

15122
5 June 2016

Ms Carolyn McNally
Secretary
Department of Planning and Environment
33 Bridge Street
SYDNEY 2000

Attention: Matthew Rosel / Amy Watson

Dear Matthew

**FURTHER PRELIMINARY RESPONSE TO SUBMISSIONS (SSD-6633)
SICEEP, DARLING SQUARE, SOUTH EAST PLOT MIXED USE RESIDENTIAL BUILDING**

On behalf of Lendlease (Haymarket) Pty Ltd we provide further preliminary information in response to your letter dated 11 May 2016 and further feedback provided through general correspondence, specifically in relation to the matters raised in regards to SSD-6633 (South-East Plot).

The project team has carefully considered all of the feedback provided to date and Lendlease, in conjunction with award winning project architects, FJMT, have refined and improved the proposed design to address all concerns raised. The amended proposal is considered to be of a high standard both in terms of architectural design and amenity. Importantly, the proposed design is consistent with the objectives of the Apartment Design Guide (ADG) and meets the project objectives and demand of the residential market in central Sydney.

The key outstanding matters for resolution as we understand them are addressed below, with further supporting information attached to this letter, including:

- Updated Explanatory diagrams prepared by FJMT and Lendlease Apartments (**Attachment A**);
- Layout Drawings prepared by FJMT and Lendlease Apartments (**Attachment B**);
- Balcony test fits and views prepared by Lendlease Apartments (**Attachment C**); and
- Storage Schedule prepared by Lendlease (**Attachment D**).

In response to the feedback provided by the Department on the preliminary Response to Submissions package, a number of changes have been made to the proposed South East Plot development. These changes can broadly be described as:

1. Conversion of 16 one bedroom apartments to studio apartments through internal revisions to apartment layouts, resulting in single continuous habitable room which combines kitchen, living and sleeping space (refer to **Figure 1**).
2. Revision of riser/services allocation and spacing, allowing for reconfigured internal layouts and the achievement of increased internal area within a number of apartments.
3. Four x two bedroom/two bathroom apartments amended to two bedroom/one bathroom to account for relocated riser/services.
4. Conversion of second bedrooms to study rooms in 2 x previous two bedroom apartments (now one bedroom + study).
5. General amendment of internal layouts and furnishings to enhance functionality and efficiency within apartments.

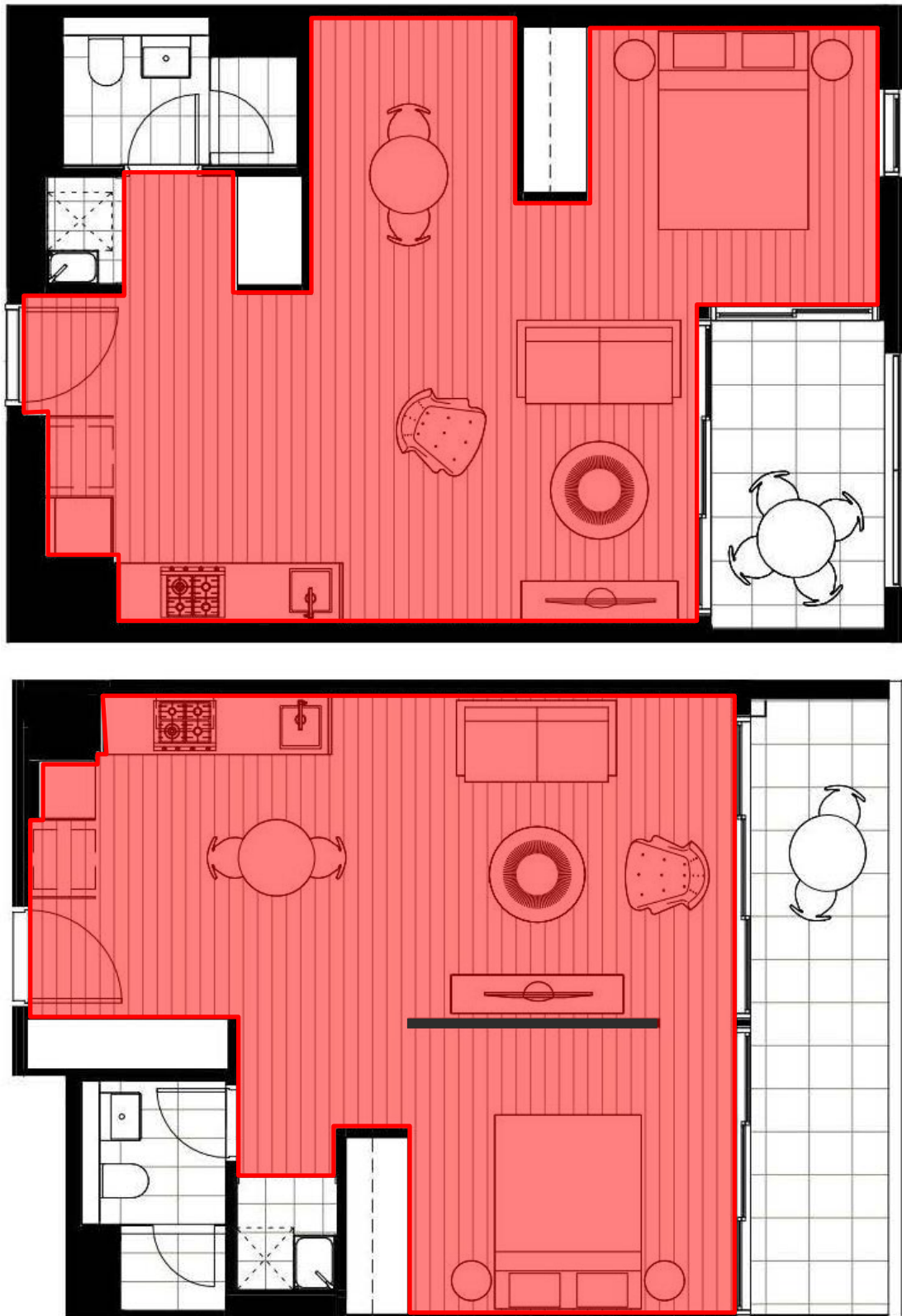


Figure 1 – Amended typical studio designs

1.0 KEY ISSUES – POINT 2

Each of the matters raised in Point 2 of the Department's letter which remain outstanding matters for resolution are addressed sequentially below.

a) The SE1 building provides 97 apartments per lift. Provide justification for exceeding the number of apartments sharing a lift (40)

Arup prepared an analysis of the proposed number of apartments and the provision of lifts within Building SE1 (previously submitted). This analysis has taken into account a number of factors, including the number of lifts, running speed, capacity and levels serviced. Based on these factors, Arup has determined that the proposed lifting strategy will provide a 'normal' level of service if benchmarked against the internationally recognised document, 'Chartered Institute of Building Services Engineer's – Transportation Systems in Buildings (CIBSE) Guide D'.

Given the specifications of the proposed lifts and the number/mix of apartments being serviced, it is considered unnecessary by Arup to provide additional lifts or alternative specifications as a normal level of service will be achieved.

It has been requested that details be provided of the lifting in the South West and North East Plot. The following number of apartments were approved to be serviced per lift in the South West and North East Plot respectively:

- Building SW1 – 91 per lift
- Building SW3 – 108 per lift
- Building NE1 – 82 per lift
- Building NE3 – 91 per lift

b) Confirm the location and total number of 1 and 2 bedroom apartments that are non-compliant with minimum apartment sizes. Where possible apartments should be reconfigured to comply with the ADG recommended standards or further justification should be provided for non-compliance

Since receiving feedback from the Department, the project team has substantially reduced the number of apartments which seek to provide alternative apartment sizes to the Design Criteria for Objective 4D-1. **Table 1** provides an explanation of the apartment sizes sought throughout the assessment period to date.

Table 1 – Summary of total alternative apartment sizes sought

Scheme	No. of alternatively sized apartments
Original Exhibited Scheme	147 apartments (37%)
Revised Preliminary Response to Submissions Scheme	93 apartments (23%)
Further Revised Preliminary Response to Submissions Scheme (Current)	62 apartments (15%)

Table 2 sets out the apartments (62 in total) which are proposed to remain below the recommended internal areas. **Tables 3** and **4** then provide a further breakdown of the sizes of these efficient apartment types (one bedroom and two bedroom/one bathroom). The location of the 62 apartments is illustrated on the accompanying drawings (**Attachment B**).

Table 2 – Summary of non-compliant apartments by internal area

Type	Total number	Design Criteria (m ²)	Alternative solution sought
Studio	20	35m ²	N/A
One bedroom	172	50m ²	23 apartments
Two bedroom / one bathroom	57	70m ²	39 apartments
Two bedroom / two bathroom	129	75m ²	N/A
Three bedroom	13	90m ²	N/A
Total	391	-	62

Table 3 – Summary of efficient one bedroom apartments

Size	Number	Percentage
51-58m ²	74	43%
50m ²	75	44%
48-49m ²	23	13%

Table 4 – Summary of efficient two bedroom / one bathroom apartments

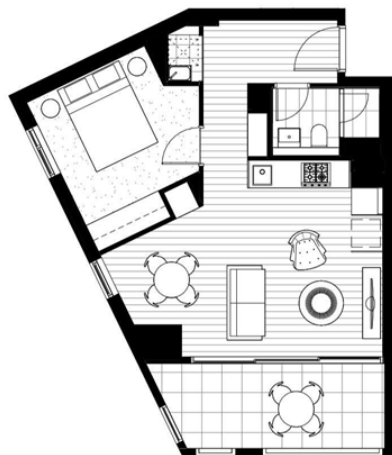
Size	Number	Percentage
71-81m ²	17	30%
70m ²	1	2%
66-69m ²	27	47%
61-65m ²	12	21%

With the additional changes progressed to the South East Plot, 329 (84%) of apartments are now consistent with the recommended apartment sizes in Objective 4D-1 of the ADG. When considered in the entirety of Darling Square (with a total of 1,511 apartments approved/proposed), these alternatively sized apartments further reinforce the context in which to consider the proposed alternative apartment sizes.

As outlined in our previous correspondence, the ADG is a solutions based guideline which seeks to ensure a set of design objectives are achieved. The numerical figures recommended in the ADG are not appropriate to be applied as development standards given the ability for different designs to produce better amenity outcomes, particularly in relation to apartment sizes. The proposed South-East Plot design includes many instances where efficient and functional apartment design results in an improved outcome despite not being numerically consistent with the Design Criteria.

One Bedroom Alternative Internal Sizes

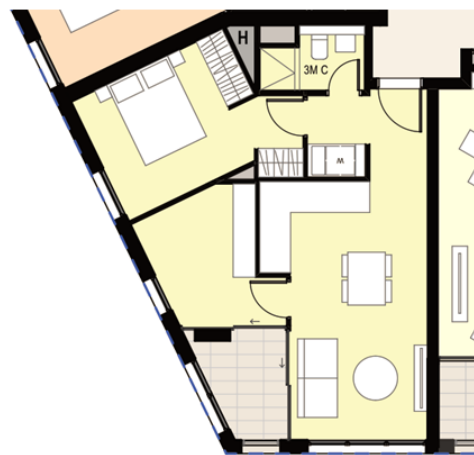
As discussed in previous correspondence, 23 one bedroom apartments (in a stack up the building) out of the 62 alternatively sized apartment have been reduced in design development from 51m² to 48m² (refer to **Figure 2**). In this instance, the internal functionality of the apartment has been improved despite a minor reduction in area, and the balcony size has also increased. Whilst the internal area of this apartment type could achieve 50m², and the overall number of strictly consistent apartments could be raised to 90%, it is considered to be a sub-optimal outcome, therefore the alternative design is sought to achieve the highest level of functionality and flexibility.



SE1 11 - 2B1B Typical Floor)

Revised Plan

Internal Area = 48m² (compliant living width)
External Area = 10m² (non compliant depth – 1.8m)



SE1 11 - 2B1B Typical Floor)

Original DA Plan

Internal Area = 50m² (non compliant living width)
External Area = 8m² (depth compliant (2m))

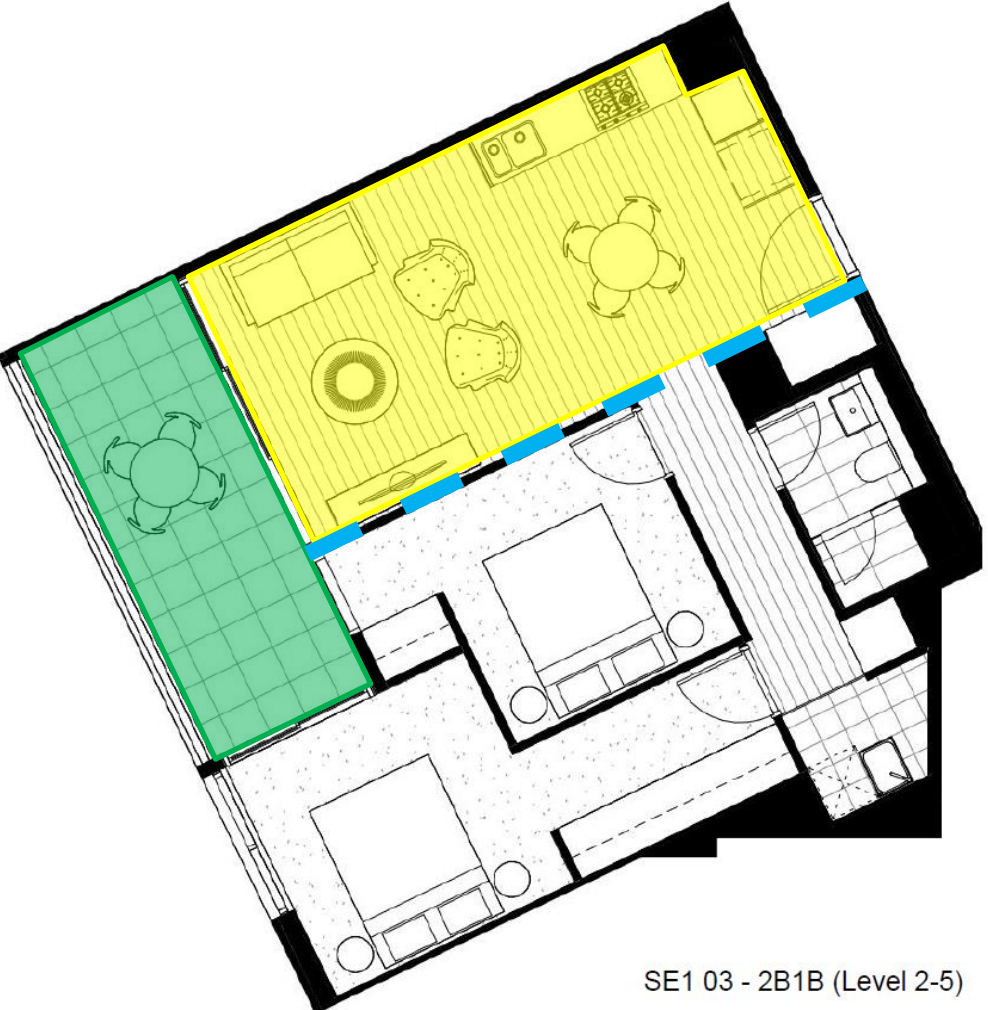
Figure 2 – Comparison of one-bedroom typology change

Two Bedroom Alternative Internal Sizes

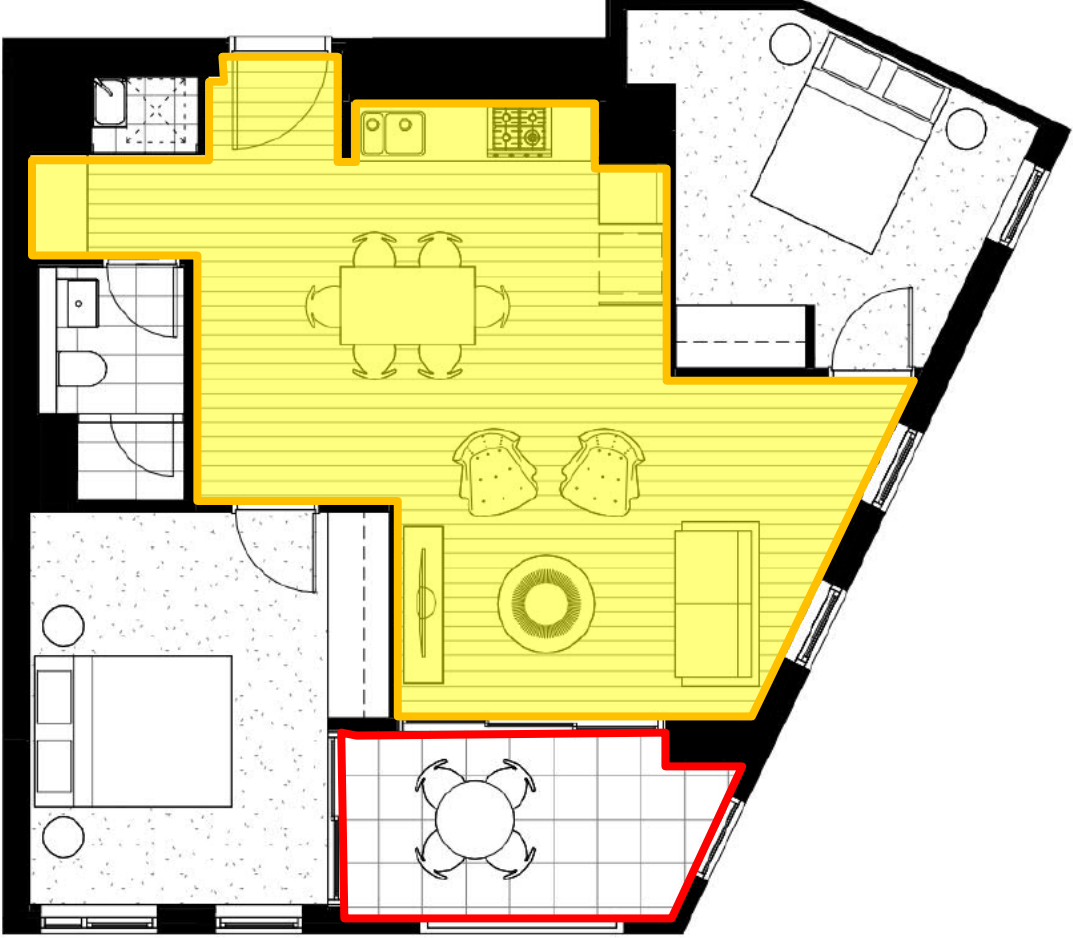
Separate to these 23 one bedroom apartments, 39 two bedroom apartments remain with alternative sizes proposed. **Table 5** below provides a detailed analysis of each of these apartment layouts (six layouts in total) in relation to the relevant objectives of the ADG, and overall demonstrate that despite a numeric alternative to the design criteria, a high quality amenity outcome is still achieved.

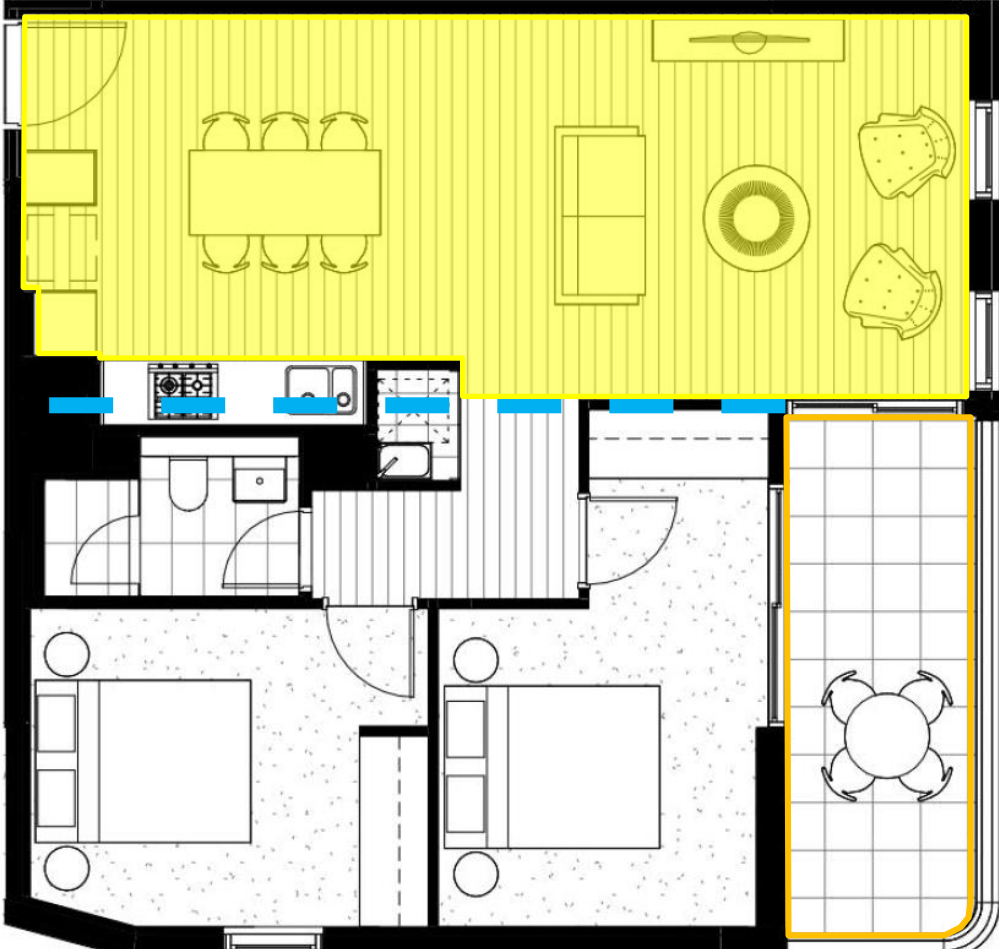
Table 5 – Detailed overview of efficient apartment qualities

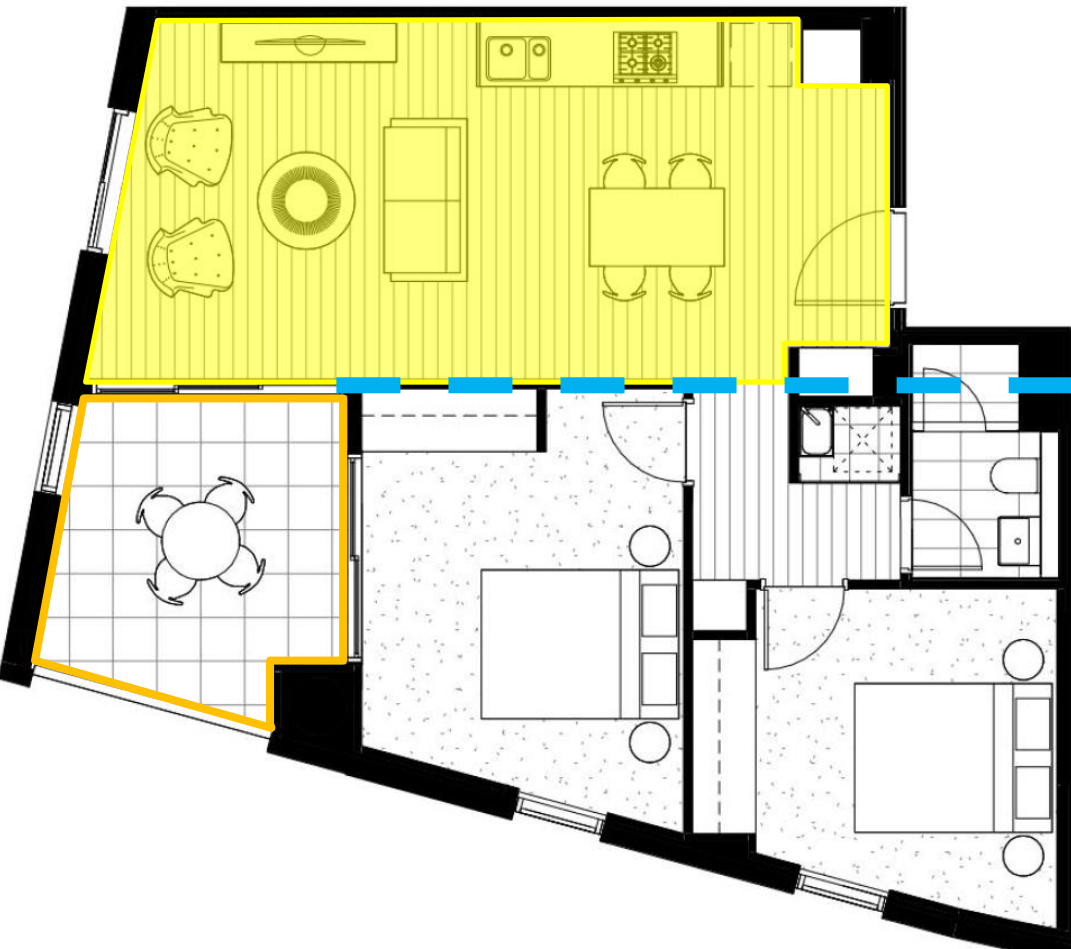
Apartment Type (No. of apartments)	Layout	Comment
SE1 02 (Levels 2-5) (4 Apartments) Size: 62m²		- Well organised layout, with minimisation of wasted circulation floor space, with front door opening directly into kitchen/living space. - Separation of living types with a clear division between open plan communal living (kitchen/living room) and private living (bedroom) spaces (refer to blue dotted line). - Rectangular layout of living area which will facilitate and enable flexibility in furniture layouts and allow for alternative furniture pieces. - Indoor and outdoor living able to be blended through the placement of the balcony directly off the living room. - Additional amenity attained through the provision of a study-nook, catering to young professionals reflective of the current market. - Outdoor living space, accessible from living and bedrooms, in excess of ADG Design Criteria (11m² total). - Outlook provided over the landscaped Boulevard.

