0.5	8	4.0	6.3	10.3	8	100.00%	Compliant
	B-0802	2 Bed + Study	General	1.3							
	B-0802	2 Bed + Study	General	1.6							
	B-0802	2 Bed + Study	General	2.6							
	B-0802	2 Bed + Study	General	3.4							
	B-0802	2 Bed + Study	Laundry	0.5	8	9.40	5.3	14.7	13.4	167.50%	Compliant
	B-0803	2 Bed	Media	3							
	B-0803	2 Bed	General	1.6							
	B-0803	2 Bed	Laundry	0.5	8	5.10	6.3	11.4	9.1	113.75%	Compliant
	B-0804	2 Bed	General	1.1							
	B-0804	2 Bed	General	1.2							
	B-0804	2 Bed	General	1.1							
	B-0804	2 Bed	Laundry	0.6	8	4.0	6.3	10.3	8	100.00%	Compliant
	B-0805	2 Bed	General	1							
	B-0805	2 Bed	General	1.9							
	B-0805	2 Bed	General	3							
	B-0805	2 Bed	Laundry	0.6							
	B-0805	2 Bed	Linen	0.7	8	7.20	6.5	13.7	11.2	140.00%	Compliant
	C-0801	1 Bed	General	0.8							
	C-0801	1 Bed	General	1.9							
	C-0801	1 Bed	Laundry	0.7	6	3.40	4.5	7.9	6.4	106.67%	Compliant
	C-0802	3 Bed + Study	General	0.9							
	C-0802	3 Bed + Study	General	3							
	C-0802	3 Bed + Study	Laundry	1.2							
	C-0802	3 Bed + Study	Media	4.5	10	9.60	7.3	16.9	14.6	146.00%	Compliant
	C-0803	2 Bed	General	4.7							
	C-0803	2 Bed	Laundry	0.6	8	5.30	6	11.3	9.3	116.25%	Compliant
	C-0804	2 Bed	General	1.3							
	C-0804	2 Bed	General	2.5							
	C-0804	2 Bed	Laundry	0.6	8	4.40	6	10.4	8.4	105.00%	Compliant
	C-0805	2 Bed	General	3.8							
	C-0805	2 Bed	Laundry	0.5	8	4.30	6	10.3	8.3	103.75%	Compliant
	C-0806	2 Bed	General	2							
	C-0806	2 Bed	General	0.9							
	C-0806	2 Bed	General	0.9							
	C-0806	2 Bed	Laundry	0.7	8	4.50	6.3	10.8	8.5	106.25%	Compliant

Floor (Story)	Zone Number	Zone Category	Zone Name	Net Volume	SEPP65 Apartment Storage (max 50% of which can be allocated in the basement)	Proposed Internal Apartment Storage	Proposed Basement Apartment Storage	Total Proposed Apartment Storage	SEPP 65 CALCULABLE Storage Allowance (max 50% of which can be allocated in the basement)	%	Compliance Internal Storage
	C-0807	2 Bed	General	1.7							
	C-0807	2 Bed	General	1.9							
	C-0807	2 Bed	Laundry	0.5	8	8.60	6	14.6	12.6	157.50%	Compliant
Level 09											
	A-0901	1 Bed	General	2.3							
	A-0901	1 Bed	General	1.1							
	A-0901	1 Bed	Laundry	0.5	6	3.90	4.5	8.4	6.9	115.00%	Compliant
	A-0902	1 Bed + Media	Laundry	0.4							
	A-0902	1 Bed + Media	General	1.2							
	A-0902	1 Bed + Media	Media	3.3	6	4.90	4.5	9.4	7.9	131.67%	Compliant
	A-0903	1 Bed + Media	Laundry	0.5							
	A-0903	1 Bed + Media	Media	2.5	6	3.0	4.5	7.5	6	100.00%	Compliant
	A-0904	1 Bed + Media	General	0.6							
	A-0904	1 Bed + Media	General	2.1							
	A-0904	1 Bed + Media	Laundry	0.5							