Apartment Type (No. of apartments)	Layout	Comment
SE1 03 (Levels 3-5) (3 Apartments) Size: 61m²	 SE1 03 - 2B1B (Level 2-5)	- Well organised layout, minimisation of wasted circulation floor space, with front door opening directly into kitchen/living space. - Separation of living types with a clear division between open plan communal living (kitchen/living room) and private living (bedroom) spaces (refer to blue dotted line). - Rectangular layout of living area which will facilitate and enable flexibility in furniture layouts and allow for alternative furniture pieces. - Indoor and outdoor living able to be blended through the placement of the balcony directly off the living room. - Outdoor living space, accessible from living and bedrooms, in excess of ADG Design Criteria (12m² total). - Outlook provided over the landscaped Boulevard.

Apartment Type (No. of apartments)	Layout	Comment
SE1 06 (Level 6) (1 Apartment) Size: 68m²		- Minimal alternative size sought (2m²) which would unlikely be discernible for occupants. - Separation of living types with a clear division between open plan communal living (kitchen/living room) and private living (bedroom) spaces (refer to blue dotted line). - Well-proportioned and oversized rectangular layout of living area which will facilitate and enable flexibility in furniture layouts and allow for alternative furniture pieces. - Indoor and outdoor living able to be blended through the placement of the balcony directly off the living room on two sides. - Balcony size in excess of ADG Design Criteria (49m² total). - Podium position, with direct access to communal podium and quality outlook onto the comprehensively landscaped space. - Dual aspect with cross ventilation achieved.

Apartment Type (No. of apartments)	Layout	Comment
SE1 07 (Level 7-29) (23 Apartments) Size: 67m²		- Minimal alternative size sought (3m²) which would unlikely be discernible for occupants. - Well organised layout, with minimisation of wasted circulation floor space and front door opening directly into kitchen/living space. - Well-proportioned and oversized rectangular layout of living area which will facilitate and enable flexibility in furniture layouts and allow for alternative furniture pieces. - Indoor and outdoor living able to be blended through the placement of the balcony directly off the living room. - Additional amenity attained through the provision of a study-nook, catering to young professionals reflective of the current market. - Balcony size alternate to ADG Design Criteria (8m² total), whilst remaining functional and usable, with access from living and bedroom. - Dual aspect with cross ventilation. - Various views achieved, alternating between urban views at the lower levels, to district views in the mid and upper levels.

Apartment Type (No. of apartments)	Layout	Comment
SE3 07 (Typical) 3-6, 8 and 9 (6 Apartments) Size: 67m²		- Minimal alternative size sought (3m²) which would unlikely be discernible for occupants. - Well organised layout, with Minimisation of wasted circulation floor space, with front door opening directly into kitchen/living space. - Separation of living types with a clear division between communal living (kitchen/living room) and private living (bedroom) spaces (refer to blue dotted line). - Rectangular layout of living area which will facilitate and enable flexibility in furniture layouts and allow for alternative furniture pieces. - Balcony size consistent with ADG Design Criteria (10m² total). - Dual aspect with cross ventilation achieved.

Apartment Type (No. of apartments)	Layout	Comment
SE3 09 (Level 8-9) (2 Apartments) Size: 63m²		- Well organised layout, minimisation of wasted circulation floor space, with front door opening directly into kitchen/living space. - Separation of living types with a clear division between communal living (kitchen/living room) and private living (bedroom) spaces (refer to blue dotted line). - Rectangular layout of living area which will facilitate and enable flexibility in furniture layouts and allow for alternative furniture pieces. - Indoor and outdoor living able to be blended through the placement of the balcony directly off the living room. - Balcony size consistent with ADG Design Criteria (10m² total). - Dual aspect with cross ventilation achieved.

The proposed apartment sizes (62 apartments in total) which are not strictly consistent with the recommended sizes in the ADG are considered nonetheless to achieve Objective 4D-1 for the following key reasons:

- The apartments are functional, free-flowing and logically set out to encourage a variety of living styles. Circulation space within the apartments has been efficiently planned and reduced where possible to increase the area provided to living spaces. Bedrooms are provided in a conventional shaped room and living spaces are supplemented with adjoining balconies to encourage an extension of indoor/outdoor living. Bedrooms are also provided with access to balconies, further enhancing amenity.
- Living spaces within the majority of efficient apartments are rectangular shaped, orthogonal rooms. These regularly shaped rooms allow for a variety of furnishing types and layouts, providing flexibility to future residents. Furniture has been realistically scaled within the living spaces, containing a minimum four seater dining table and 2 seater couch with arm chair. Queen sized beds are able to be provided within master beds and double beds within secondary bedrooms. All the day to day needs of future occupants are catered for within these apartments, with quality assured through the delivery of the project by Lendlease (one of Australia's and the world's leading residential developers).
- A clear structure and hierarchy of spaces is provided in each apartment. The organisation of these apartments is extremely efficient and regular with the provision of a clear division of private bedroom spaces from living spaces.
- The majority of these apartments (82%) have been located in corner locations or positioned to achieve natural cross ventilation. A total of 32 efficient two bedroom/one bathroom apartments have been located on a corner with a dual aspect. Dual aspect apartments inherently allow for more efficient internal planning for the two bedroom apartment types whilst further enhancing amenity through allowing for greater access to natural daylight and views.
- The Darling Square development is located in an urban infill site within Sydney's CBD, seeking to establish a new neighbourhood amongst the existing urban fabric of the city. The precinct is offered unparalleled access to significant amenities in terms of access to employment, transport, services and facilities in the Sydney CBD and Darling Harbour.
- When all apartment types and sizes are considered within the South-East Plot, there is a diverse mix offering variation in product and price point. Given the access issues associated with the Sydney housing market, there is a desire to provide a range of apartment sizes to encourage greater market access and meet changing demographics.
- All apartments will be provided with high quality finishes and fittings, delivering a high standard of internal amenity to residents and ensuring all spaces are used most efficiently.
- The numeric degree of variation from the ADG recommended sizes is for the majority of apartments considered to be minor (i.e. in the main less than a 10% variation).

In summary, applying the ADG as it is truly meant to be applied and used as a guide, it is clear that there is nothing to prevent the consent authority from considering and assessing the proposed apartment sizes and layouts on their merits and reaching a conclusion (as we have) that all apartments across the SE Plot will achieve a high standard of amenity.

c) Confirm the location and total number of balconies that are non-compliant with minimum balcony sizes. Where possible balconies should be reconfigured to comply with the ADG recommended standards or further justification should be provided for the non-compliance

All apartments proposed within the South-East Plot have been provided with an external balcony, despite the ability for ordinary developments within the City of Sydney LGA to provide 25% of apartments without balconies. In the context of the proposal, this would equate to some 97 apartments being able to be provided without a balcony. Lendlease recognises the significant amenity benefits outdoor living space provides and accordingly has provided every single apartment with a balcony.

Table 5 outlines the number of balconies which are not strictly consistent with the Design Criteria of Objective 4E-1. The location of these balconies is illustrated on the accompanying drawings (**Attachment B**). As evident from **Table 5**, there are some balconies (within one bedroom and two bedroom types) that vary from the ADG recommendations. **Tables 6** and **7** provide a further breakdown of the sizes of these efficient balconies.

Table 6 – Summary of balconies consistent with Objective 4E-1 Design Criteria

Type	Total number	Design Criteria (m ²)	Alternative solution sought
Studio	20	4m ²	N/A
One bedroom	172	8m ²	110 apartments
Two bedroom	186	10m ²	95 apartments
Three bedroom	13	12m ²	N/A
Total	391	-	205 (52%)

Table 7 – Summary of balcony sizes for one bedroom apartments

Size	Number	Percentage
6m ²	2	1%
7m ²	108	63%
8m ²	22	13%
>8m ²	40	23%

Table 8 – Summary of balcony sizes for two bedroom apartments

Size	Number	Percentage
6-7m ²	67	36%
8-9m ²	28	15%
10m ²	11	6%
>10m ²	80	43%

In summary:

- 100% of all studio apartment balcony sizes comply with the ADG minimum size recommendation, with many provided oversized balconies;
- 99% of all one-bedroom apartment balconies either comply or are only less than 1sqm below the ADG minimum size recommendation;
- 64% of all two bedroom apartment balconies either comply or are only up to less than 2sqm below the ADG minimum size recommendation; and
- 100% of all three bedroom apartment balcony sizes comply with the ADG minimum size recommendation.

There are a number of considerations to take into account when assessing the amenity of the provided balconies and their suitability in the context of the proposed South East Plot development. The different aspects of these balconies and their appropriateness is explored below.

Objective 4E-1 - Increased communal open space

Despite not being numerically consistent with the Design Criteria of Objective 4E-1, the proposed apartments with more compact balconies still achieve compliance with the objective. Objective 4E-1 states:

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

As set out in previous correspondence, if strict compliance with the Design Criteria is unable to be achieved, the Design Guidance provide a starting point for determining consistency with the objective. Objective 4E-1 contains the following Design Guidance relevant to the proposal:

Increased communal open space should be provided where the number or size of balconies are reduced

A range of communal open spaces are provided within the South-East Plot to compensate for the more compact balcony extents to some apartments. The key area of communal open space in the South-East Plot is the landscaped podium which has a total area of approximately 1,700m² (37% of the site area), which is significantly above the Design Criteria within Objective 3D-1 which recommends that 25% of the site should be provided as communal open space. The following features, as shown in **Figure 4**, are provided on the shared podium:

- Heated swimming pool
- Outdoor Gym
- Outdoor grass
- BBQ's and seating areas
- Landscaping
- Intimate seating areas
- Outdoor chairs and tables with umbrella's

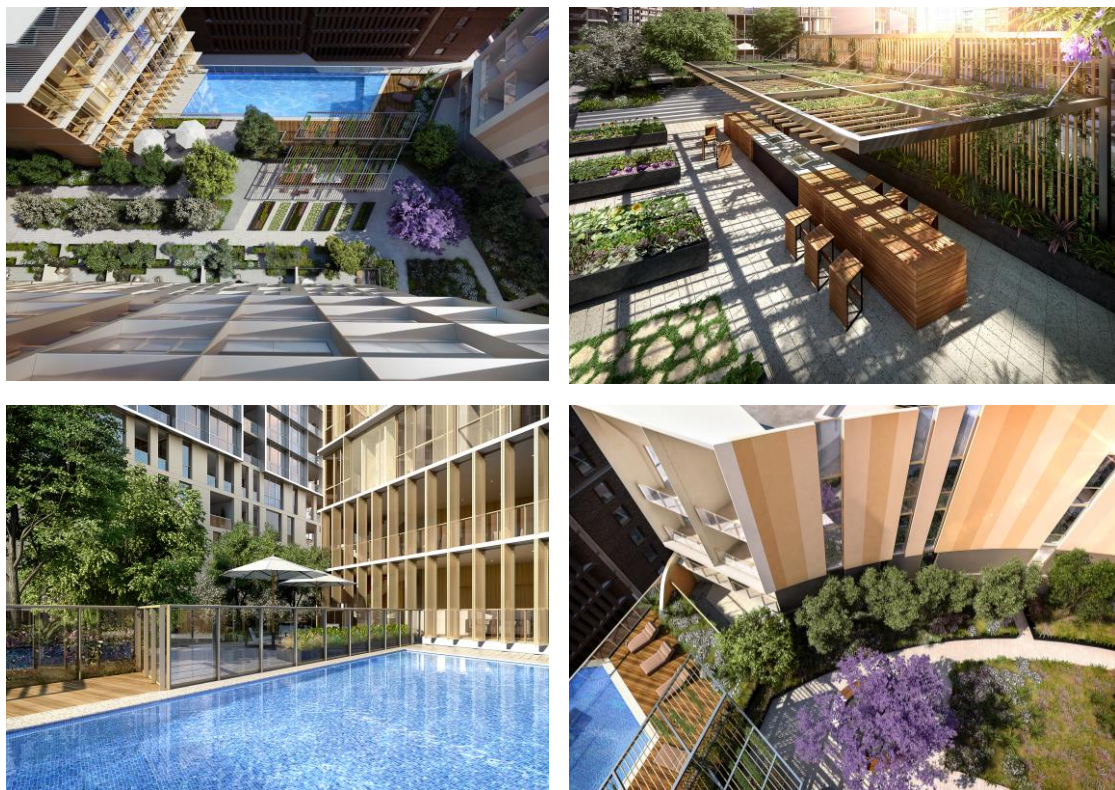


Figure 3 – Expansive podium communal open space area and other amenities

In addition to the private communal landscape podium there is a two storey community room within Building SE2 that has excellent amenity that residents can use for a variety of activities. The lower floor features a kitchen, chairs and tables that could be booked by residents and bathroom facilities. A space is also provided for yoga or other indoor exercise, contributing additional amenity for residents of the South East Plot.

One Bedroom Alternatively Sizes Balconies

A total of 110 x one bedroom apartments are provided with alternative balcony sizes when compared to the Design Criteria of Objective 4E-1. 98% of these apartments are provided with a balcony size of 7m², being 1m² below the Design Criteria of Objective 4E-1. In the context of the size and scale of the balcony, it is unlikely that an occupant would be able to discern the 1m² difference between a 7m² and 8m². As such, it is considered that these extremely minor alternatives are acceptable.

Two x one bedroom apartments are provided with balconies that have an area of 6m². These apartments are within Building SE3 and are of a single typology (refer to **Figure 4**). This apartment type possesses a range of beneficial attributes which contribute to a high level of amenity, including:

- Internal area of 50m², consistent with the Design Criteria of Objective 4D-1 of the ADG.
- Functional and efficient layout, primarily orientated around a single and continuous living space which reflects modern living aspirations of a combined kitchen, dining and living space.
- Opportunity for a desk to be included within the apartment, catering to young professionals which are reflective of demands in the current residential market, particularly in the inner city.
- Positioning of the large, continuous internal living area connected to with the external balcony, encouraging a blending of indoor and outdoor living which is desired in modern apartments.
- Multiple accesses to the external balcony, with one from the living room and the other from the bedroom, enhancing permeability through the apartment and promoting localised cross flows of air.
- The balcony is well proportioned and sized to accommodate a range of different furniture layouts and various furniture sizes. As illustrated in **Figure 4**, a table and four seats are able to be comfortably accommodated on the balcony with generous open space still remaining.

Overall, when considered holistically, these apartments have significant positive attributes which ensure that the 2m² alternative to the Design Criteria of Objective 4E-1 results in an acceptable outcome.

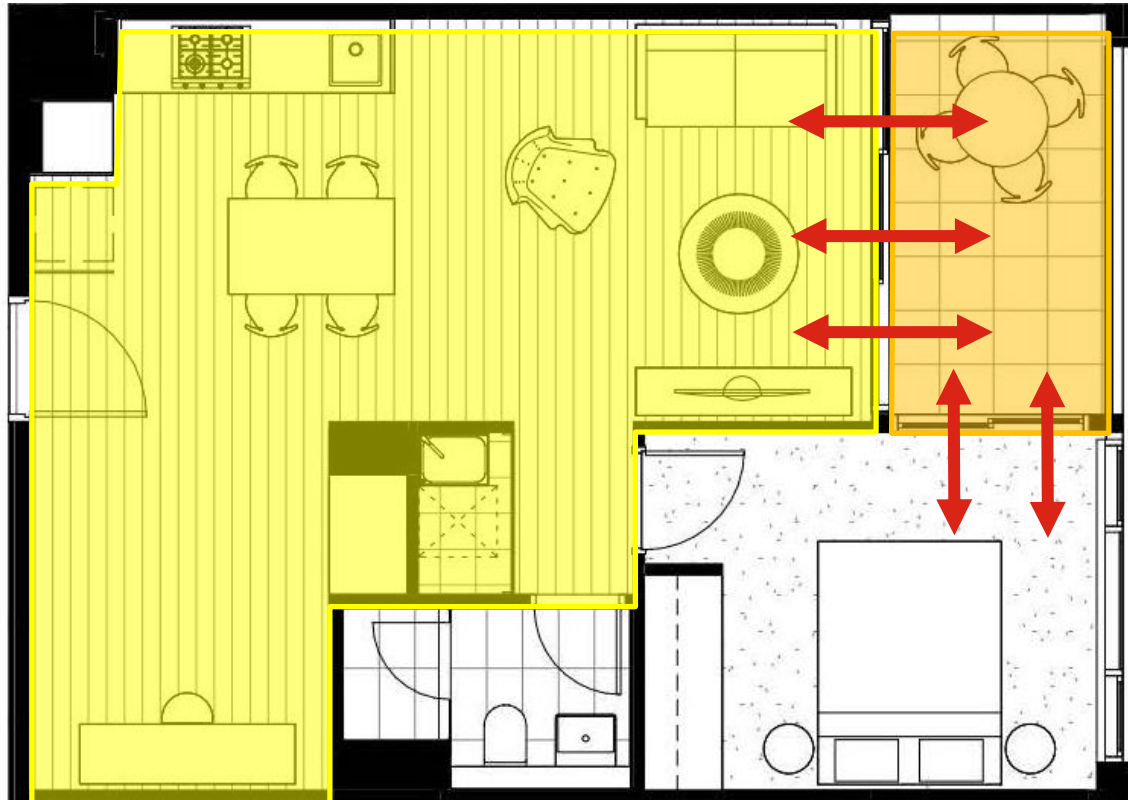


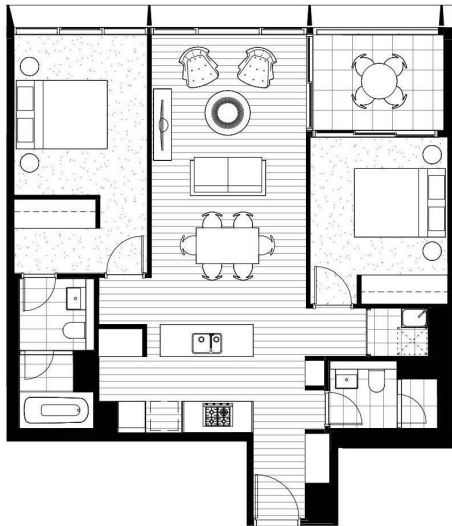
Figure 4 – One bedroom efficient balcony layout

Two Bedroom Alternatively Sizes Balconies

A total of 95 x two bedroom apartments are provided with alternative balcony sizes when compared to the Design Criteria of Objective 4E-1. 28 of these balconies are between 1-2m² below the recommended size within the Design Criteria of Objective 4E-1. These apartments either receive good solar access, or are cross ventilated, and are afforded well-proportioned internal areas to maximise flexible living and entertaining. These alternative areas are considered minor and will not affect the amenity of the subject apartments.

67 x two bedroom apartments include balconies sized between 6-7m². These balconies occur only in Building SE1 on the northern façade and relate to Apartment Types SE1 02 (Level 11-27), SE1 03 (Level 11-27), SE1 04 (Level 11-27), SE1 03 (Level 28-29) and SE1 04 (Level 28-29). It is important to note that each of these balconies occurs above Level 10.

In this instance, the internal area of the apartments has been prioritised over the external balcony area. Each of the 67 x two bedroom apartments are oversized internally, ranging from 3m² to 11m² above the Design Criteria specified in the ADG. Whilst these apartments could be reconfigured to provide additional area to the balconies, it is considered to be a sub-optimal outcome – especially when considering that the balconies proposed still support a space that is functional, useable and contributes to the overall amenity of the apartment. **Figure 5** illustrates the layout of each relevant two bedroom apartment and details the internal and external size of the apartments.



SE1 03 (Level 11-27)

Internal Area: 78m²

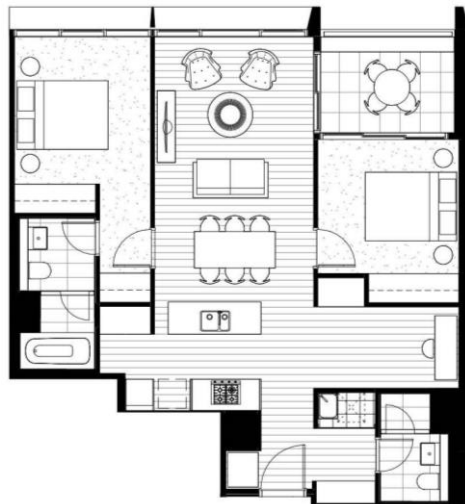
Balcony Area: 7m²



SE1 04 (Level 11-27)

Internal Area: 78m²

Balcony Area: 6m²



SE1 02 (Level 11-27)

Internal Area: 79m²

Balcony Area: 6m²

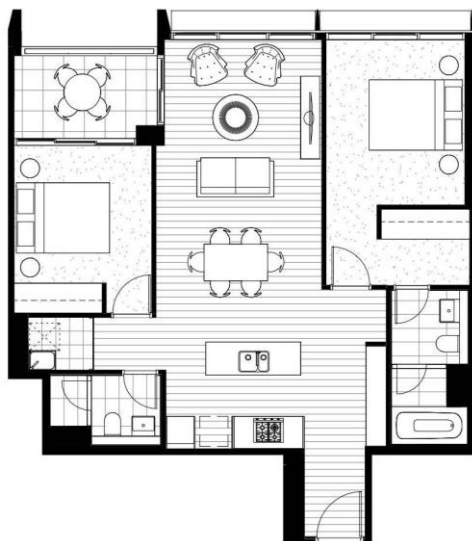


SE1 03-2B2B (Level 28-29)
Internal Area = 86m²
External Area = 6m²

SE1 03 (Level 28-29)

Internal Area: 86m²

Balcony Area: 6m²



SE1 04 (Level 28-29)

Internal Area: 80m²

Balcony Area: 6m²

Figure 5 – Two bedroom apartment details with efficient balconies

From the above layouts, it is clear that the proposed apartments are functional and will deliver a high standard of internal and external amenity for occupants. The amenity of each balcony has been carefully considered by the project team. The needs of an inner-city balcony are different to those in more suburban locations and must be taken into account when designing an apartment with a balcony in a high rise building.

The proposed apartments are offered a significant level of amenity in terms of immediate access to high quality services and facilities within the Sydney CBD. The balconies within the South East Plot are likely to be used for a range of activities which complement inner-city living and maximise their locational attributes in the buildings.

The activities undertaken on these balconies will be more personal, such as outdoor dining, occasional cooking and relaxation such as reading or admiring the view. The proposed balconies, including those with an alternative size to the design criteria of the ADG, will facilitate and accommodate these activities.

For larger scale gatherings, it is expected that residents would take advantage of the locational attributes of the site in Darling Harbour, utilising a nearby park or using the extensive facilities available on the landscaped podium or two storey community space.

The following key features, as illustrated in **Figure 6**, contribute to the holistic amenity of the apartments and must be considered when assessing the suitability of the proposed balconies:

- The internal areas of the apartments are oversized, with additional floor space provided to the combined kitchen, dining and living area and in most cases the apartment includes a separate laundry space or study-nook.
- There is the opportunity for a desk to be included within some of the apartments, catering to young professionals which are reflective of demands in the current residential market, particularly in the inner city.
- The living area is well-proportioned and provided in a rectangular formation, enhancing the ability for alternative furniture layouts and differently sized furniture pieces.
- The balcony has been provided adjacent to the living room allowing for the internal area to extend into the external area, creating a larger entertaining space for future residents.
- Multiple accesses are provided to the external balcony, with one from the living room and the other from the bedroom, enhancing permeability through the apartment and promoting localised cross flows of air.
- The balcony is well proportioned for a modern inner city context and sized to accommodate a range of different furniture layouts and various furniture sizes. The various test fit outs and 3D images of the balconies provided at **Attachment B** illustrate the versatility and flexibility of the balconies in accommodating a range of activities.
- Each apartment receives excellent solar access, with a northern orientation which is unhindered by surrounding buildings for a generous portion of the day.
- Each apartment has access to expansive outlook and views, enhanced through floor to ceiling glass to the bedroom and living area accessed from the balcony. The views available to each apartment enhance greatly on each higher level, as illustrated in **Figure 7**.

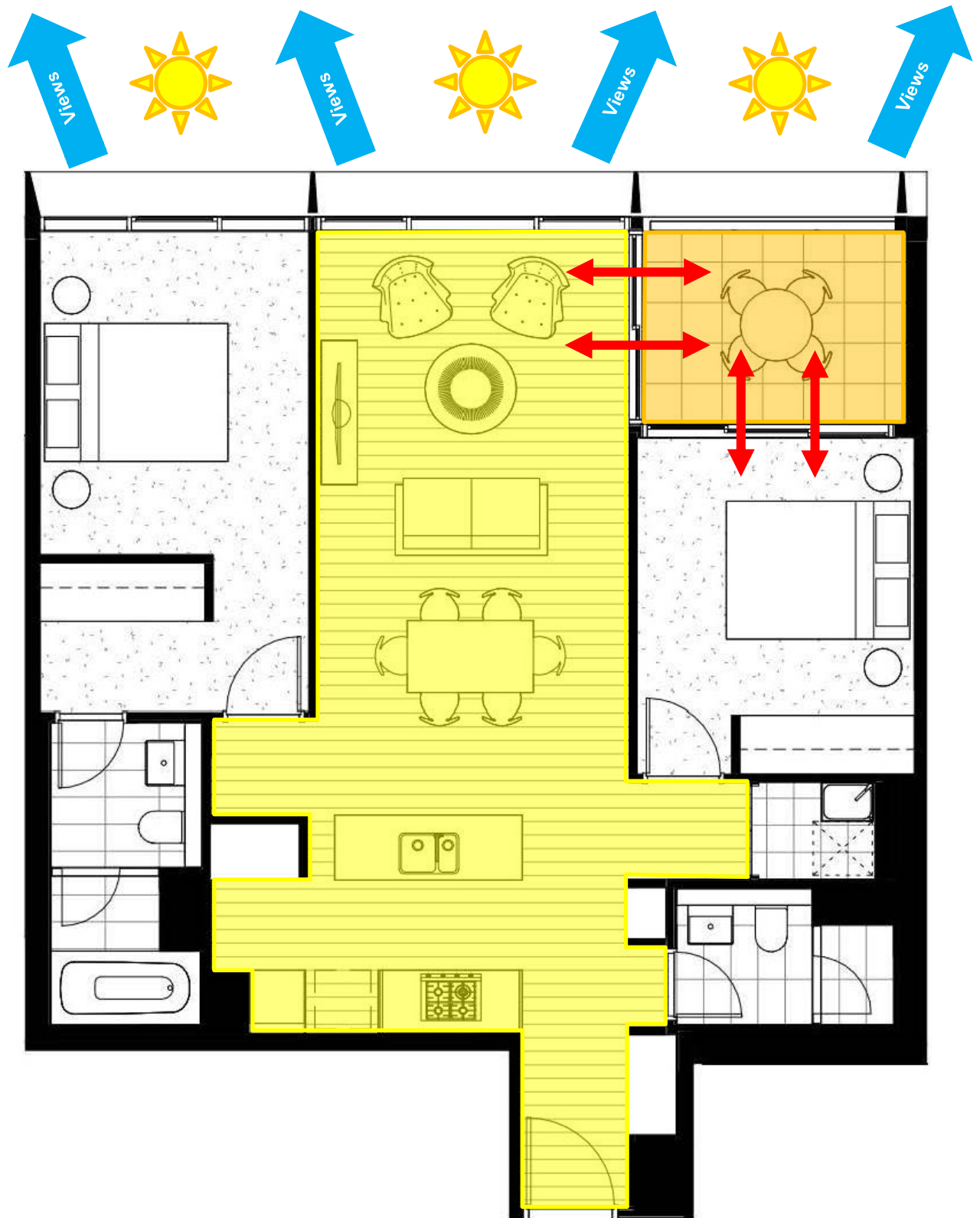
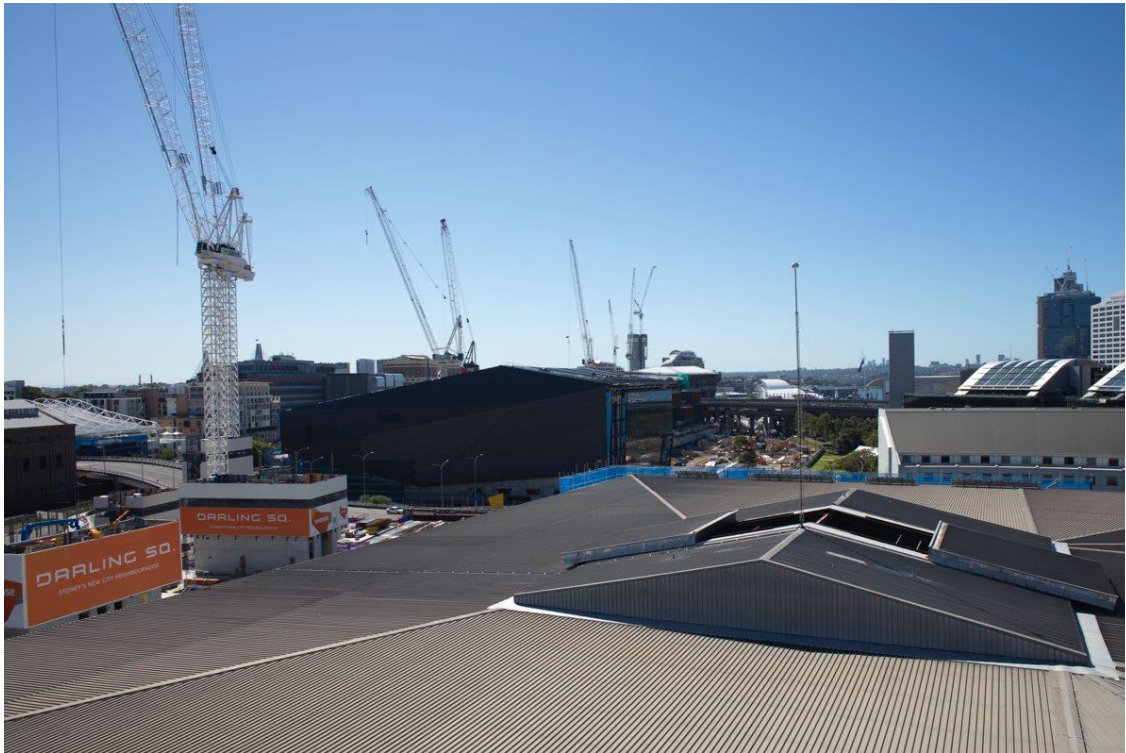
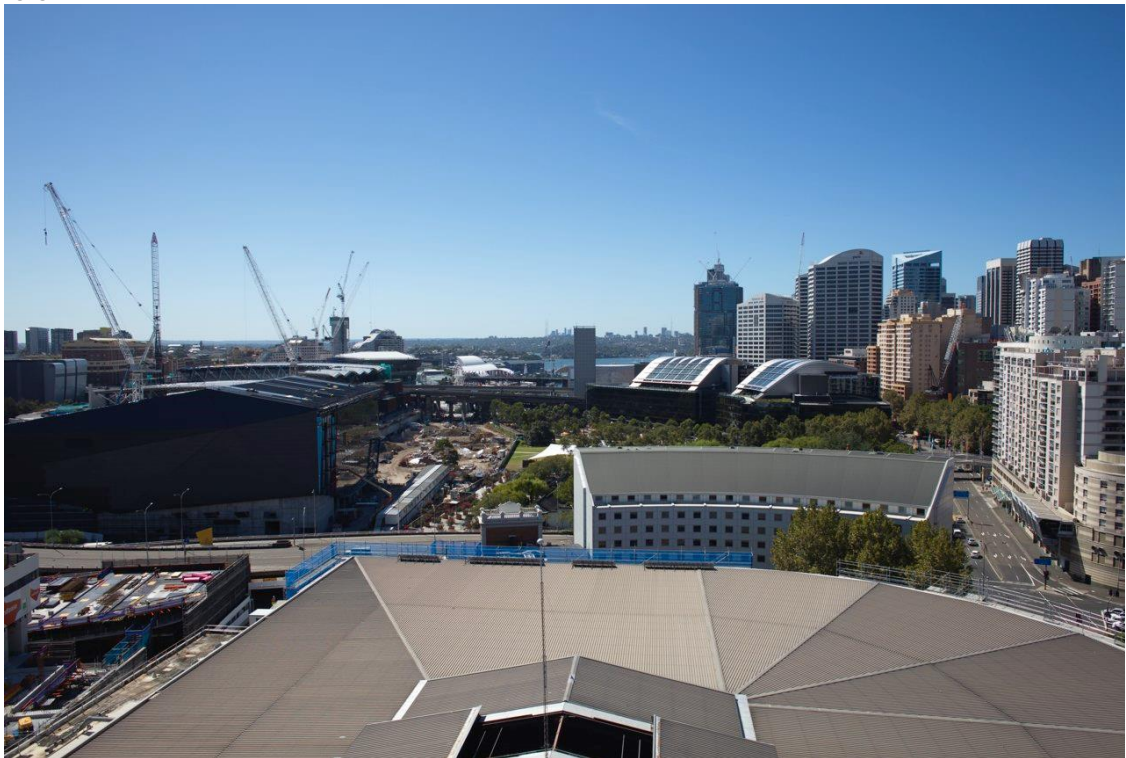


Figure 6 – Typical two bedroom efficient balcony layout



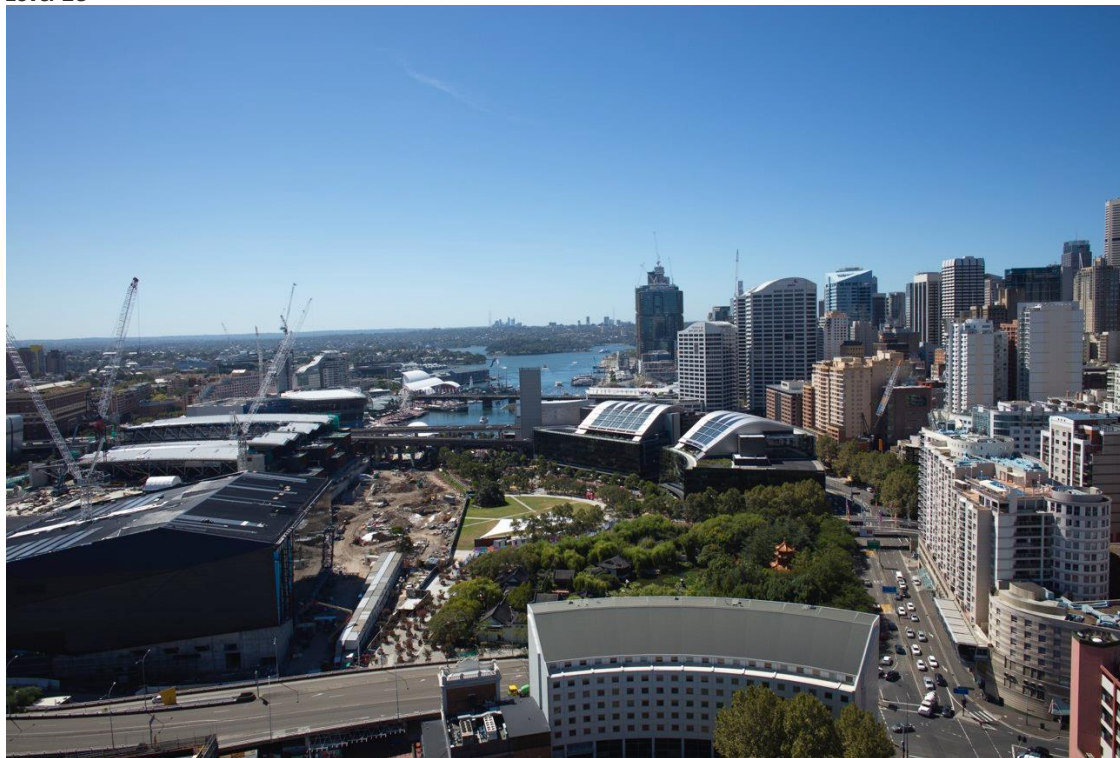
Level 11



Level 17



Level 23



Level 29

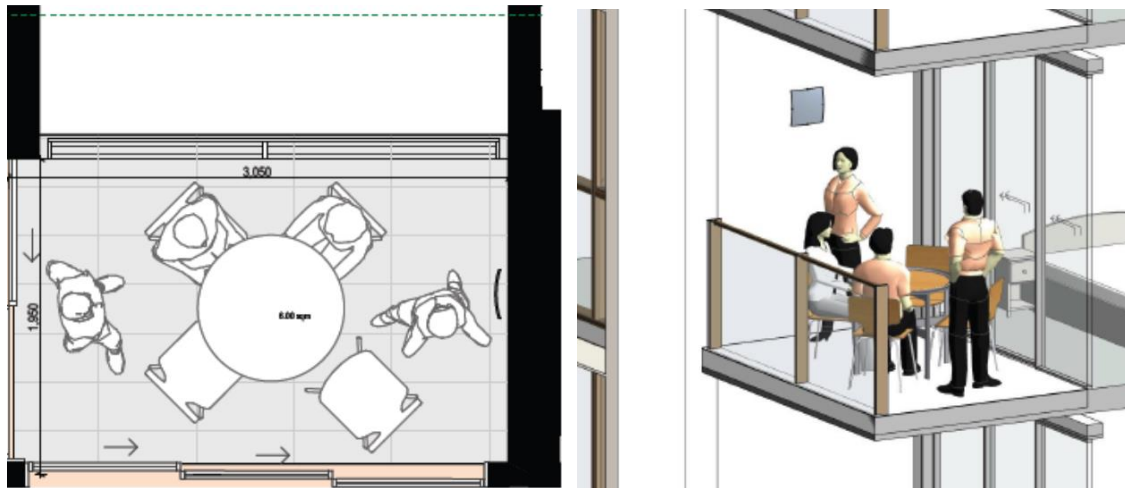
Figure 7 – View lines available (photos as of March 2016)

Further emphasising the appropriateness of the proposed alternative balcony sizes for some two bedroom apartments is the occupancy rates for these apartments within the City of Sydney LGA (based on 2011 Census data from ABS). This data reveals that there is an average occupancy rate of just over two persons (2.03) for two bedroom apartments (refer to **Table 9**), reinforcing the appropriateness of the proposed apartments in providing a suitable living space.

Table 9 – Occupancy rates in the City of Sydney

Type	Persons	Dwellings	Occupancy Rate
None (includes bedsitters)	4870	3883	1.25
One bedroom	28664	20090	1.43
Two bedrooms	46944	23151	2.03
Three bedrooms	13172	5030	2.62

Despite the average occupancy of a two bedroom apartment being only two people in the City of Sydney, the test fit drawings provided at **Attachment C** illustrate that the proposed balconies are capable of accommodating a table and four chairs to allow for at least four people to use the space at one time. **Figure 8** provides an example of one test fit illustrating the flexibility of the space.

**Figure 8** – Balcony test fit

Architecture and Amenity

There has been a balance of architectural design and residential amenity in regards to the balconies provided for two bedroom apartments on the northern façade of Building SE1. Underlying the design of the entire South East Plot has been an objective to maximise architectural expression without comprising residential amenity.

Award winning architects, FJMT, has sought to provide a highly articulated building, expressing the different proportions of the building in a framing method whilst emphasising the verticality of the tallest building through recessing the balconies into three clear vertical elements travelling up the building (refer to **Figure 9**). In 36 apartments, the proposed balconies have been recessed to provide additional articulation to the building (Apartment Types SE1 02 and SE1 04).



Figure 9 – Northern façade of Building SE1 with balcony articulation (red outline)

Summary

It needs to be acknowledged that the balconies in question are placed/located in the highest quality location within the development, being located on the northern elevation of the Building SE1 tower. The balconies therefore have outstanding amenity attributes in terms of solar access and views (refer to **Figure 10**) which will mean that the spaces will be attractive and readily used by occupants.

A balancing of amenity and design outcomes has been made by Lendlease, which overall is considered to support an acceptable outcome. Whilst the balconies are below that suggested within the ADG, they are importantly still functional and support everyday outdoor living activities. The balconies are also attached to apartments which exceed minimum internal area sizes.

Within a Global city context, and Lendlease having a desire to ensure every occupant has an opportunity to experience both indoor and outdoor living, the proposed alternative balcony sizes for two bedroom apartments are considered acceptable. Lastly, any remaining concerns with balcony sizes from a numerical perspective are easily overcome by the provision of a landscaped podium that significantly exceeds minimum standards.

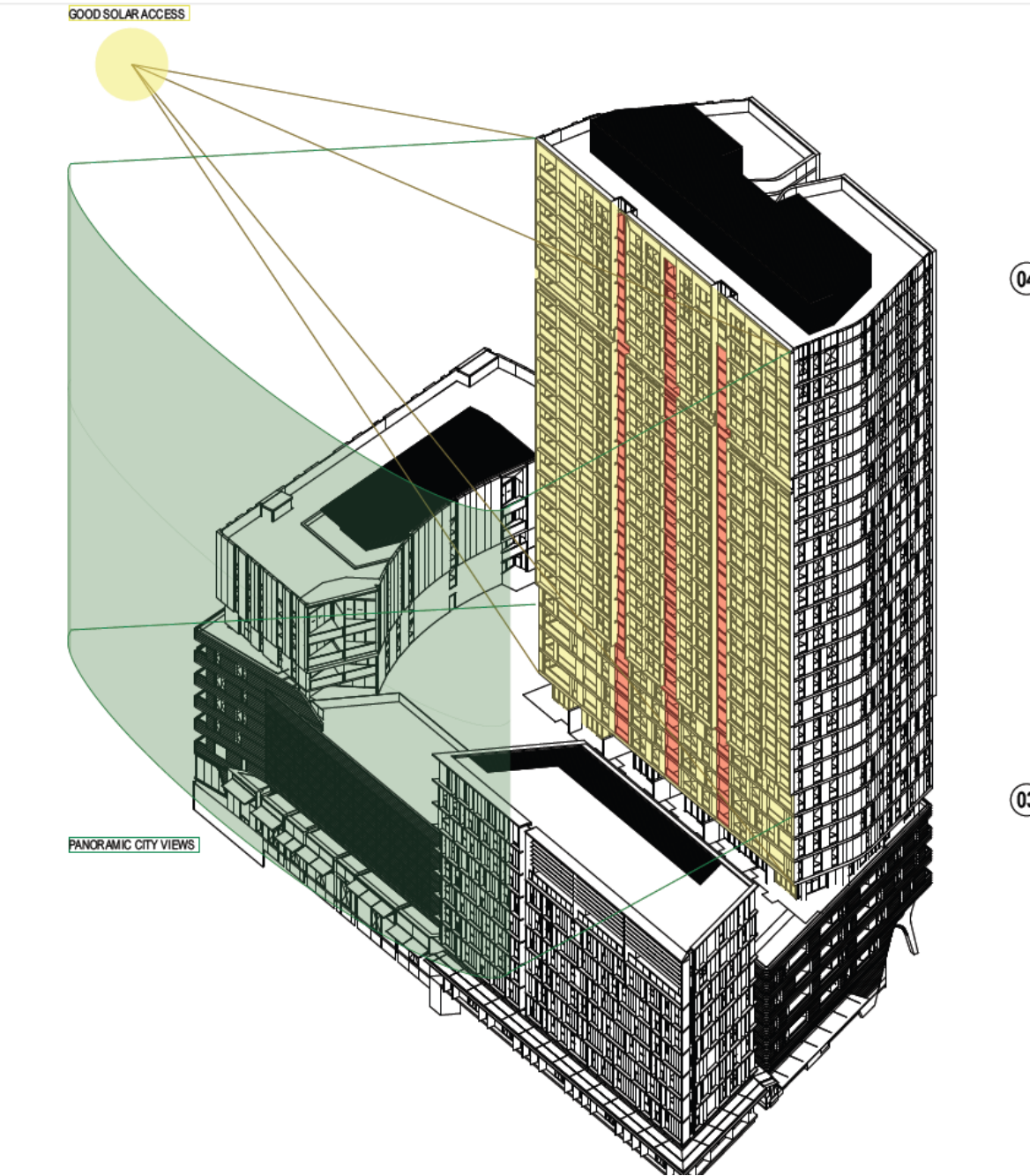


Figure 10 – High quality locational attributes of alternative balconies

e) Confirm the location and total number of apartments with rooms less than the recommended minimums. Where possible apartments should be reconfigured to comply with the ADG or further justification provided for non-compliance

The apartments containing bedrooms slightly lower than the recommended size/dimensions in the Design Criteria of the ADG are illustrated on the explanatory drawings at **Attachment B** and discussed below.

Object 4D-3, Design Criteria 1

Design Criteria 1 of Objective 4D-3 recommends that master bedrooms are provided with an area of 10m² and secondary bedrooms with 9m². The proposed apartments are largely consistent with this Design Criteria, except in the following instance:

- Seven x one bedroom apartments (4%) include master bedrooms with an area of 9m².

Overall, seven apartments (2%) provide alternative bedroom sizes. These alternative sizes are only one square metre different in each case, representing a very minor/negligible alternative which is unlikely to be identifiable when compared with a strictly numerical consistent bedroom. The proposed bedrooms are all logically scaled and sized, with built in wardrobes and sufficient room to provide a queen bed in master bedrooms and double bed in secondary bedrooms. All bedrooms are considered to be highly usable and private, with entry doors to bedrooms strategically placed off living / kitchen areas to ensure a separation of living spaces. In many of these apartments, additional levels of amenity are provided where ensuites adjoin master bedrooms and where bedrooms have direct access to balconies.

Object 4D-3, Design Criteria 2

Design Criteria 2 of Objective 4D-3 recommends that bedrooms have a minimum dimension of three metres. The location of bedrooms in apartments which include an alternative minimum dimension are illustrated on the explanatory drawings at **Attachment B**.

One Bedroom apartments

Overall, 36 bedrooms (21%) of one bedroom apartments provide an alternative minimum dimension. All remaining bedrooms are consistent with the recommended three metre width. In the subject one bedroom apartments, where a minimum dimension is proposed below 3m, the room compensates by providing an increased maximum dimension above 3m.

Two Bedroom apartments

Overall, 27 bedrooms (15%) of two bedroom apartments provide an alternative minimum dimension. 38 secondary bedrooms (20%) of two bedroom apartments provide an alternative minimum dimension. All remaining bedrooms are consistent with the recommended three metre width. In the subject two bedroom apartments, where a minimum dimension is proposed below 3m, the room again compensates in all cases by providing an increased maximum dimension above 3m.

Three Bedroom apartments

All master bedrooms within three bedroom apartments achieve the ADG recommended minimum 3m dimension. Eight secondary bedrooms (31%) of three bedroom apartments provide an alternative minimum dimension. All remaining bedrooms are consistent with the recommended three metre width. In the subject three bedroom apartments, where a minimum dimension is proposed below 3m, the room again compensates in all cases by providing an increased maximum dimension above 3m.

Object 4D-3, Design Criteria 3

Design Criteria 3 of Objective 4D-3 recommends widths for living rooms specific to apartment types. The location of living rooms in apartments which include an alternative minimum dimension are illustrated on the explanatory drawings at **Attachment B** and discussed further below. Overall, 63.7% of apartments have living room widths slightly below the minimum widths recommended in Design Criteria 3 for Objective 4D-3. **Table 10** provides a breakdown of these widths and apartments.

Table 10 – Summary of living rooms consistent with Objective 4D-3 Design Criteria 3

Type	Total number	Design Criteria (m)	Alternative solution sought
Studio	20	3.6m	N/A
One bedroom	172	3.6m	116 apartments
Two bedroom	186	4m	108 apartments
Three bedroom	13	4m	N/A
Total	391	-	224 (57%)

A further breakdown of apartment types and specific widths proposed is provided in **Table 11** below.

Table 11 – Summary of living rooms consistent with Objective 4D-3 Design Criteria 3

Type	Total Number	3.2m	3.3 - 3.4m	3.5-3.6m	3.7 - 3.9m	>4m
One bedroom	172	1 apartment (0.6%)	80 apartments (47%)	60 apartments (35%)	2 apartments (1%)	29 apartments (17%)
Type	Total Number	3.4m	3.5m	3.6 - 3.7m	4.0m	>4m
Two bedroom	186	5 apartments (3%)	81 apartments (43%)	22 apartments (12%)	1 apartment (1%)	77 apartments (41%)

Careful consideration and design has been provided to maintain the usability and functionality of the open plan living spaces with efficient planning of circulation areas (i.e. removing corridors and excess circulation) to maximise the amount of usable floor space. The alternative widths proposed for select living spaces are minor in context, and would largely be indiscernible when compared to numerically consistent widths. The layouts provided are generally rectangular, enhancing the ability for flexible living and alternative furniture layouts as requested in the Design Guidance for Objective 4D-3. The lower scale drawings provided at **Attachment B** illustrate the flexible furniture arrangements permitted in these apartments. Specific examples of one bedroom and two bedroom apartments with alternative living room widths are outlined below to demonstrate the appropriateness of the proposed widths.