	A-0904	1 Bed + Media	Media	1.8	6	5.0	4.5	9.5	8	133.33%	Compliant
	A-0905	1 Bed + Media	General	1.5							
	A-0905	1 Bed + Media	General	1.7							
	A-0905	1 Bed + Media	Laundry	0.5							
	A-0905	1 Bed + Media	Media	1.8	6	5.50	4.5	10	8.5	141.67%	Compliant
	A-0906	1 Bed	General	1.1							
	A-0906	1 Bed	General	2.9							
	A-0906	1 Bed	Laundry	0.5	6	4.50	4.5	9	7.5	125.00%	Compliant
	A-0907	1 Bed + Media	General	0.4							
	A-0907	1 Bed + Media	General	1.8							
	A-0907	1 Bed + Media	Laundry	0.5							
	A-0907	1 Bed + Media	Media	3	6	5.70	4.5	10.2	8.7	145.00%	Compliant
	A-0908	1 Bed	General	0.5							
	A-0908	1 Bed	General	2.4							
	A-0908	1 Bed	Laundry	0.4	6	3.30	4.5	7.8	6.3	105.00%	Compliant
	A-0909	2 Bed + Media	Laundry	0.4							
	A-0909	2 Bed + Media	Linen	2.4							
	A-0909	2 Bed + Media	Media	2.2	8	5.0	4.9	9.9	9	112.50%	Compliant
	A-0910	Studio	General	1							
	A-0910	Studio	Laundry	1.2							
	A-0910	Studio	Laundry	0.8	6	3.0	4.5	7.5	6	100.00%	Compliant
	A-0911	2 Bed	General	2.1							
	A-0911	2 Bed	General	0.6							
	A-0911	2 Bed	Laundry	0.5							
	A-0911	2 Bed	Linen	0.8	8	4.0	6	10	8	100.00%	Compliant
	B-0901	3 Bed + Media	General	1.3							
	B-0901	3 Bed + Media	General	1.9							
	B-0901	3 Bed + Media	General	3.4							
	B-0901	3 Bed + Media	Laundry	0.6							
	B-0901	3 Bed + Media	Media	2.8							
	B-0901	3 Bed + Media	Media	2.8	10	12.80	8.5	21.3	17.8	178.00%	Compliant
	B-0902	2 Bed + Media	General	1.9							
	B-0902	2 Bed + Media	General	2.4							
	B-0902	2 Bed + Media	Laundry	0.5							
	B-0902	2 Bed + Media	Media	3.3	8	8.10	5.7	13.8	12.1	151.25%	Compliant
	B-0903	2 Bed	General	1.8							
	B-0903	2 Bed	General	2.2							
	B-0903	2 Bed	Laundry	0.5	8	4.50	6	10.5	8.5	106.25%	Compliant
	B-0904	3 Bed + Media	Laundry	0.6							
	B-0904	3 Bed + Media	Laundry	0.3							
	B-0904	3 Bed + Media	General	0.5							
	B-0904	3 Bed + Media	Media	3.9	10	5.30	8.3	13.6	10.3	103.00%	Compliant
	C-0901	3 Bed + Media	General	1.1							
	C-0901	3 Bed + Media	General	1.6							
	C-0901	3 Bed + Media	Laundry	0.9							
	C-0901	3 Bed + Media	Linen	2.9							
	C-0901	3 Bed + Media	Media	3.3	12	9.80	8.2	18	15.8	131.67%	Compliant
	C-0902	2 Bed + Media	General	1.7							
	C-0902	2 Bed + Media	General	3							
	C-0902	2 Bed + Media	Linen	0.4							
	C-0902	2 Bed + Media	General	4.6							
	C-0902	2 Bed + Media	Laundry	0.5							
	C-0902	2 Bed + Media	Media	3.5	10	19.70	5.2	24.9	24.7	247.00%	Compliant

Floor (Story)	Zone Number	Zone Category	Zone Name	Net Volume	SEPP65 Apartment Storage (max 50% of which can be allocated in the basement)	Proposed Internal Apartment Storage	Proposed Basement Apartment Storage	Total Proposed Apartment Storage	SEPP 65 CALCULABLE Storage Allowance (max 50% of which can be allocated in the basement)	%	Compliance Internal Storage