One Bedroom Alternative Living Room Widths

Over 52% of one bedroom apartments are provided with living rooms that contain minimum widths consistent with the Design Criteria of Objective 4D-3. Where an alternative minimum width is proposed, this is largely by 200-300mm, an extremely minor amount of space when considered in the context of the entire living room.

Figure 11 below illustrates a render of a living room in a one bedroom apartment with a minimum width of 3.3m, representing a 300mm alternative to the ADG Design Criteria. As illustrated in the render, the living room is capable of accommodating appropriate furniture for a one bedroom apartment. Furthermore, there is generous space around all furniture, ensuring circulation is available for occupants of the apartment and a range of furniture types and arrangements could be achieved in the living room.



Figure 11 – One bedroom living room with a minimum width of 3.3m

Two Bedroom Alternative Living Room Widths

58% of two bedroom apartments propose a minimum living room width which is an alternative to the recommended width of the Design Criteria in Objective 4D-3 of the ADG. The level of variation ranges from 300mm (total 3.7m width) to 600mm (total 3.4m width), representing a small amount of space in the context of the living room and entire apartment.

In five instances, a minimum width of 3.4m is proposed. These five apartments comprise four x two bedroom/one bathroom apartments with a total area of 77m², and one x two bedroom/two bathroom apartment on the podium which has an internal area of 75m² and a generous external courtyard space. Four of these apartments are oversized by 7m², whilst the other is provided with an extremely generous outdoor courtyard. The minor alternative provided in the living room width of these apartments is more than compensated by internal/external increases in overall apartment area.

The majority of remaining apartments which propose an alternative living room width have a minimum width of 3.5m. The vast majority of these apartments (74/81 apartments) are provided with internal apartment sizes consistent with, or in excess of, the Design Criteria of Objective 4D-1 of the ADG. Those which propose an alternative internal size, comprising approximately seven apartments, still provide appropriate amenity and flexibility in the apartment, as set out earlier in this letter (refer to **Table 5**).

Figure 12 provides an illustration of a two bedroom apartment which contains a minimum living room width of 3.5m. The majority of these apartments are located within Building SE1 and Building SE3, generally on the northern frontage of Building SE1 and the south-east corner of Building SE3. As such, these apartments are provided with significant amenity benefits including the achievement of natural cross ventilation (Building SE3), achievement of good solar access and access to a good outlook and high quality views (refer to **Figure 7** above for view lines).

As evidenced in **Figure 12**, the living room within these apartments is provided with sufficient dimensions to ensure a robust and flexible space is achieved. The space is well proportioned and sized to ensure appropriate furniture for a two bedroom apartment can be located and used in a conventional manner. There is generous space provided in the living area for occupants to circulate around furniture and it is evident that a variety of differently sized furniture pieces could be interchanged within the space, facilitating flexible living arrangements as encouraged by the ADG.

Generally, the apartments subject to alternative living room widths are capable of accommodating a minimum four seater dining table and a two seater couch with an armchair. In the experience of Lendlease as a reputable apartment developer, these furnishings represent the key items required for inner city living.

Furthermore, the majority of these rooms are provided with good quality daylight through floor to ceiling windows, enhancing the overall amenity of the space. In all instances, a balcony is provided off the living room, encouraging a blending of indoor and outdoor living and providing a sense of greater space within the apartments and the living room more generally.



Figure 12 – Two bedroom living room with a minimum width of 3.5m

Given the appropriateness of the above examples, the remaining alternatively sized two bedroom living rooms are considered more than acceptable. These remaining 22 apartments propose an alternative dimension of between 3.6m and 3.7m, representing minor amounts in the overall dimension of the living rooms. Similar to the above examples, these living rooms are well proportioned and sized to ensure flexibility in living arrangements. In 14 cases, these apartments are generously oversized, whilst the remaining 8 apartments are located on corners with dual aspects, attaining similar amenity benefits to the example explored above.

On balance, the proposal is considered to be entirely consistent with Objective 4D-3 for the following reasons:

- Where alternative sizes and dimensions are proposed for rooms, these are minor/negligible and would not be discernible for future residents, with residents assured a high level of amenity.
- Bedrooms have been compensated in part where alternative dimensions below three metres are proposed. Additional width or depth have been provided in these rooms to achieve a balanced space and allow for the provision of suitable furniture, namely a queen size bed in master bedrooms.
- Generally rectangular living spaces have been provided to apartments, facilitating a variety of furniture layouts and encouraging flexible living over time.
- More broadly, living spaces have been provided adjacent to areas of private open space, encouraging a merging of indoor and outdoor living, and enhancing the usability of these spaces.

- All expected inner city living household activities and functions will be supported by the proposed apartment layouts.

f) Confirm the location and total number of apartments with storage area less than the recommended minimum. Where possible storage areas should be reconfigured to comply with the ADG recommended standards or further justification should be provided for the non-compliance

An appropriate quantum of storage is provided to each apartment, consistent with the ADG (refer to **Attachment D**).

We trust that this information is appropriate to reassure the Department of the amenity of the proposal and the appropriateness of the proposal in being consistent with the objectives of the ADG.

Yours faithfully



Alexis Cella
Associate

Annexure B1: Internal Areas

Location and Justification

Page 1

Key

- Non-Compliant Apartments
- Commentary on Previous Pages
- Revised Apartments now area compliant
- Commentary on Previous Pages

0

2

5

10m

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ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.

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LEGEND	
5	STUDIO
1B	1 BED
2B1B	2 BED + 1 BATH
2B2B	2 BED + 2 BATH
3B	3 BED
COMMUNITY	
RETAIL + NON-RESIDENTIAL	
EXTERNAL AREA	
COURTYARD/BALCONY/WINTER-GARDEN	



SE3 04 – 1B
Apartment Area: 50m²
Amendment: Services risers relocated with area given back to the apartment. Refer to Annexure B4 for layout.

SE1 02 – 2B1B
Apartment Area: 62m²
Refer to Annexure B3 for layout.

01

22/01/2016

SSDA

Simon Blair

02

22/01/2016

SSDA

Simon Blair

03

31/02/2016

SSDA Update

Simon Blair

04

31/02/2016

SSDA Update

Simon Blair

05

13/02/2016

SSDA Final Draft

Simon Blair

06

25/02/2016

SSDA Final

Simon Blair

07

30/02/2016

SSDA Update

Simon Blair

08

18/05/2016

Revised SSDA Plans

Natasha Farn

Revision

Issue Date

Description

Issued By

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PROJECT

(SICEEP) Darling Square SE Plot

Sydney

Lend Lease (Haymarket) Pty Limited, ABN 50 147 913 291

TITLE

Plans

L02 Podium - Residential

WHEN PRINTED AT 50% @ A3 DRAWING SCALE IS 1:400

SCALE

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PROJECT CODE

LLHM V5B

DATE

22/01/2016

REVISION

08

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FJMT-DA-R1004

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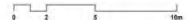
Annexure B1: Internal Areas

Location and Justification

Page 2

Key

-  Non-Compliant Apartments
-  Commentary on Previous Pages
-  Revised Apartments now area compliant
-  Commentary on Previous Pages



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LEGEND

1B	STUDIO
2B1B	1 BED
2B2B	2 BED + 1 BATH
3B	2 BED + 2 BATH
3B	3 BED
COMMUNITY	
RETAIL + NON-RESIDENTIAL	
EXTERNAL AREA	
COURTYARD/BALCONY/WINTER-GARDEN	



01	22/01/2016	SSDA	Simon Barr
02	22/01/2016	SSDA	Simon Barr
03	30/02/2016	SSDA Update	Simon Barr
04	30/02/2016	SSDA Update	Simon Barr
05	13/02/2016	SSDA Final Draft	Simon Barr
06	25/02/2016	SSDA Final	Simon Barr
07	30/02/2016	SSDA Update	Simon Barr
08	24/03/2016	DD Update	Jason Chung
09	18/03/2016	Revised SSDA Plans	Natasha Fain

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Sydney
Lend Lease (Haymarket) Pty Limited, ABN 50 147 913 291

TITLE
Plans
L03 Podium - Residential

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SHEET NO.	FJMT-DA-R1005		

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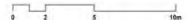
Annexure B1: Internal Areas

Location and Justification

Page 3

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-  Non-Compliant Apartments
-  Commentary on Previous Pages
-  Revised Apartments now area compliant
-  Commentary on Previous Pages



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LEGEND

5	STUDIO
1B	1 BED
2B1B	2 BED + 1 BATH
2B2B	2 BED + 2 BATH
3B	3 BED

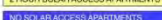
COMMUNITY
RETAIL + NON-RESIDENTIAL
EXTERNAL AREA
COURTYARD/BALCONY/WINTER-GARDEN

 ADAPTABLE APARTMENT

 CROSS VENT (CFD MODELLING)

 CROSS VENT PATH

 SOUTH FACING APARTMENTS

 2 HOUR SOLAR ACCESS APARTMENTS

 NO SOLAR ACCESS APARTMENTS





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TITLE
Plans
L04 Podium - Residential

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SHEET NO.	REVISION
FJMT-DA-R1006	06

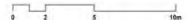
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Annexure B1: Internal Areas Location and Justification

Page 4

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-  Non-Compliant Apartments
-  Commentary on Previous Pages
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LEGEND

5	STUDIO
1B	1 BED
2B1B	2 BED + 1 BATH
2B2B	2 BED + 2 BATH
3B	3 BED

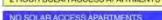
COMMUNITY
RETAIL + NON-RESIDENTIAL
EXTERNAL AREA
COURTYARD/BALCONY/WINTER-GARDEN

 ADAPTABLE APARTMENT

 CROSS VENT (CFD MODELLING)

 CROSS VENT PATH

 SOUTH FACING APARTMENTS

 2 HOUR SOLAR ACCESS APARTMENTS

 NO SOLAR ACCESS APARTMENTS





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(SICEEP) Darling Square SE Plot

Sydney
Lend Lease (Haymarket) Pty Limited, ABN 50 147 913 291

TITLE
Plans
L05 Podium - Residential

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DATE: 5/02/2016	LLHM V5B
SHEET NO. FJMT-DA-R1007	REVISION 06

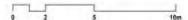
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Annexure B1: Internal Areas Location and Justification

Page 5

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-  Commentary on Previous Pages
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-  Commentary on Previous Pages



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LEGEND

S	STUDIO
1B	1 BED
2B1B	2 BED + 1 BATH
2B2B	2 BED + 2 BATH
3B	3 BED

COMMUNITY

RETAIL + NON-RESIDENTIAL

EXTERNAL AREA

COURTYARD/BALCONY/WINTER-GARDEN

 ADAPTABLE APARTMENT

 CROSS VENT (CFD MODELLING)

 CROSS VENT PATH

 SOUTH FACING APARTMENTS

 2 HOUR SOLAR ACCESS APARTMENTS

 NO SOLAR ACCESS APARTMENTS

SE3 09 – S
Apartment Area : 45m²
Amendment: Apartment changed from 1B to Studio. Refer to Annexure B4 for layout.

SE1 11 – S
Apartment Area : 45m²
Amendment: Apartment changed from 1B to Studio. Refer to Annexure B4 for layout.

SE1 06 – 2B1B
Apartment Area : 68m²
Refer to Annexure B3 for layout.



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Lend Lease (Haymarket) Pty Limited, ABN 50 147 913 291

TITLE
Plans
L06 SE1 Setback, SE2 ComSp1 SE3 & Rf Gdns

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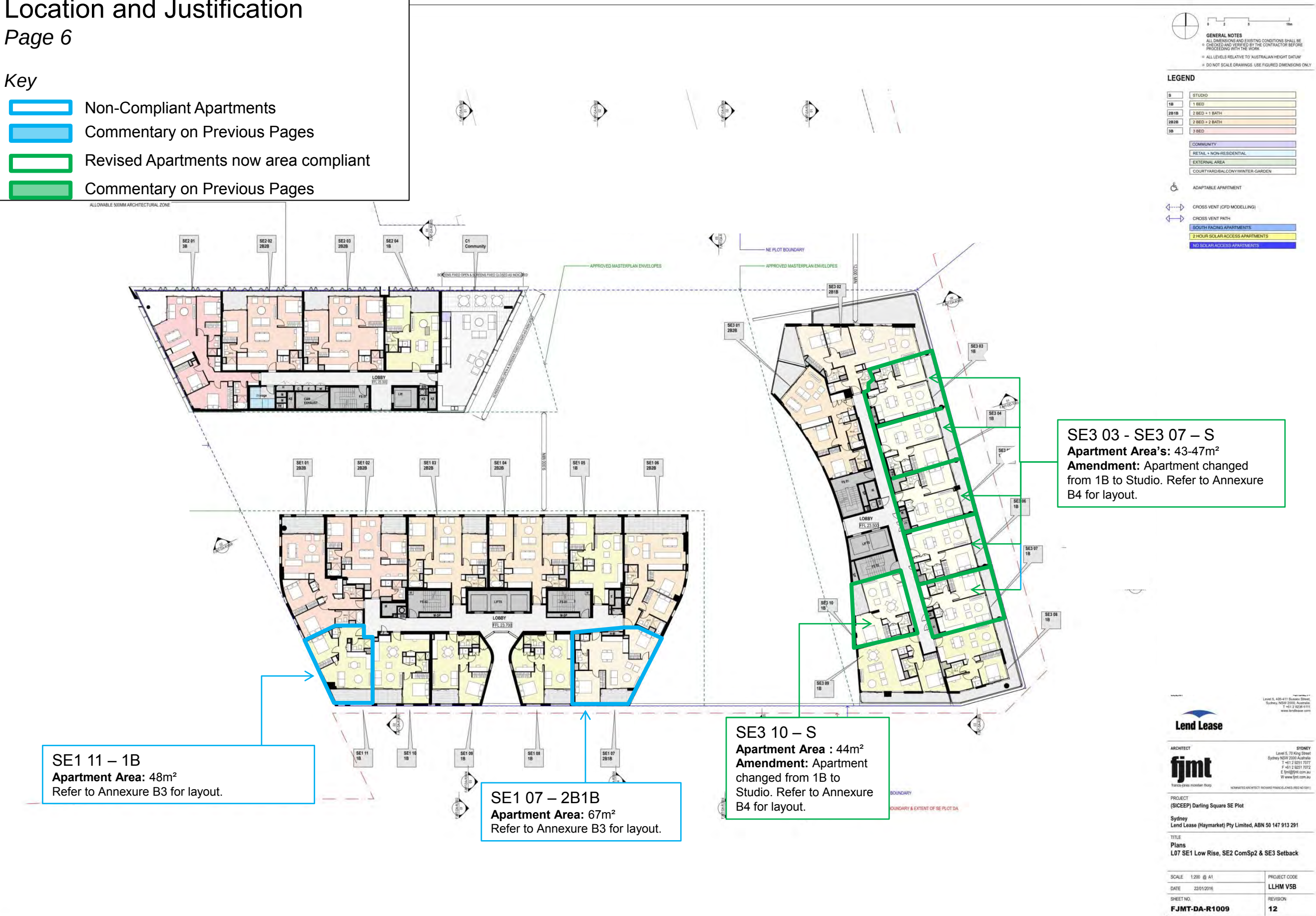
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Annexure B1: Internal Areas Location and Justification

Page 6

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- LEGEND**
- STUDIO
 - 1 BED
 - 2 BED + 1 BATH
 - 2 BED + 2 BATH
 - 3 BED
 - COMMUNITY
 - RETAIL + NON-RESIDENTIAL
 - EXTERNAL AREA
 - COURTYARD/BALCONY/WINTER-GARDEN
 - ADAPTABLE APARTMENT
 - CROSS VENT (CFD MODELLING)
 - CROSS VENT PATH
 - SOUTH FACING APARTMENTS
 - 2 HOUR SOLAR ACCESS APARTMENTS
 - NO SOLAR ACCESS APARTMENTS

Lend Lease

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PROJECT
(SICEP) Darling Square SE Plot

Sydney
Lend Lease (Haymarket) Pty Limited, ABN 50 147 913 291

TITLE
Plans
L07 SE1 Low Rise, SE2 ComSp2 & SE3 Setback

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SHEET NO.	REVISION
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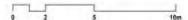
Annexure B1: Internal Areas

Location and Justification

Page 7

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-  Commentary on Previous Pages
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-  Commentary on Previous Pages



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LEGEND

S	STUDIO
1B	1 BED
2B1B	2 BED + 1 BATH
2B2B	2 BED + 2 BATH
3B	3 BED

COMMUNITY

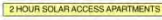
RETAIL + NON-RESIDENTIAL
EXTERNAL AREA
COURTYARD/BALCONY/WINTER-GARDEN

 ADAPTABLE APARTMENT

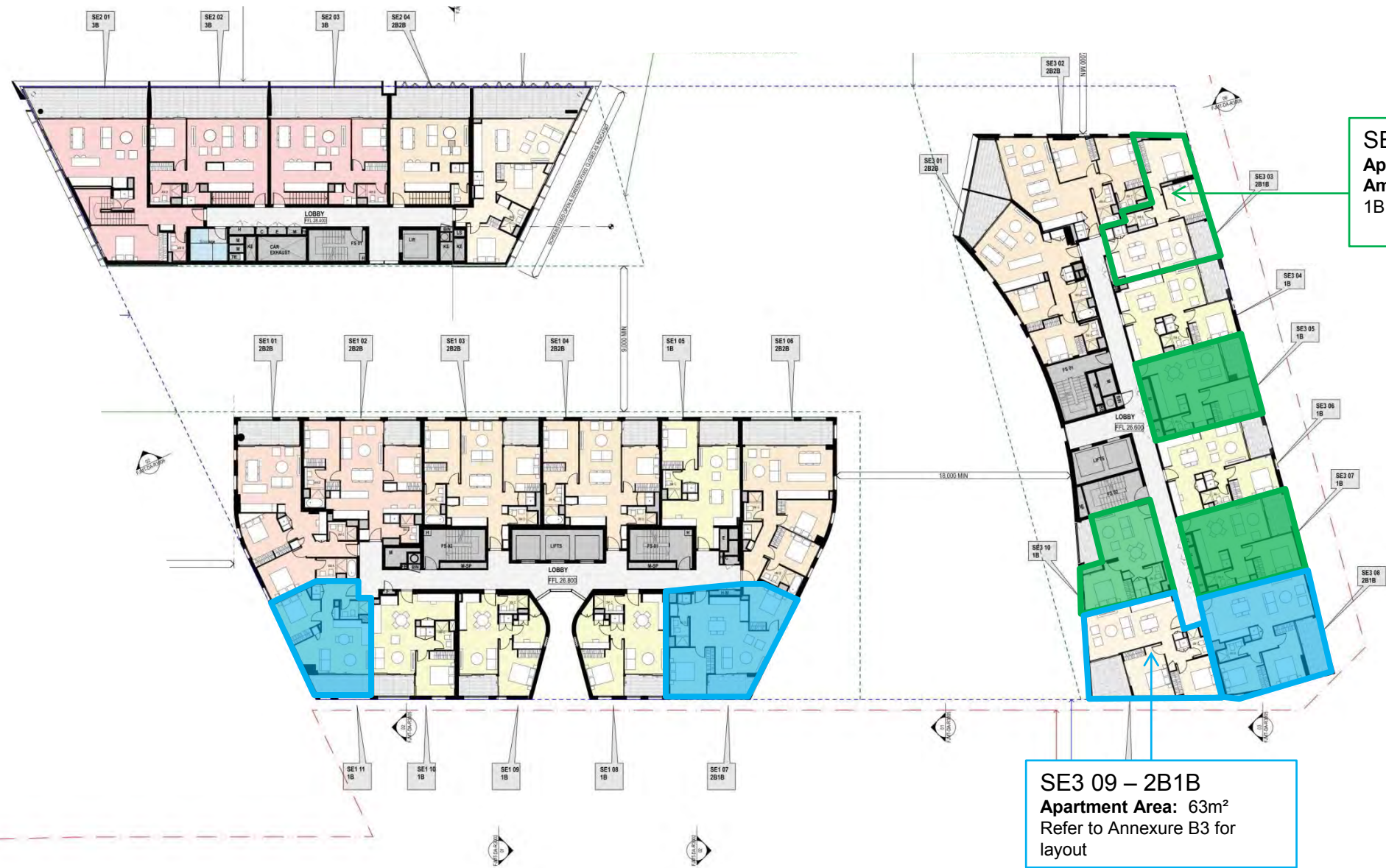
 CROSS VENT (CFD MODELLING)

 CROSS VENT PATH

 SOUTH FACING APARTMENTS

 2 HOUR SOLAR ACCESS APARTMENTS

 NO SOLAR ACCESS APARTMENTS



SE3 03 – 1B + S
Apartment Area: 58m²
Amendment: Apartment changed from 2B to 1B + S. Refer to Annexure B4 for layout.

SE3 09 – 2B1B
Apartment Area: 63m²
Refer to Annexure B3 for layout



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PROJECT
(SICEEP) Darling Square SE Plot
Sydney
Lend Lease (Haymarket) Pty Limited, ABN 50 147 913 291

TITLE
Plans
L08 SE1 Low Rise, SE2 Pent 01 & SE3 Top

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Annexure B1: Internal Areas Location and Justification

Page 8

Key

- Non-Compliant Apartments
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GENERAL NOTES

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ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

S	STUDIO
1B	1 BED
2B1B	2 BED + 1 BATH
2B2B	2 BED + 2 BATH
3B	3 BED

COMMUNITY	
RETAIL + NON-RESIDENTIAL	
EXTERNAL AREA	
COURTYARD/BALCONY/WINTER-GARDEN	

ADAPTABLE APARTMENT

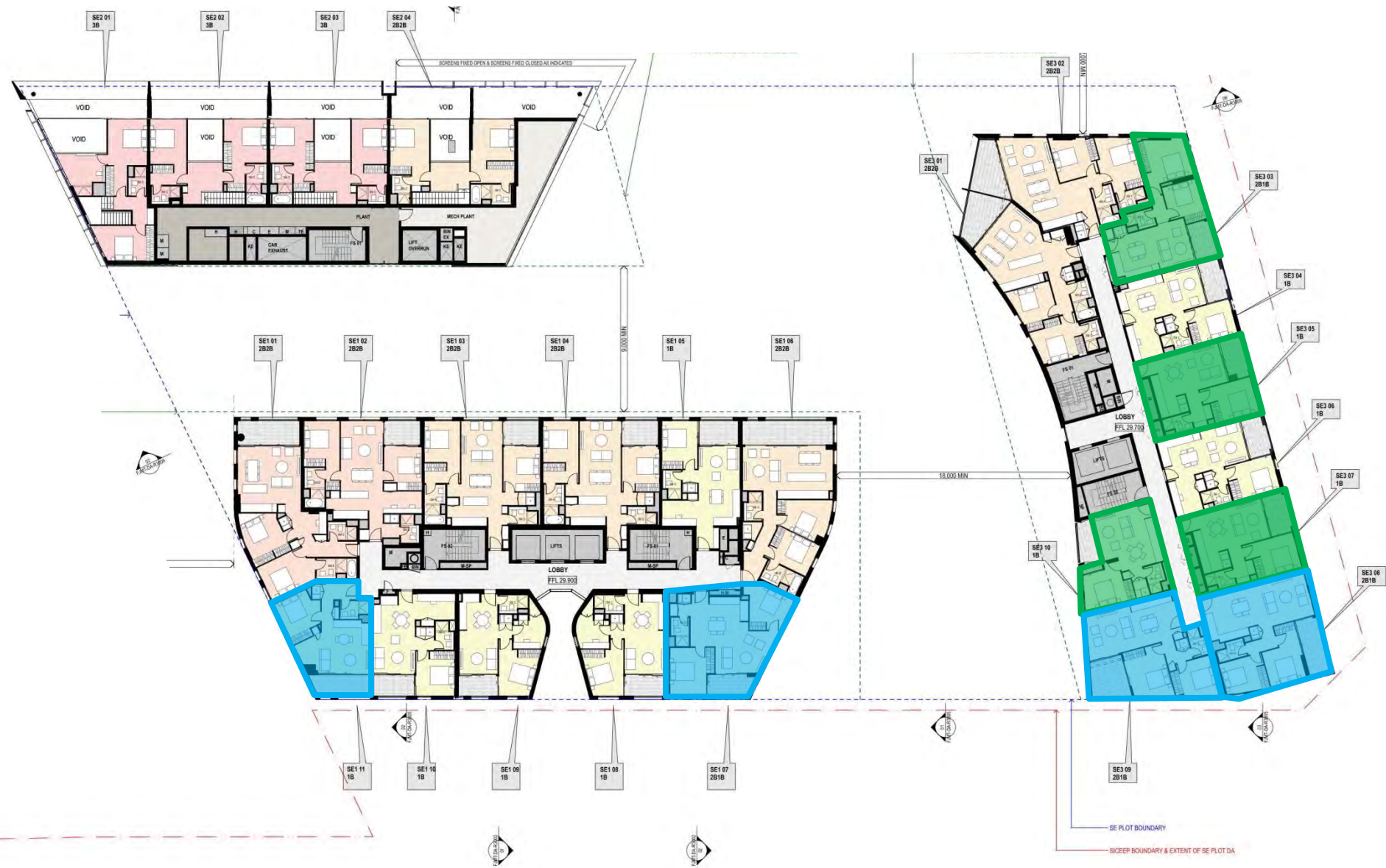
CROSS VENT (CFD MODELLING)

CROSS VENT PATH

SOUTH FACING APARTMENTS

2 HOUR SOLAR ACCESS APARTMENTS

NO SOLAR ACCESS APARTMENTS



ARCHITECT

fjmt

francis jones morehen thompson

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E fjmt@fjmt.com.au
W www.fjmt.com.au

PROJECT

(SICEEP) Darling Square SE Plot

Sydney
Lend Lease (Haymarket) Pty Limited, ABN 50 147 913 291

TITLE

Plans

L09 SE1 Low Rise & SE2 Pent 02

WHEN PRINTED AT 50% @ A3 DRAWING SCALE IS 1:400

SCALE: 1:200 @ A1	PROJECT CODE: LLHM V5B
DATE: 22/01/2016	REVISION: 11
SHEET NO. FJMT-DA-R1011	

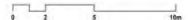
For Approval

Annexure B1: Internal Areas Location and Justification

Page 9

Key

-  Non-Compliant Apartments
-  Commentary on Previous Pages
-  Revised Apartments now area compliant
-  Commentary on Previous Pages



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LEGEND

S	STUDIO
1B	1 BED
2B1B	2 BED + 1 BATH
2B2B	2 BED + 2 BATH
3B	3 BED

COMMUNITY

RETAIL + NON-RESIDENTIAL

EXTERNAL AREA

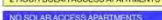
COURTYARD/BALCONY/WINTER-GARDEN

 ADAPTABLE APARTMENT

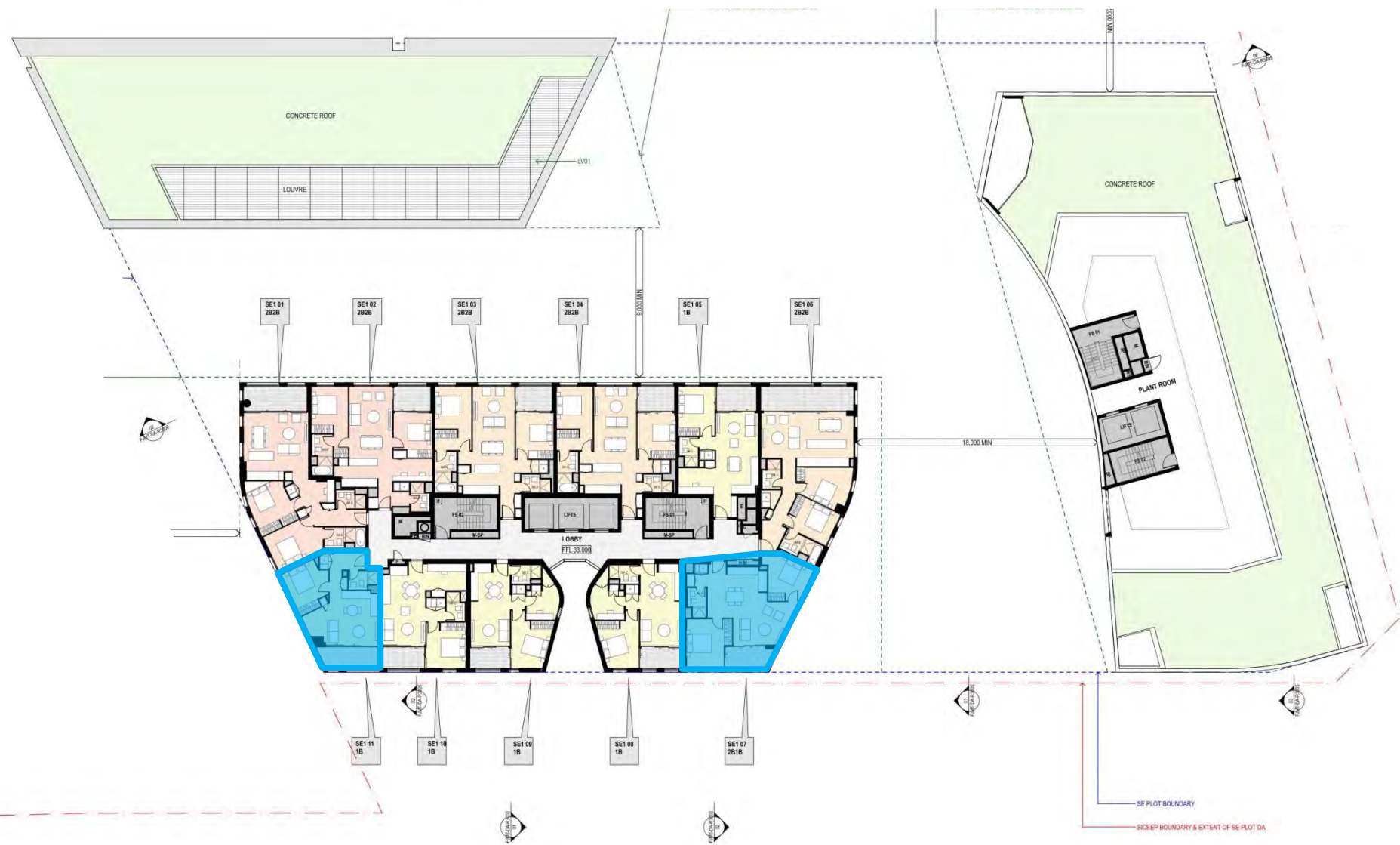
 CROSS VENT (CFD MODELLING)

 CROSS VENT PATH

 SOUTH FACING APARTMENTS

 2 HOUR SOLAR ACCESS APARTMENTS

 NO SOLAR ACCESS APARTMENTS



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Lend Lease

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W www.fjmt.com.au

PROJECT
(SICEP) Darling Square SE Plot

Sydney
Lend Lease (Haymarket) Pty Limited, ABN 50 147 913 291

TITLE
Plans
L10 SE1 Low Rise & SE2 Plant

WHEN PRINTED AT 50% @ A3 DRAWING SCALE IS 1:400

SCALE: 1:200 @ A1	PROJECT CODE
DATE: 22/01/2016	LLHM V5B
SHEET NO.	REVISION
FJMT-DA-R1012	10

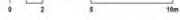
For Approval

Annexure B1: Internal Areas Location and Justification

Page 10

Key

-  Non-Compliant Apartments
-  Commentary on Previous Pages
-  Revised Apartments now area compliant
-  Commentary on Previous Pages

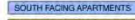
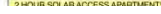
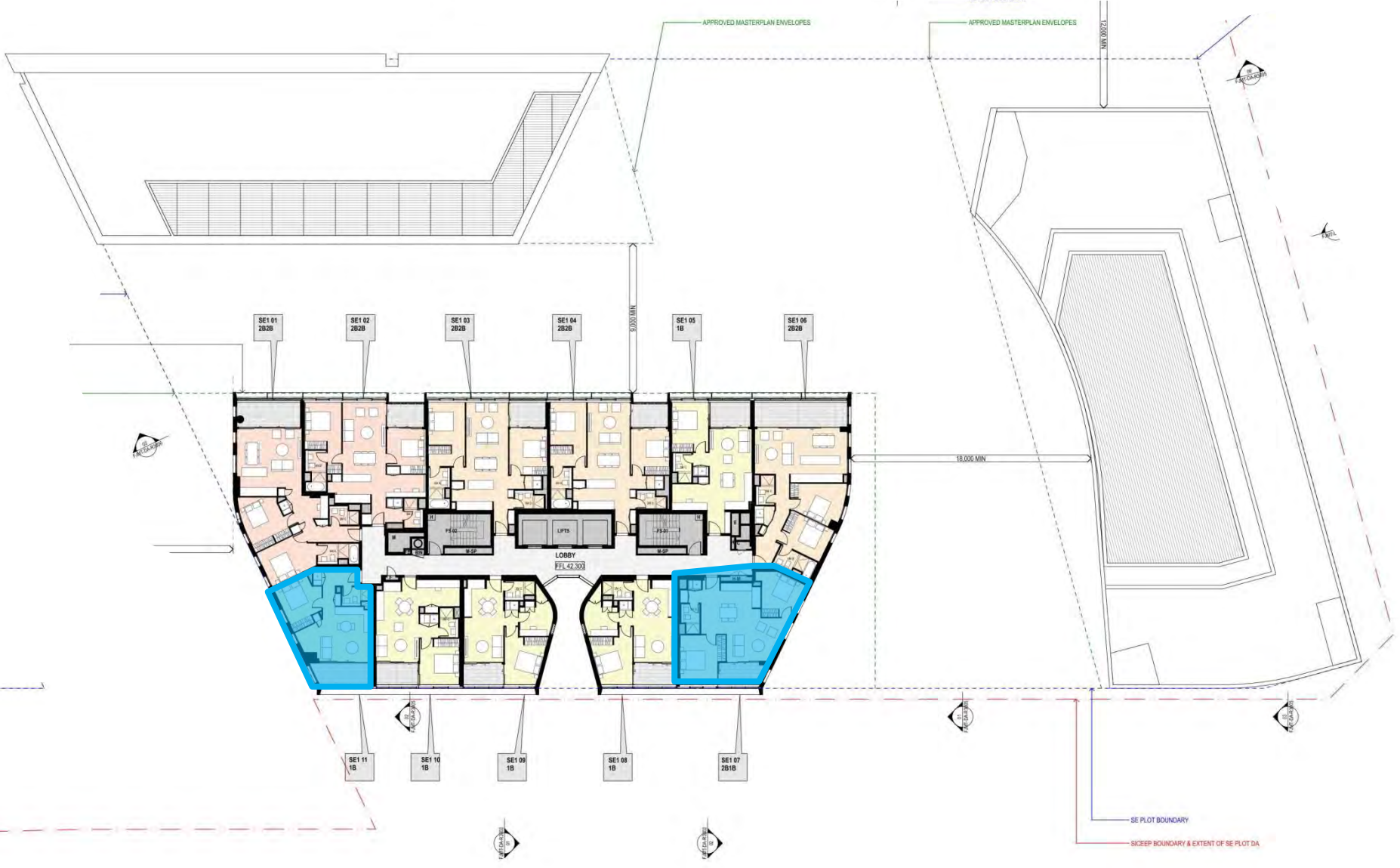


GENERAL NOTES
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DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

LEGEND

S	STUDIO
1B	1 BED
2B1B	2 BED + 1 BATH
2B2B	2 BED + 2 BATH
3B	3 BED

COMMUNITY
RETAIL + NON-RESIDENTIAL
EXTERNAL AREA
COURTYARD/BALCONY/WINTER-GARDEN

 ADAPTABLE APARTMENT
 CROSS VENT (CFD MODELLING)
 CROSS VENT PATH
 SOUTH FACING APARTMENTS
 WINDWARD SIDE APARTMENTS

Revision	Issue Date	Description	Issued By
----------	------------	-------------	-----------

CLIENT
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ARCHITECT
fjmt
Francis (Piers) Morahan (fpm)
NOMINATED ARCHITECT: RICHARD FRANCIS JONES (RFJ) (NSW NO 5011)

PROJECT
(SICEEP) Darling Square SE Plot
Sydney
Lend Lease (Haymarket) Pty Limited, ABN 50 147 913 291

TITLE
Plans
L11-L27 SE1 Tower Typical
WHEN PRINTED AT 50% @ A3 DRAWING SCALE IS 1:400

SCALE: 1:200 @ A1	PROJECT CODE: LLHM V5B
DATE: 22/01/2016	REVISION: 09
SHEET NO. FJMT-DA-R1013	

For Approval

Annexure B1: Internal Areas

Location and Justification

Page 11

Key

- Non-Compliant Apartments
- Commentary on Previous Pages
- Revised Apartments now area compliant
- Commentary on Previous Pages

02000010m

GENERAL NOTES

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ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

S

STUDIO

1B

1 BED

2B1B

2 BED + 1 BATH

2B2B

2 BED + 2 BATH

3B

3 BED

COMMUNITY

RETAIL + NON-RESIDENTIAL

EXTERNAL AREA

COURTYARD/BALCONY/WINTER-GARDEN

ADAPTABLE APARTMENT

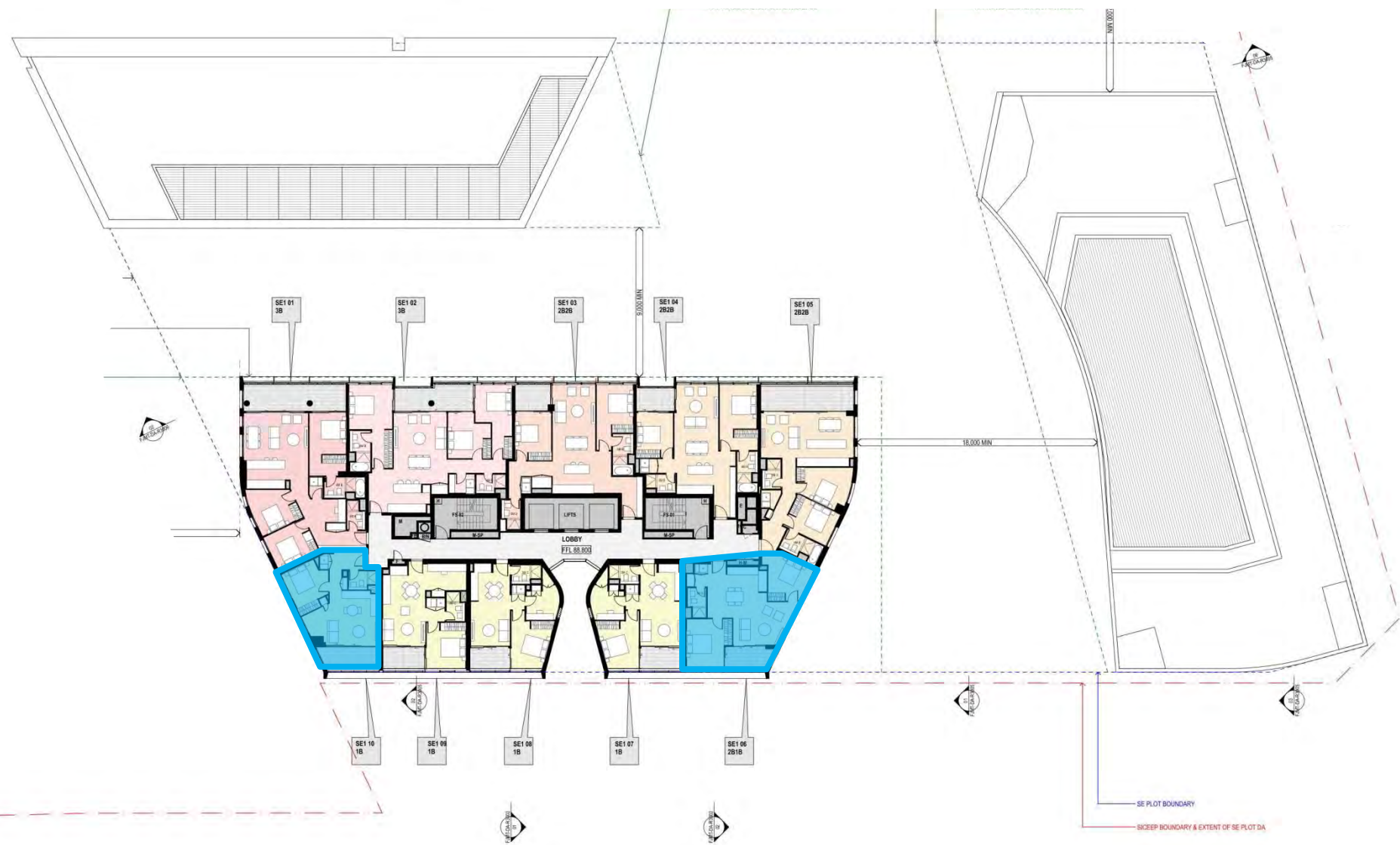
CROSS VENT (CFD MODELLING)

CROSS VENT PATH

SOUTH FACING APARTMENTS

2 HOUR SOLAR ACCESS APARTMENTS

NO SOLAR ACCESS APARTMENTS



Lend Lease

ARCHITECT

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PROJECT

(SICEEP) Darling Square SE Plot

Sydney

Lend Lease (Haymarket) Pty Limited, ABN 50 147 913 291

TITLE

Plans

L28-L29 SE1 Penthouse

SCALE: 1:200 @ A1

DATE 22/01/2016

SHEET NO. FJMT-DA-R1014

PROJECT CODE

LLHM V5B

REVISION

09

For Approval

Annexure B2: Non-compliant dimensions

SE1
Page 1
Note: Not to scale

Key

↔

Non-compliant dimension

Non-compliant Balcony area

Non-compliant bedroom area

Non-compliant internal area

Revised apartments now compliant refer Annexure B4 for layouts



Annexure B2: Non-compliant dimensions

SE1
Page 2
Note: Not to scale

Key

↔

Non-compliant dimension

Non-compliant Bedroom area

Non-compliant Balcony area

Non-compliant internal area

Revised apartments now compliant refer Annexure B4 for layouts



LEVEL 7-27



LEVEL 28-29

Annexure B2: Non-compliant dimensions

SE1
Page 3
Note: Not to scale

Key

↔

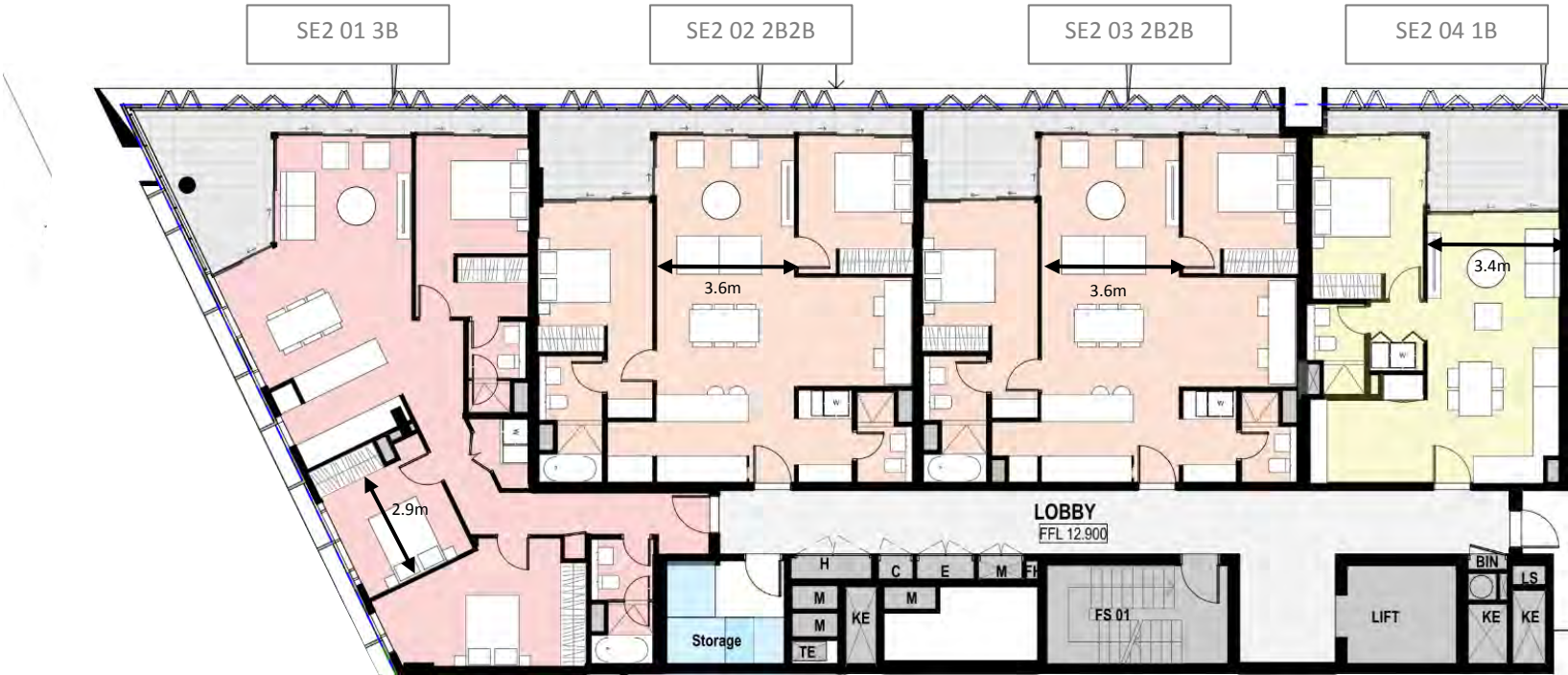
Non-compliant dimension

Non-compliant Balcony area

Non-compliant bedroom area

Non-compliant internal area

Revised apartments now compliant refer Annexure B4 for layouts



LEVEL 2-7

Annexure B2: Non-compliant dimensions

SE1
Page 4
Note: Not to scale

Key

-  Non-compliant dimension
-  Non-compliant Balcony area
-  Non-compliant bedroom area
-  Non-compliant internal area
-  Revised apartments now compliant refer Annexure B4 for layouts