	C-0903	3 Bed + Media	General	3.5							
	C-0903	3 Bed + Media	General	0.6							
	C-0903	3 Bed + Media	Laundry	1.2							
	C-0903	3 Bed + Media	Laundry	0.7	12	6.0	8.5	14.5	12	100.00%	Compliant
Level 10 - 12											
	A-1001	1 Bed	General	2.3							
	A-1001	1 Bed	Laundry	0.7	6	3.0	4.5	7.5	6	100.00%	Compliant
	A-1002	1 Bed + Media	Laundry	0.5							
	A-1002	1 Bed + Media	Media	2.5	6	3.0	4.5	7.5	6	100.00%	Compliant
	A-1003	3 Bed	Linen	2							
	A-1003	3 Bed	General	1							
	A-1003	3 Bed	General	1.5							
	A-1003	3 Bed	Laundry	0.6	10	5.10	8.5	13.6	10.1	101.00%	Compliant
	A-1004	2 Bed + Media	General	2.5							
	A-1004	2 Bed + Media	Laundry	0.5							
	A-1004	2 Bed + Media	Media	2.7	8	5.70	5.7	11.4	9.7	121.25%	Compliant
	A-1005	2 Bed	General	2.5							
	A-1005	2 Bed	General	2.5							
	A-1005	2 Bed	Laundry	0.5	8	5.50	5.5	11	9.5	118.75%	Compliant
	A-1006	Studio	General	1.5							
	A-1006	Studio	General	1.2							
	A-1006	Studio	Laundry	0.5	6	3.20	4.5	7.7	6.2	103.33%	Compliant
	A-1007	2 Bed + Media	Laundry	0.4							
	A-1007	2 Bed + Media	Linen	2.4							
	A-1007	2 Bed + Media	Media	2.2	6	5.0	5.1	10.1	8	133.33%	Compliant
	A-1008	Studio	General	1							
	A-1008	Studio	General	1.2							
	A-1008	Studio	Laundry	0.8	6	3.0	4.5	7.5	6	100.00%	Compliant
	A-1009	2 Bed	General	2.1							
	A-1009	2 Bed	General	0.6							
	A-1009	2 Bed	Laundry	0.5							
	A-1009	2 Bed	Linen	0.8	8	4.0	6	10	8	100.00%	Compliant
Level 13											
	A-1301	3 Bed	Linen	2							
	A-1301	3 Bed	General	1.5							
	A-1301	3 Bed	General	1							
	A-1301	3 Bed	Laundry	0.6	10	5.10	12.1	17.2	10.1	101.00%	Compliant
	A-1302	2 Bed + Media	General	2.1							
	A-1302	2 Bed + Media	General	2.5							
	A-1302	2 Bed + Media	Laundry	0.5							
	A-1302	2 Bed + Media	Media	2.7	8	7.80	5.7	13.5	11.8	147.50%	Compliant
	A-1303	2 Bed	General	2.4							
	A-1303	2 Bed	General	2.2							
	A-1303	2 Bed	Laundry	0.5	8	5.10	6	11.1	9.1	113.75%	Compliant
	A-1304	Studio	General	1.6							
	A-1304	Studio	General	1.3							
	A-1304	Studio	General	1							
	A-1304	Studio	Laundry	0.5	6	4.40	4.5	8.9	7.4	123.33%	Compliant
	A-1305	2 Bed + Media	Laundry	0.4							
	A-1305	2 Bed + Media	Linen	2.4							
	A-1305	2 Bed + Media	Media	2.2	8	5.0	4.7	9.7	9	112.50%	Compliant
	A-1306	3 Bed 2 key	Laundry	0.7							
	A-1306	3 Bed 2 key	General	1							
	A-1306	3 Bed 2 key	General	2.1							
	A-1306	3 Bed 2 key	Laundry	0.5							
	A-1306	3 Bed 2 key	Linen	0.8	10	5.10		5.1	10.1	101.00%	Compliant