LEVEL 2-5



LEVEL 6

Annexure B2: Non-compliant dimensions

SE1
Page 5
Note: Not to scale

Key



Non-compliant dimension



Non-compliant Balcony area



Non-compliant bedroom area



Non-compliant internal area

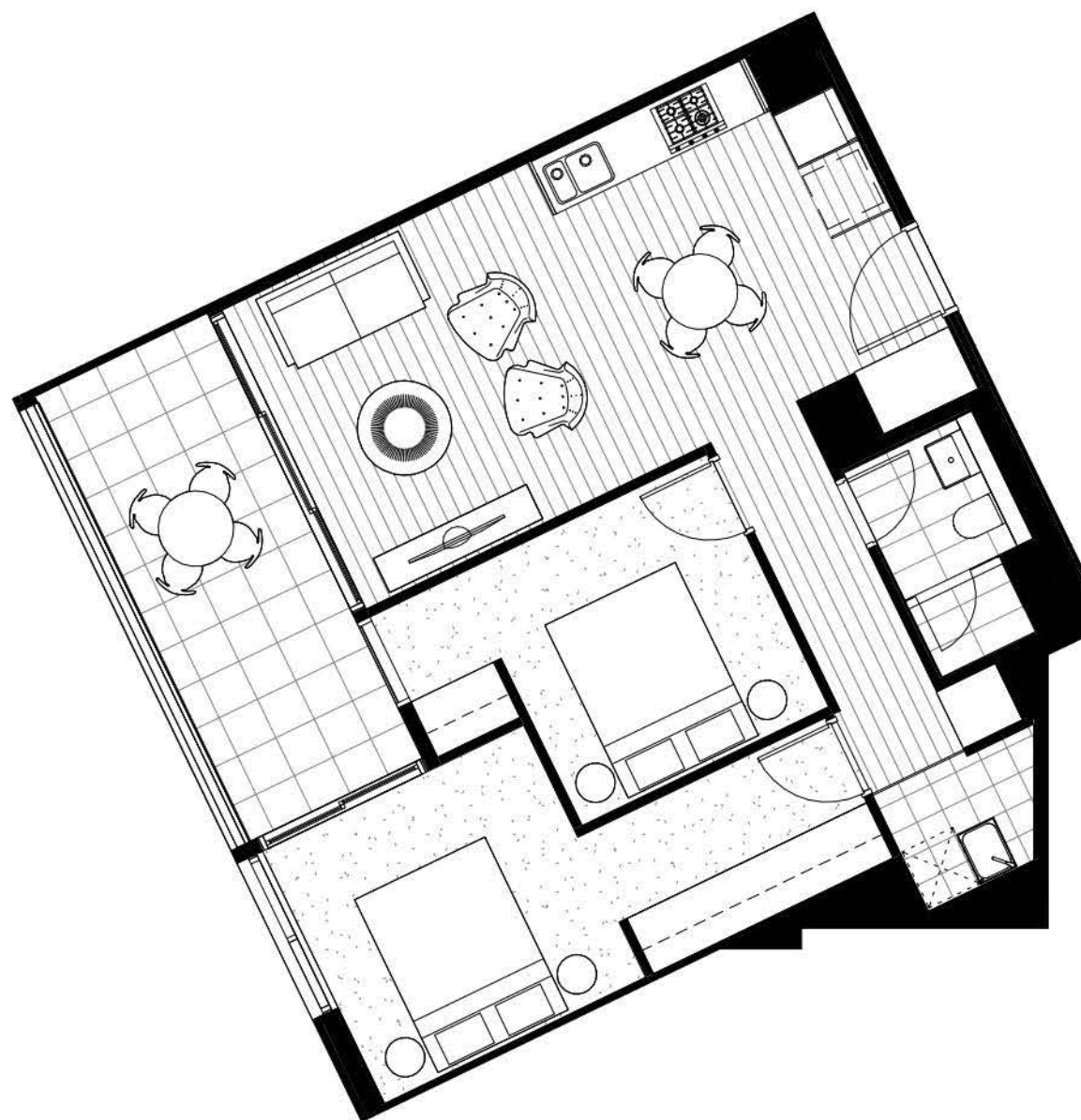


Revised apartments now compliant refer Annexure B4 for layouts

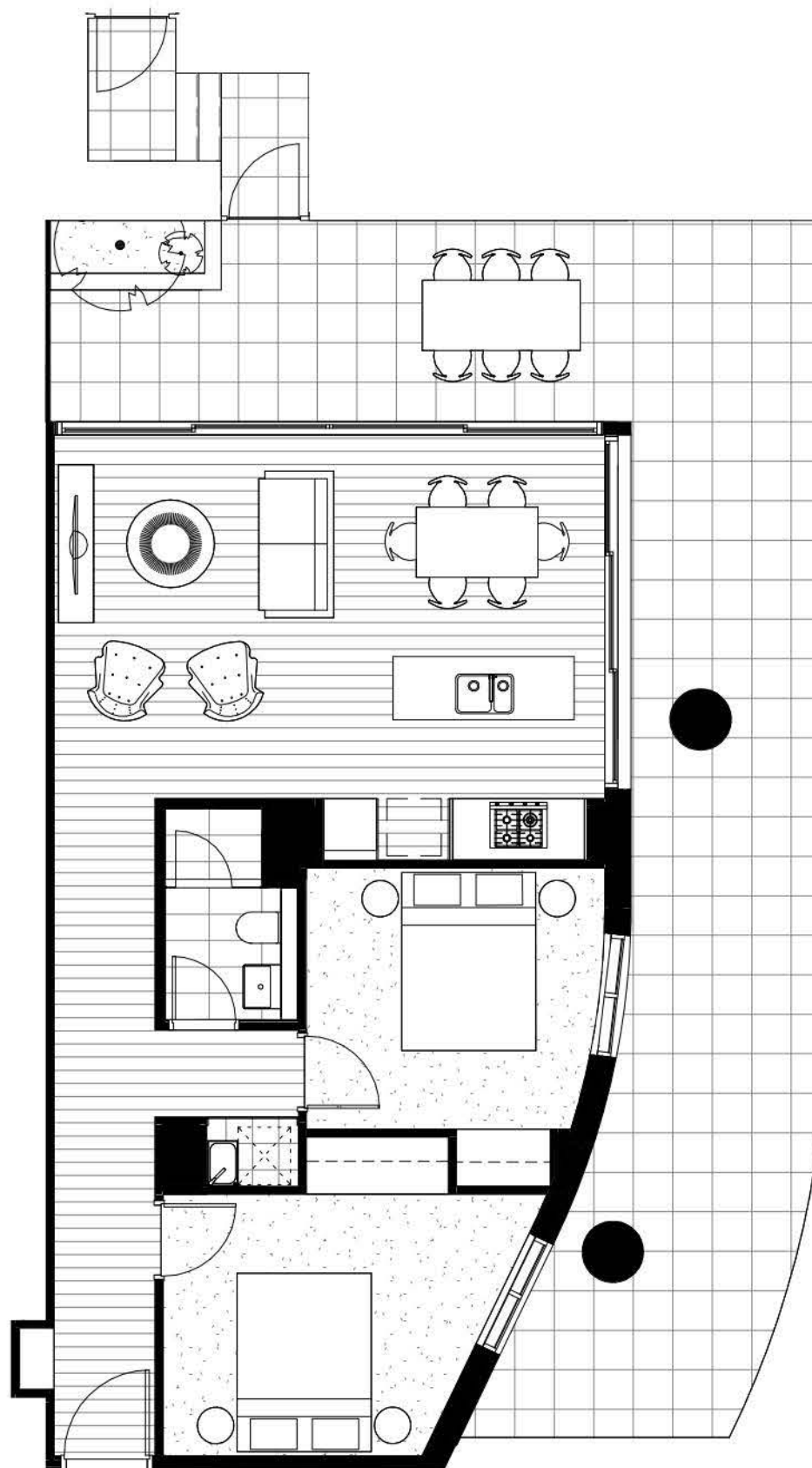




SE1 02 - 2B1B
Internal Area = 62m²
Balcony Area = 11m²



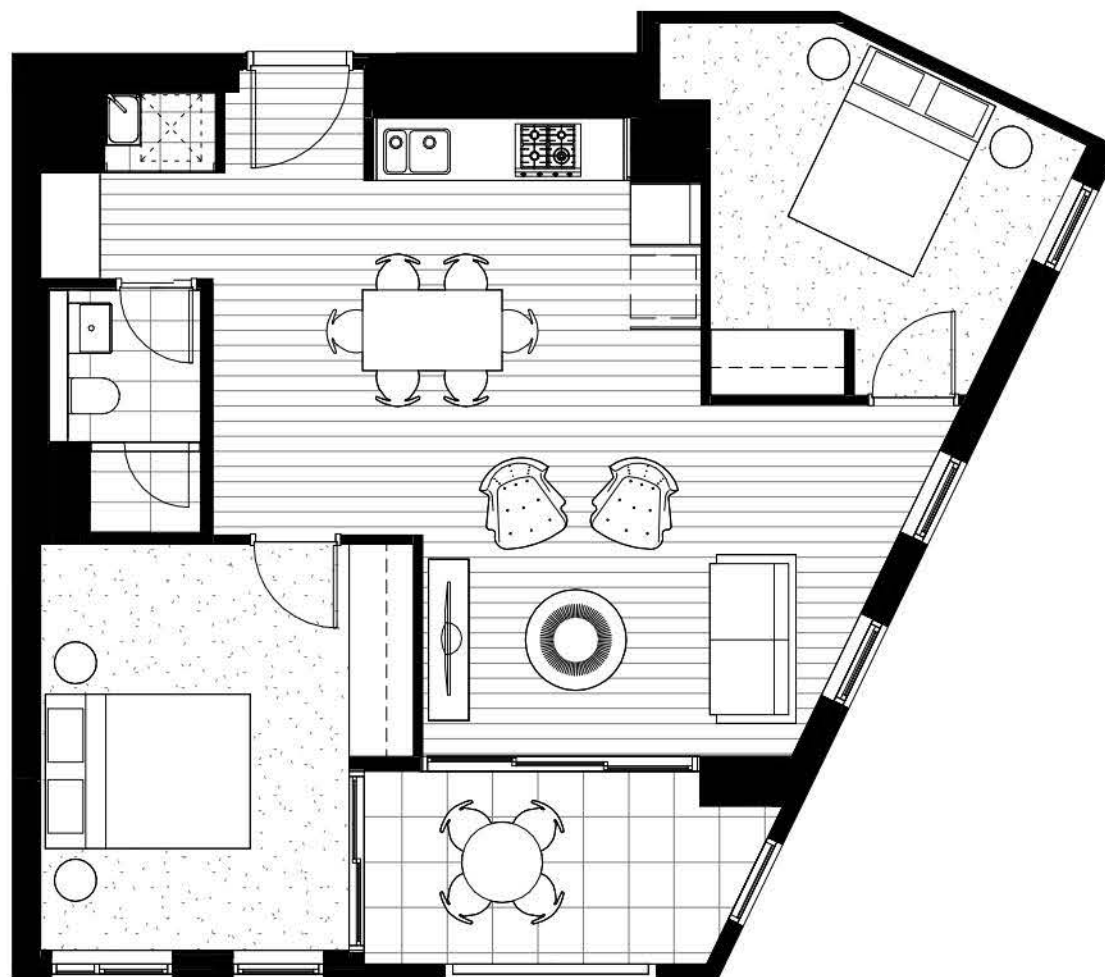
SE1 03 - 2B1B
Internal Area = 61m²
Balcony Area = 12m²



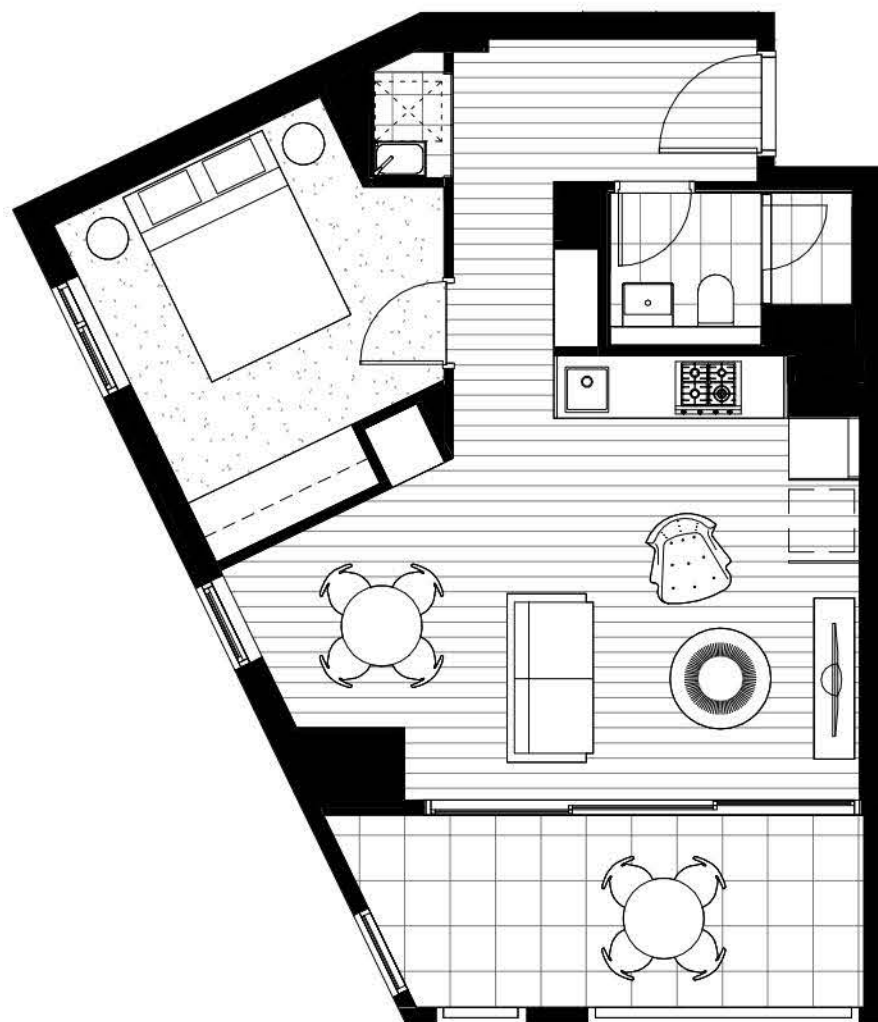
SE1 06 - 2B1B

Internal Area = 68m2

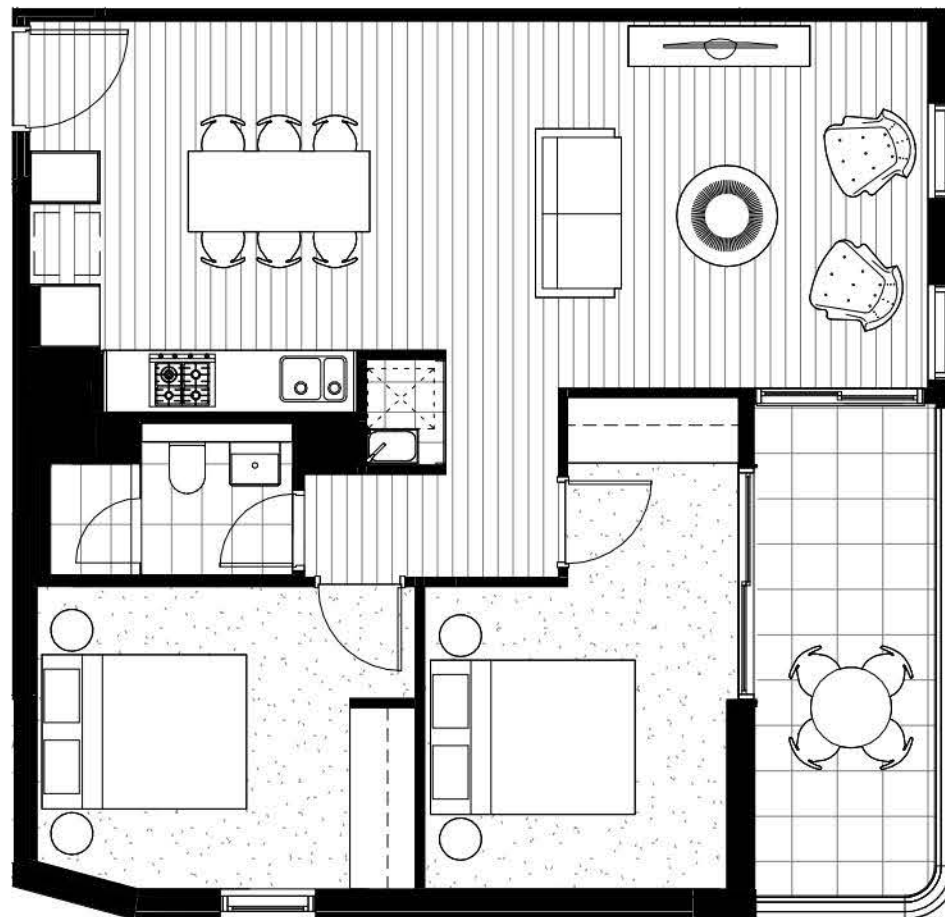
Balcony Area = 49m2



SE1 07 - 2B1B
Internal Area = 67m²
Balcony Area = 8m²



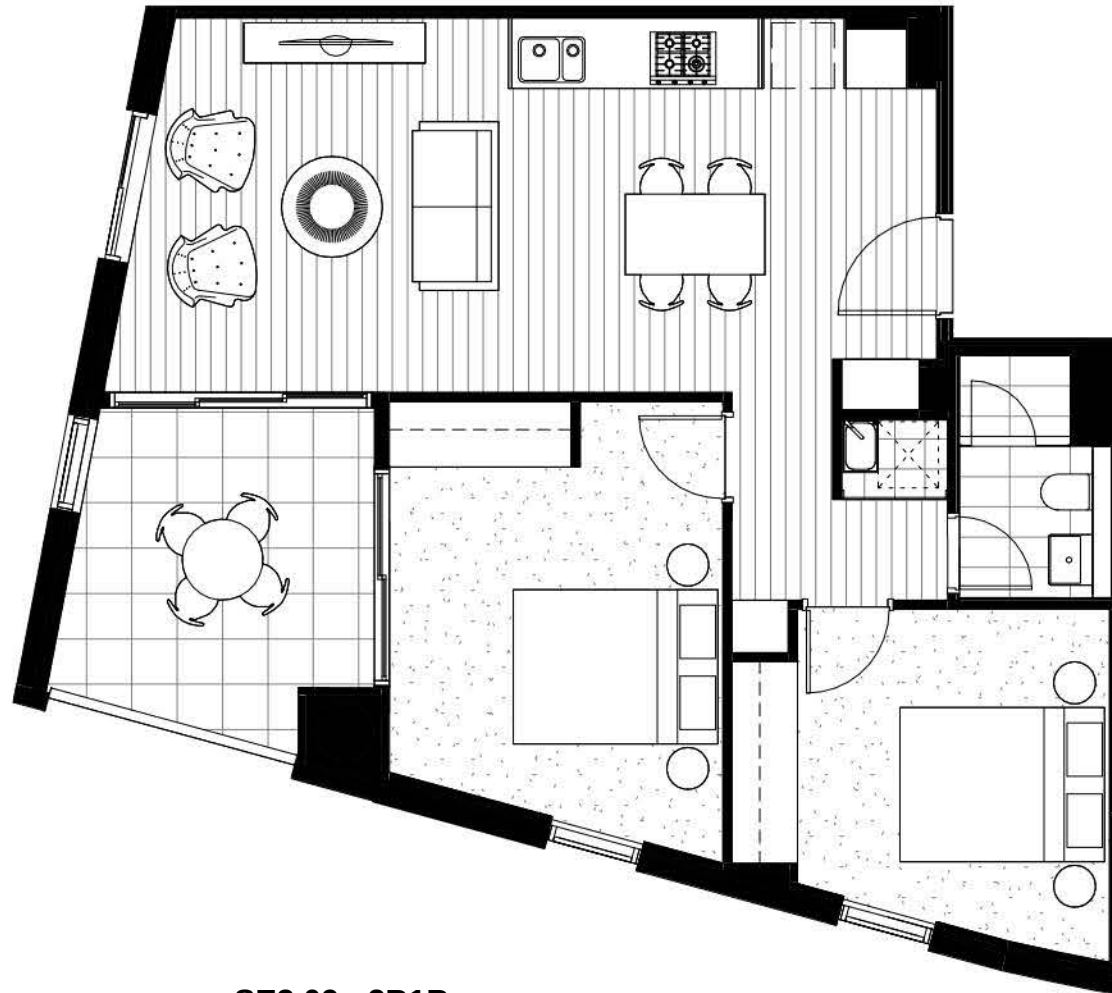
SE1 11 - 1B
Internal Area = 48m²
Balcony Area = 10m²



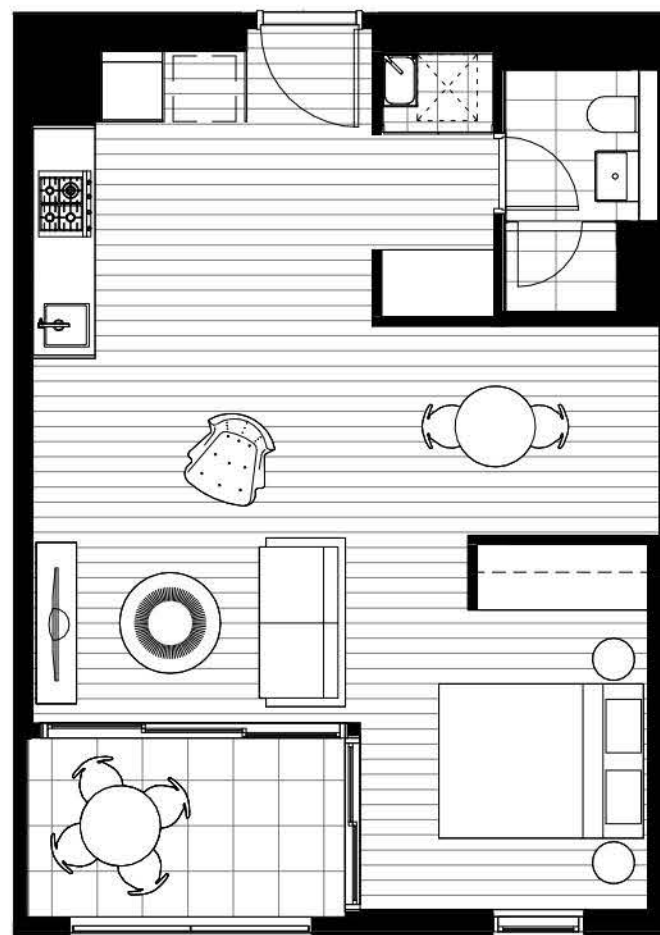
SE3 07- 2B1B

Internal Area = 67m²

Balcony Area = 10m²



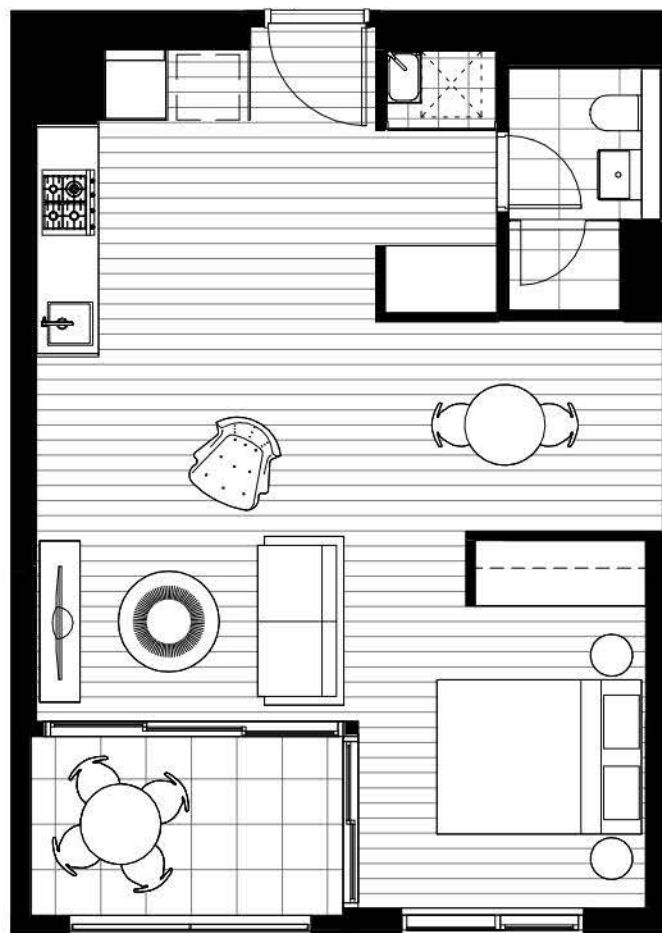
SE3 09 - 2B1B
Internal Area = 63m²
Balcony Area = 10m²



SE1 06 - Studio apartment

Internal Area = 46m²

Balcony Area = 6m²



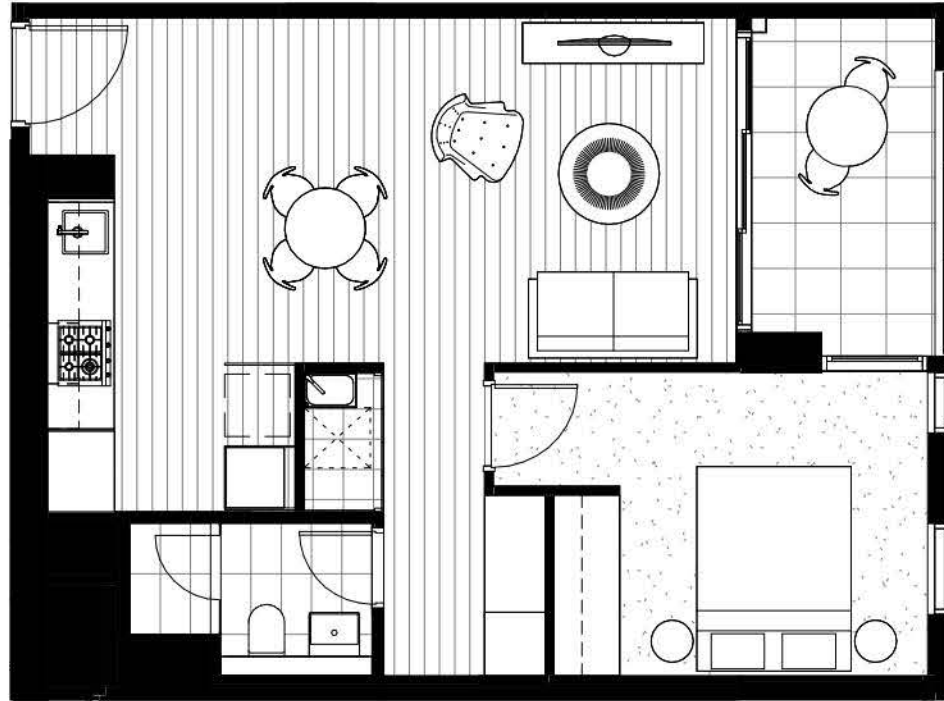
SE1 08 - Studio apartment

Internal Area = 46m²

Balcony Area = 6m²



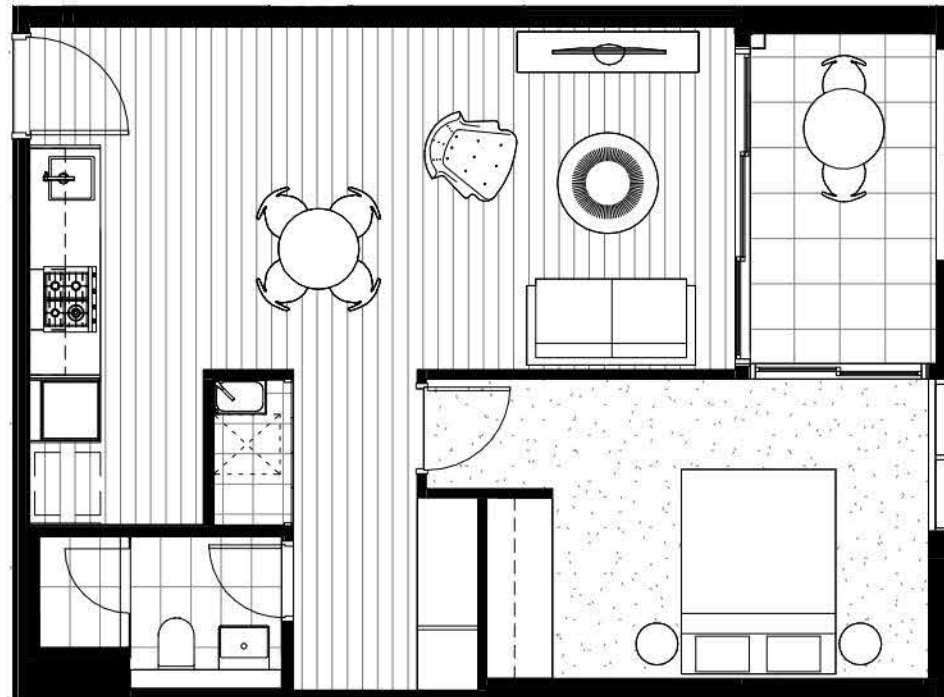
SE1 11 - Studio apartment
Internal Area = 44m²
Balcony Area = 15m²



SE3 04 - 1B apartment

Internal Area = 50m²

Balcony Area = 6m²



SE3 06 - 1B apartment

Internal Area = 51m²

Balcony Area = 6m²



SE3 03 - 1B+S

Internal Area = 58m²

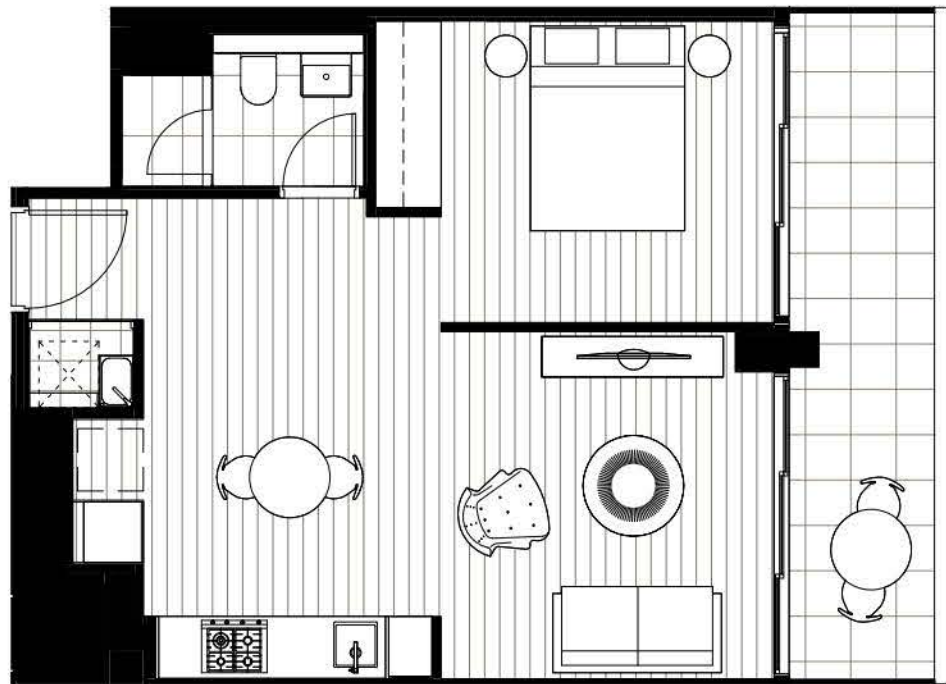
Balcony Area = 6m²



SE3 04 - Studio apartment

Internal Area = 47m²

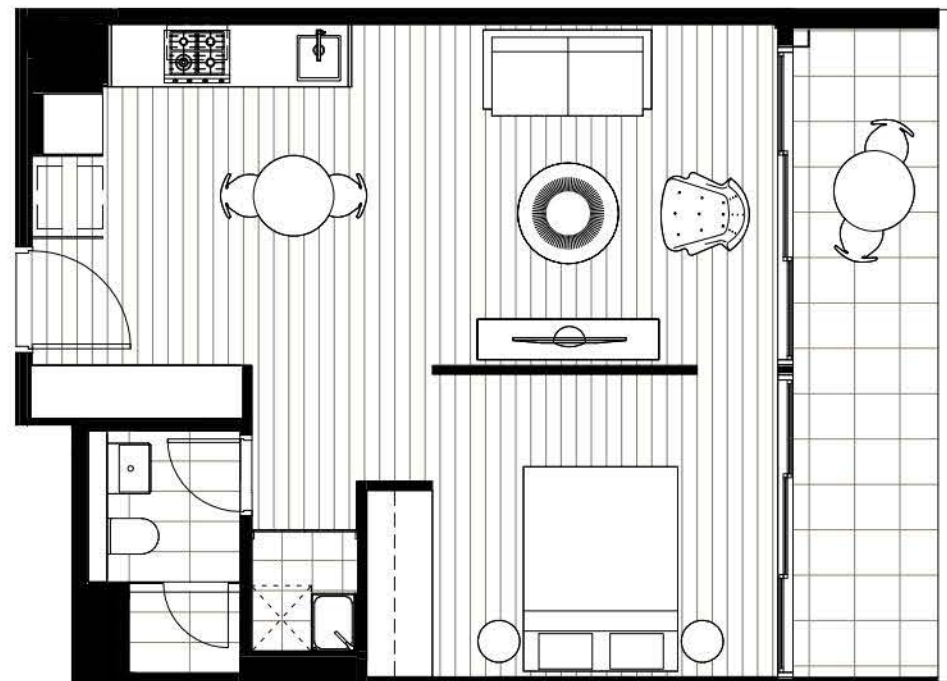
Balcony Area = 9m²



SE3 05 - Studio apartment

Internal Area = 43m²

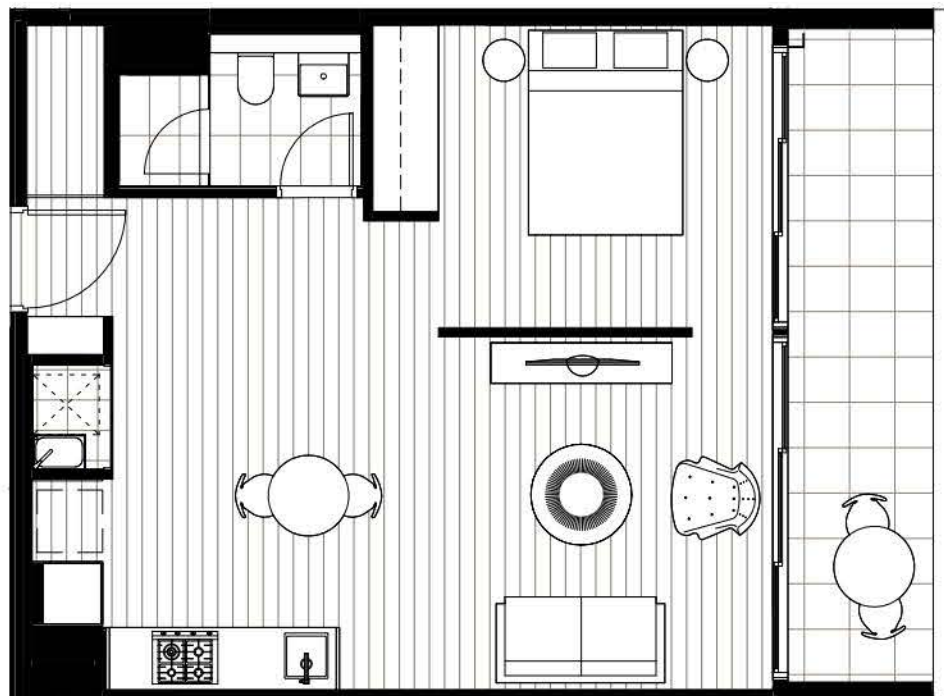
Balcony Area = 10m²



SE3 06 - Studio apartment

Internal Area = 45m²

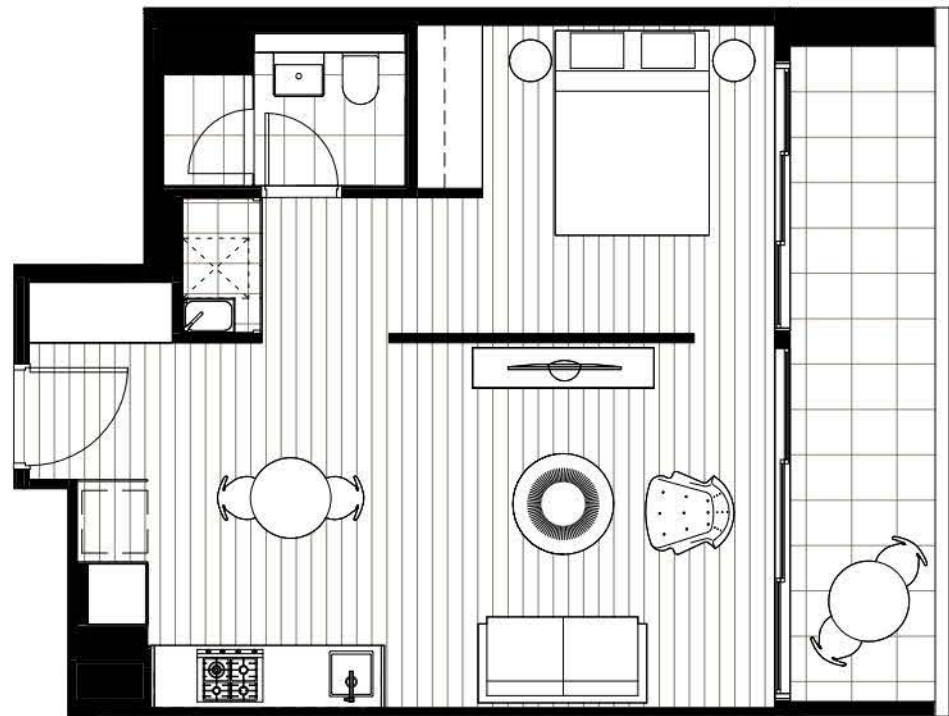
Balcony Area = 9m²



SE3 07 - Studio apartment

Internal Area = 46m²

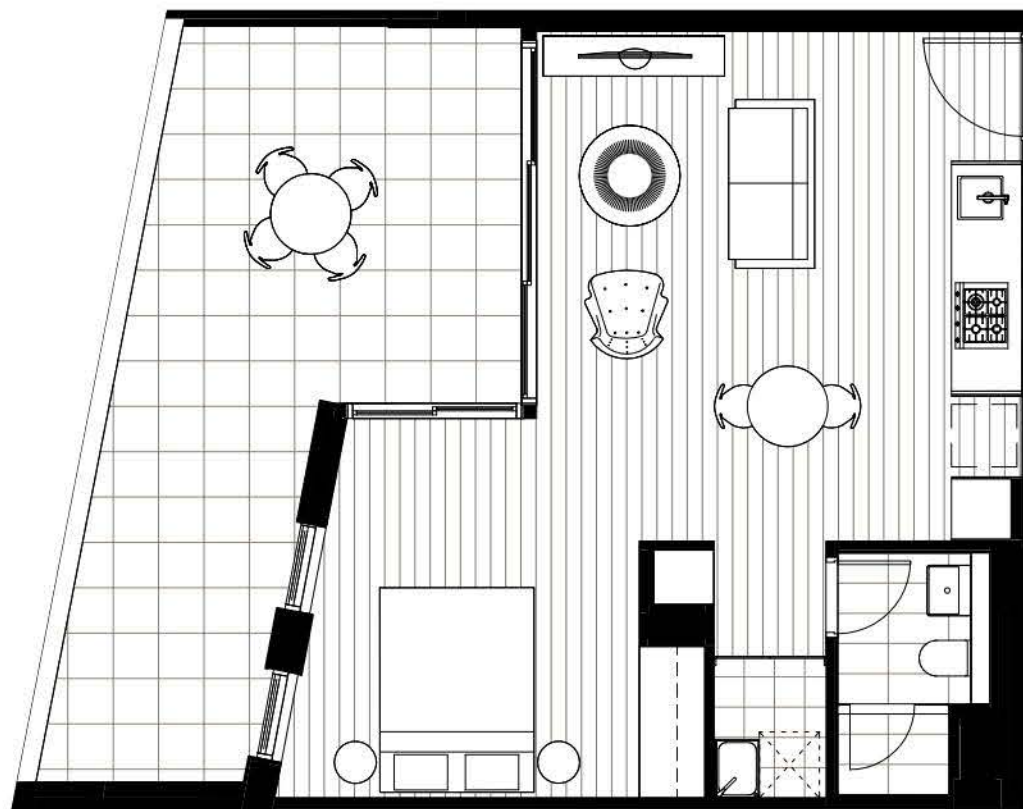
Balcony Area = 10m²



SE3 03 - Studio apartment

Internal Area = 44m²

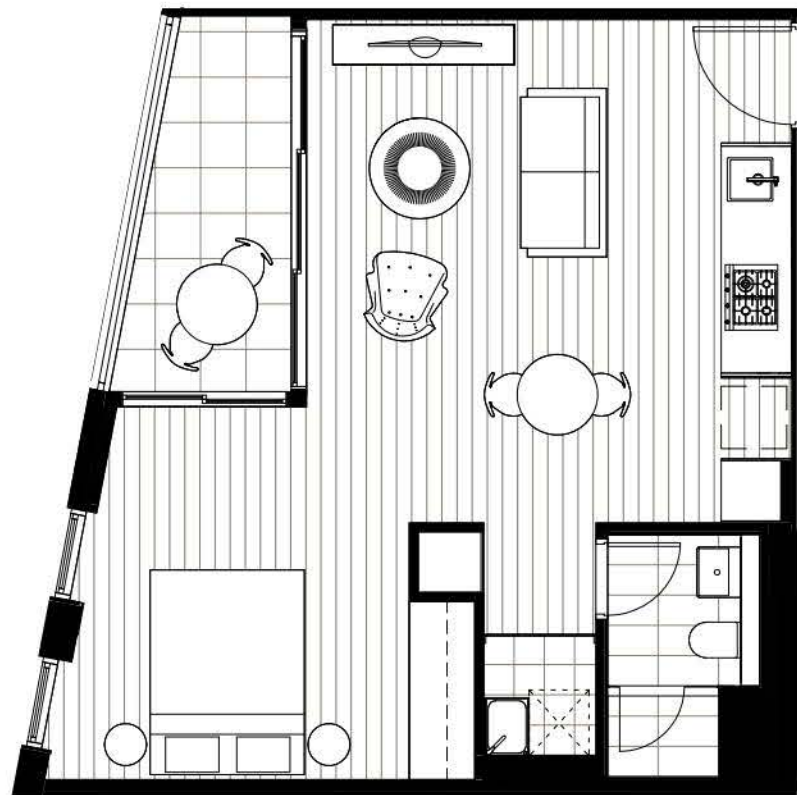
Balcony Area = 10m²



SE3 09 - Studio apartment

Internal Area = 44m²

Balcony Area = 21m²



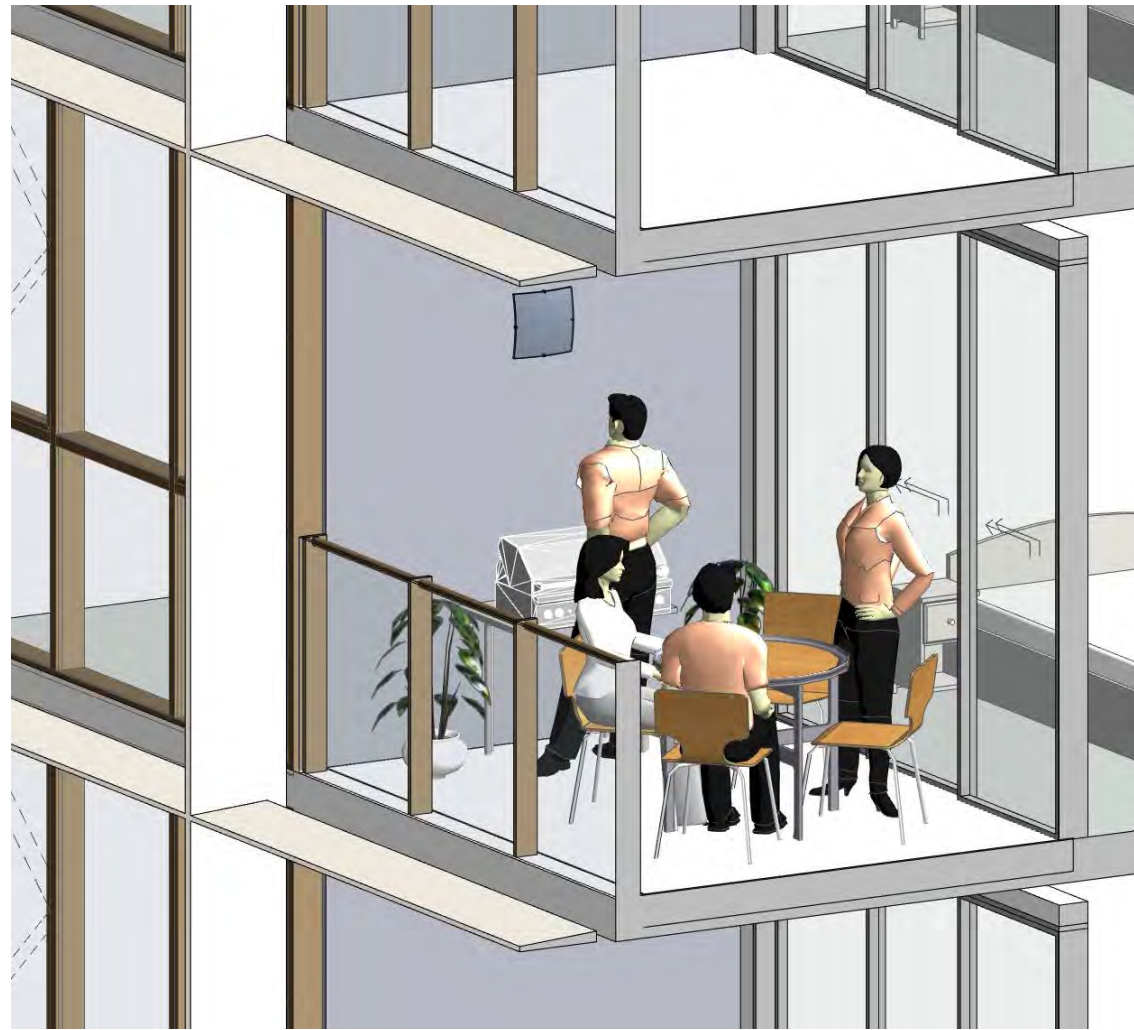
SE3 10 - Studio apartment

Internal Area = 43m²

Balcony Area = 6m²



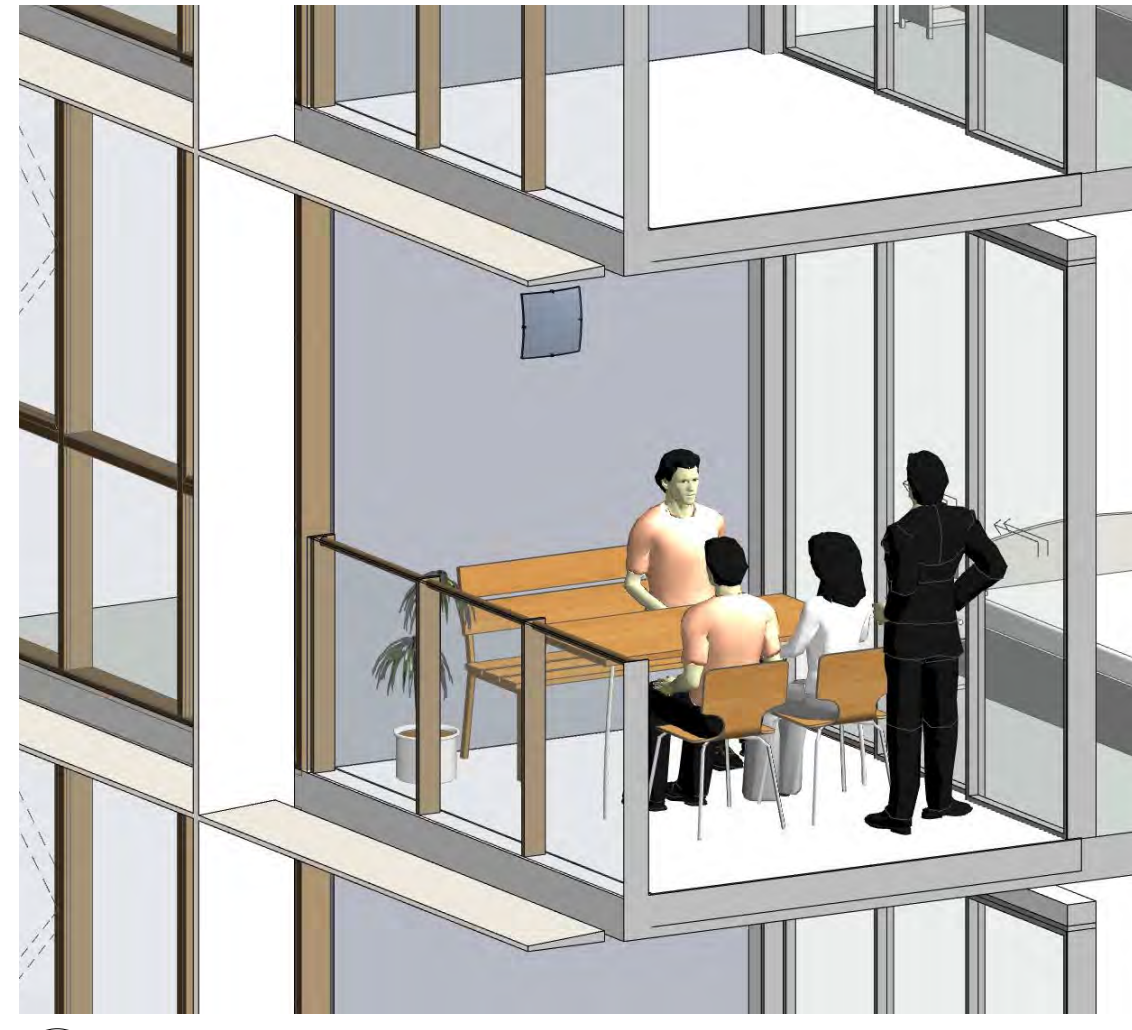
01 3D VIEW Balcony Layout 01



02 3D VIEW Balcony Layout 02



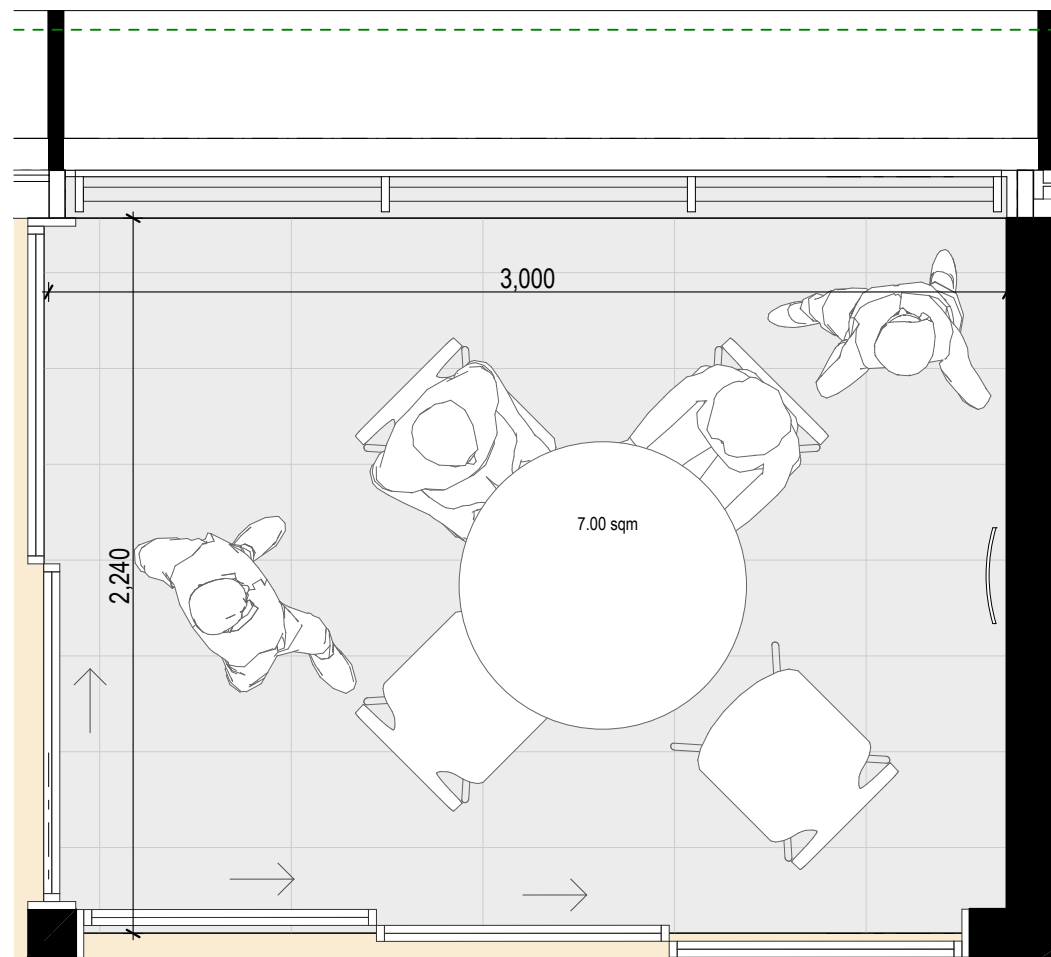
03 3D VIEW Balcony Layout 03



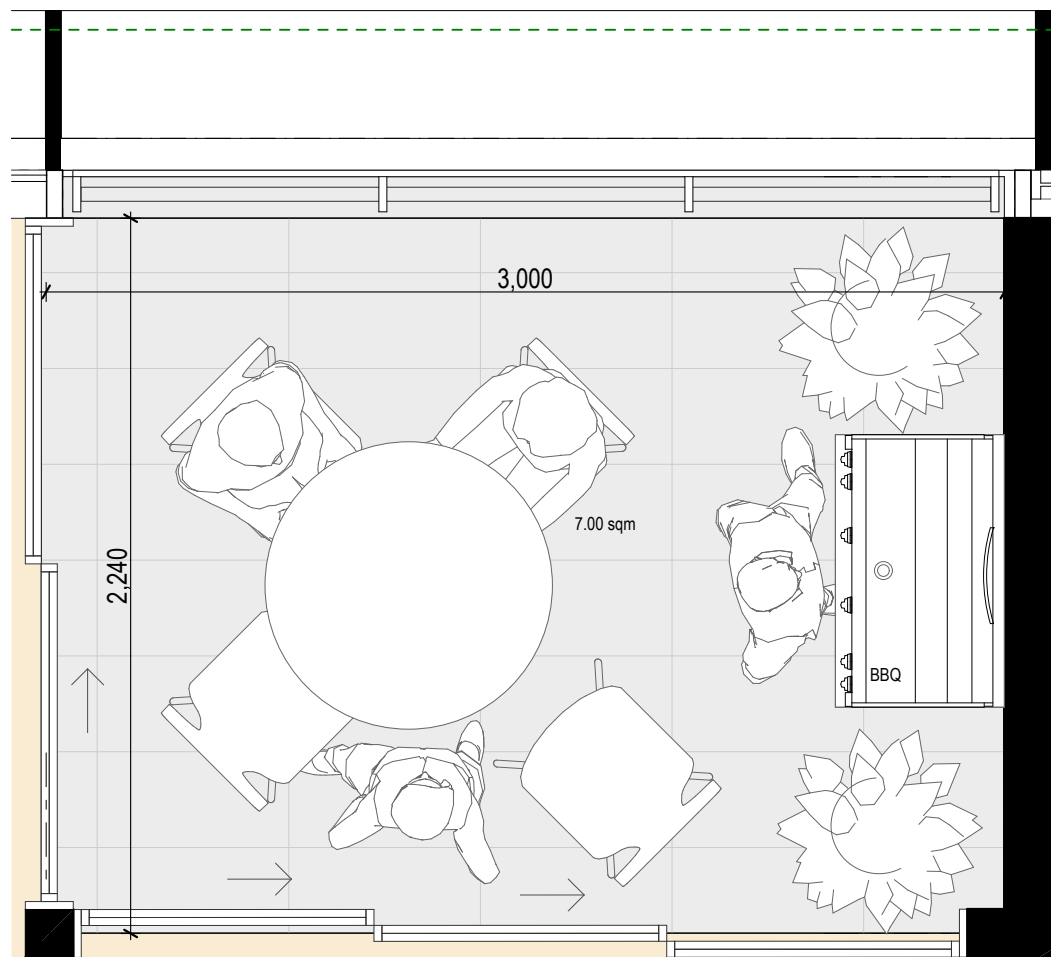
04 3D VIEW Balcony Layout 04



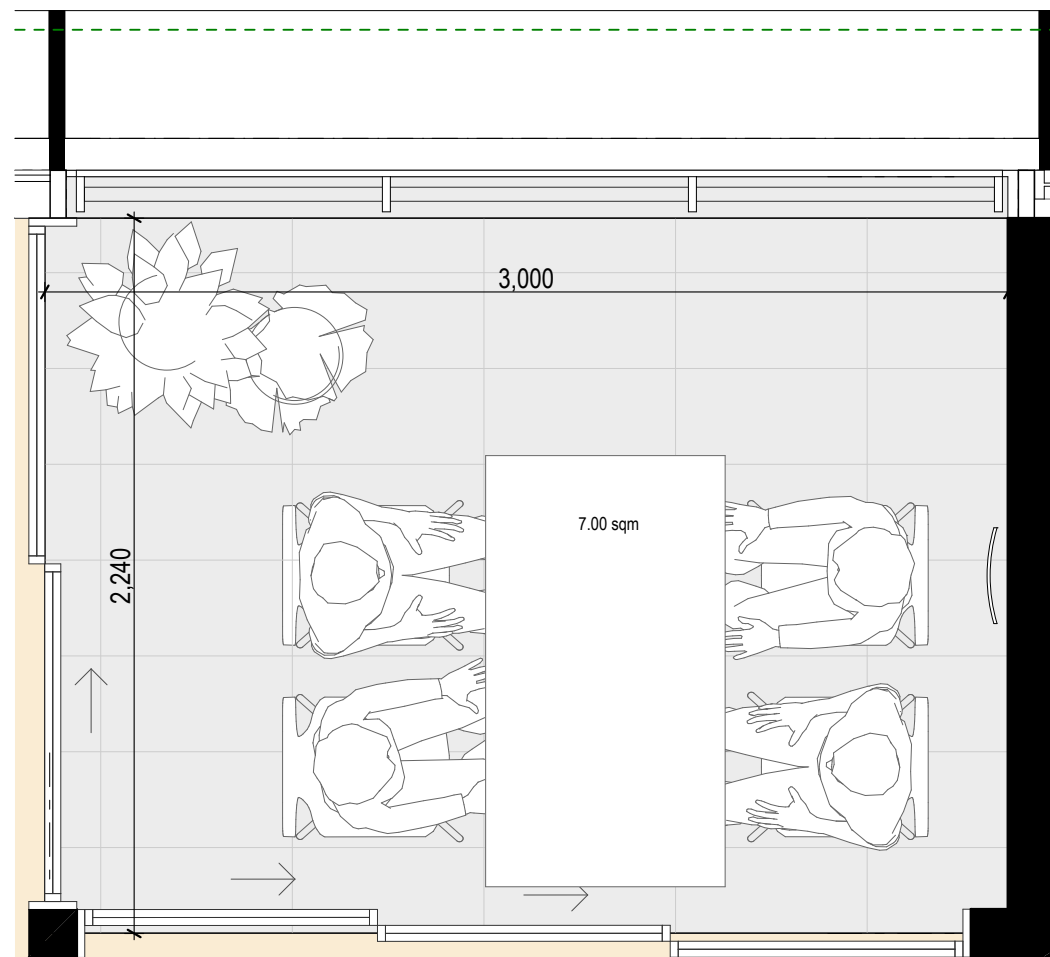
05 3D VIEW Balcony Layout 05



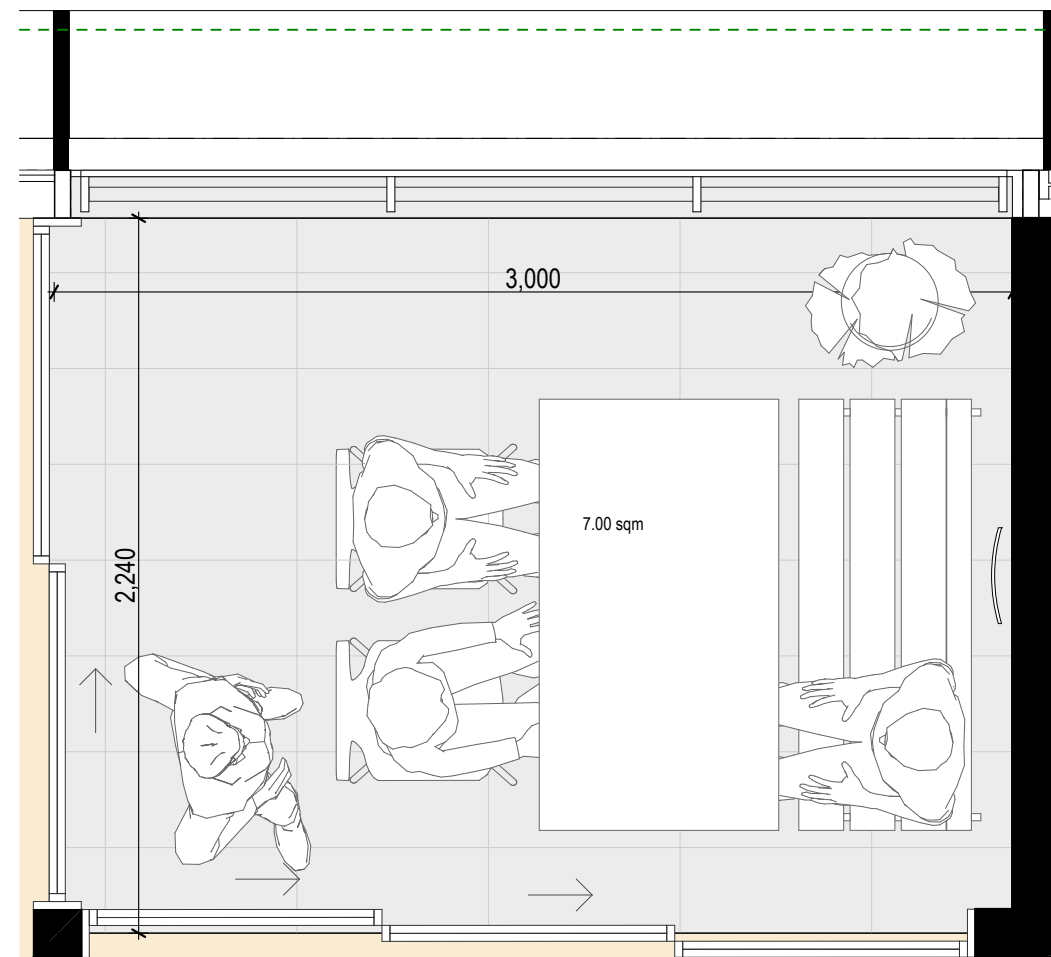
06 PLAN Balcony Layout 01



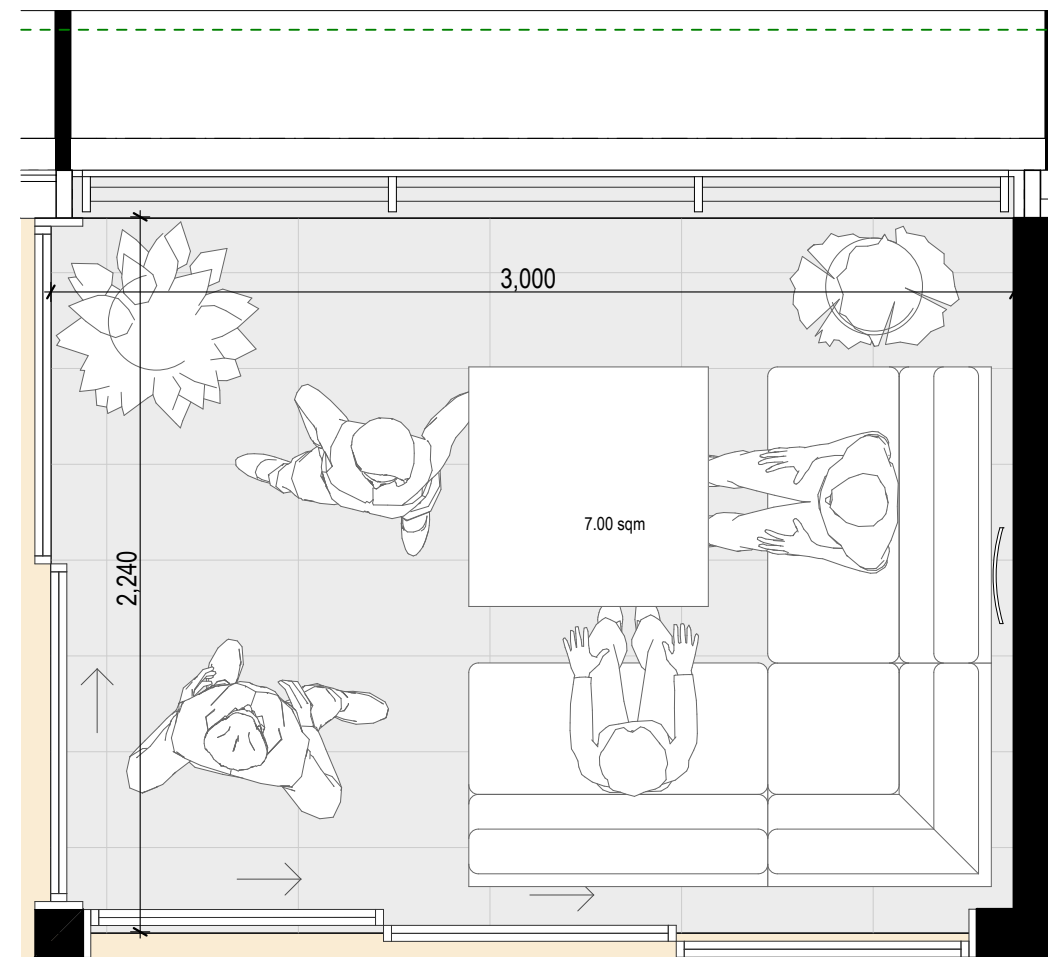
07 PLAN Balcony Layout 02



08 PLAN Balcony Layout 03

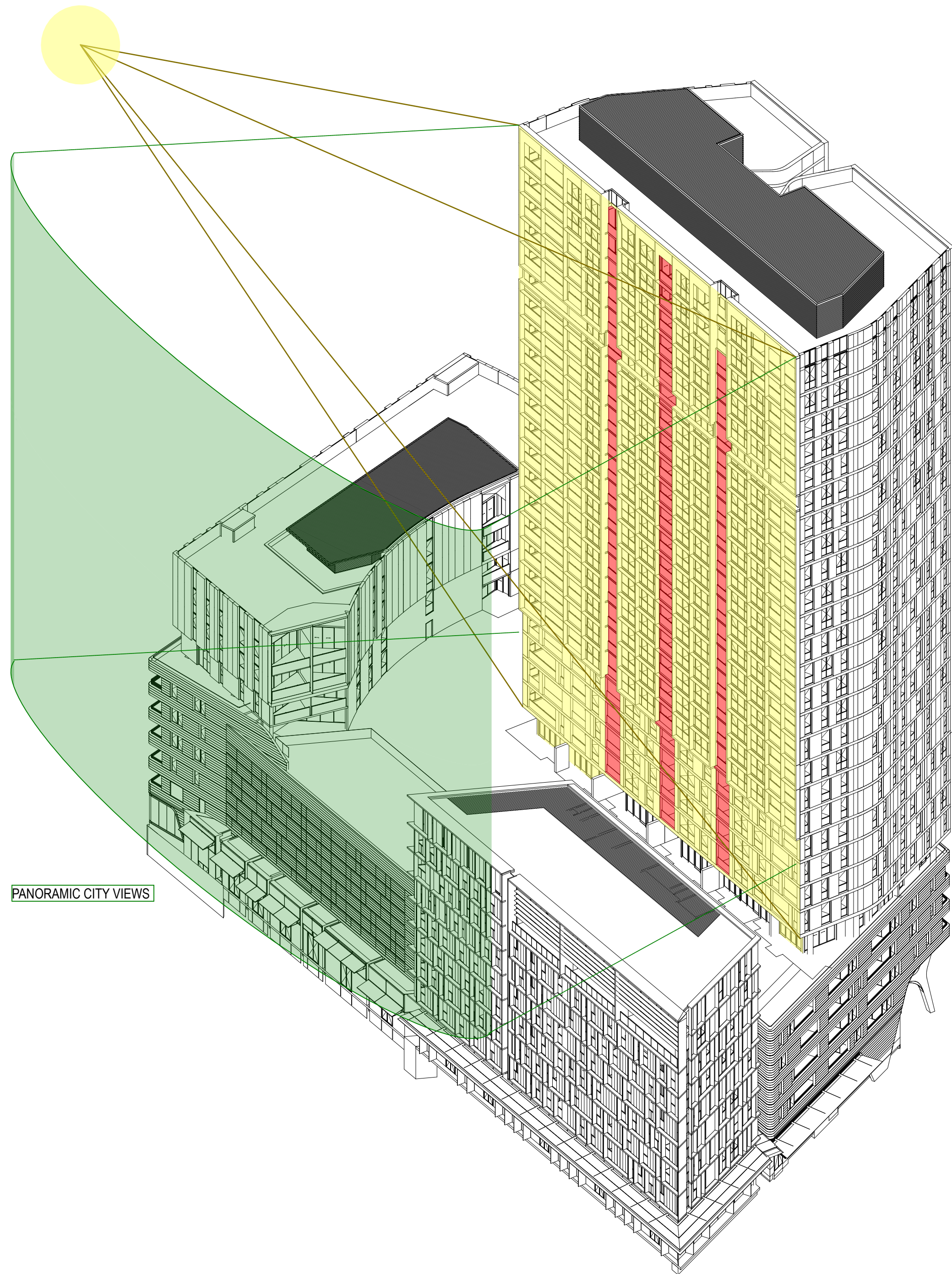


09 PLAN Balcony Layout 04

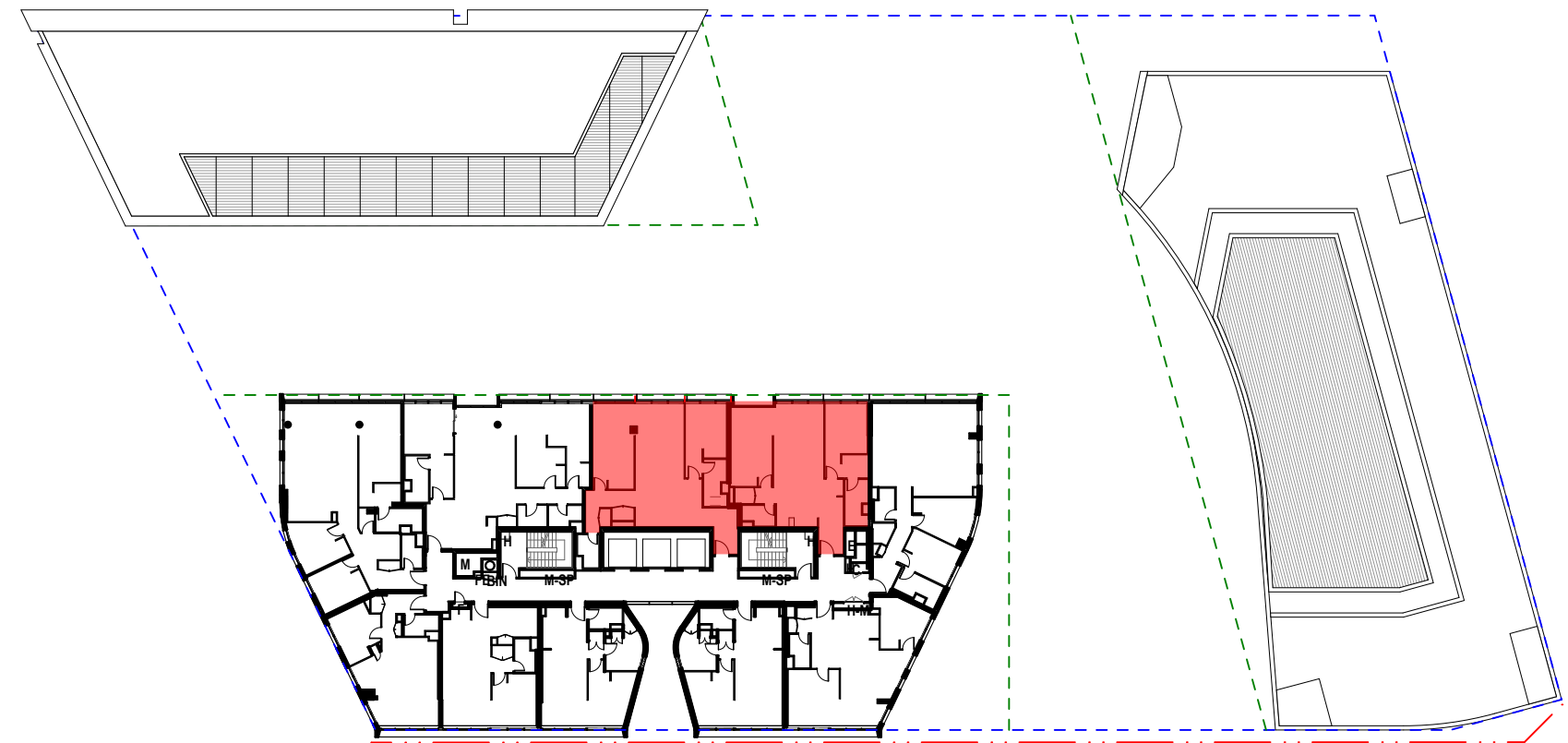


10 PLAN Balcony Layout 05

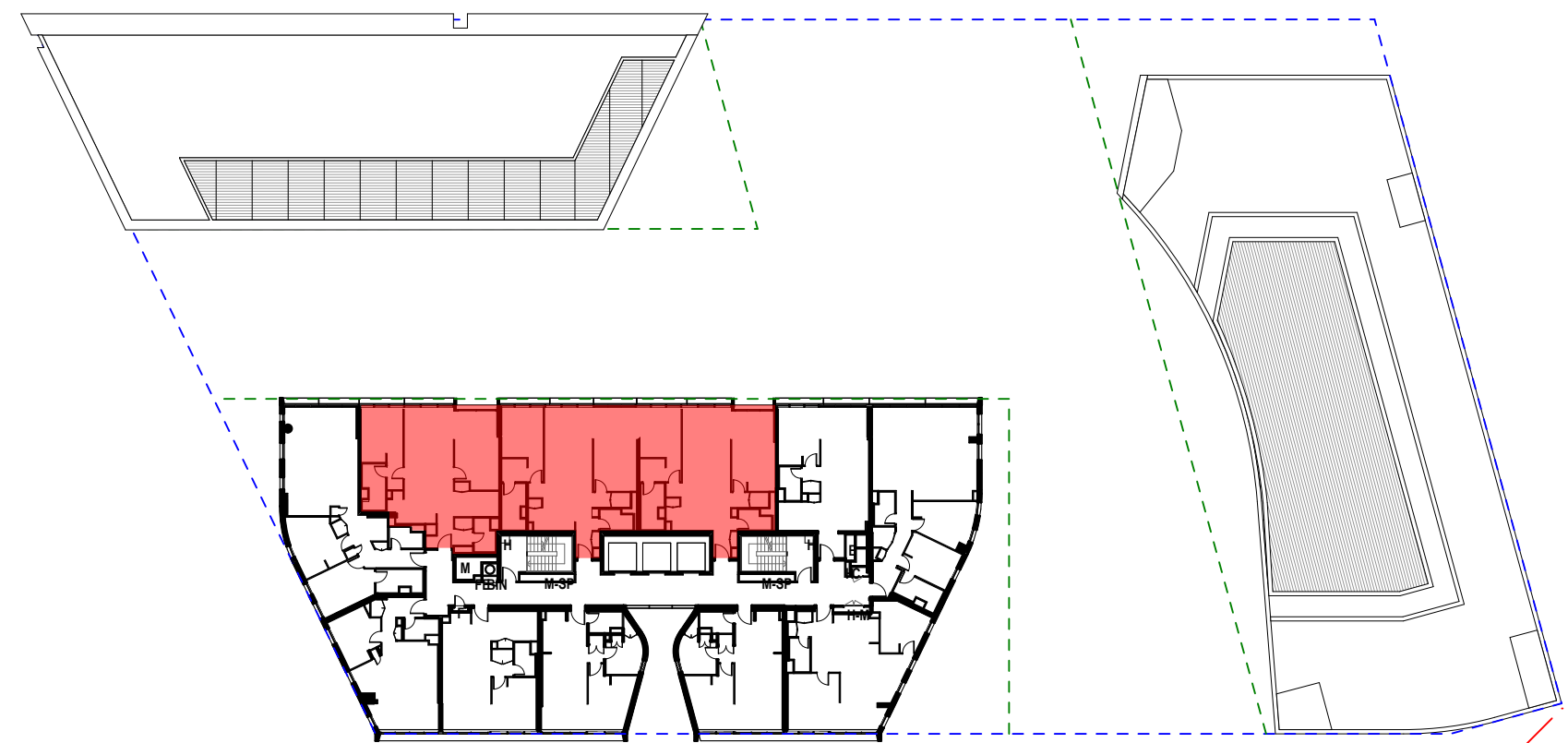
GOOD SOLAR ACCESS



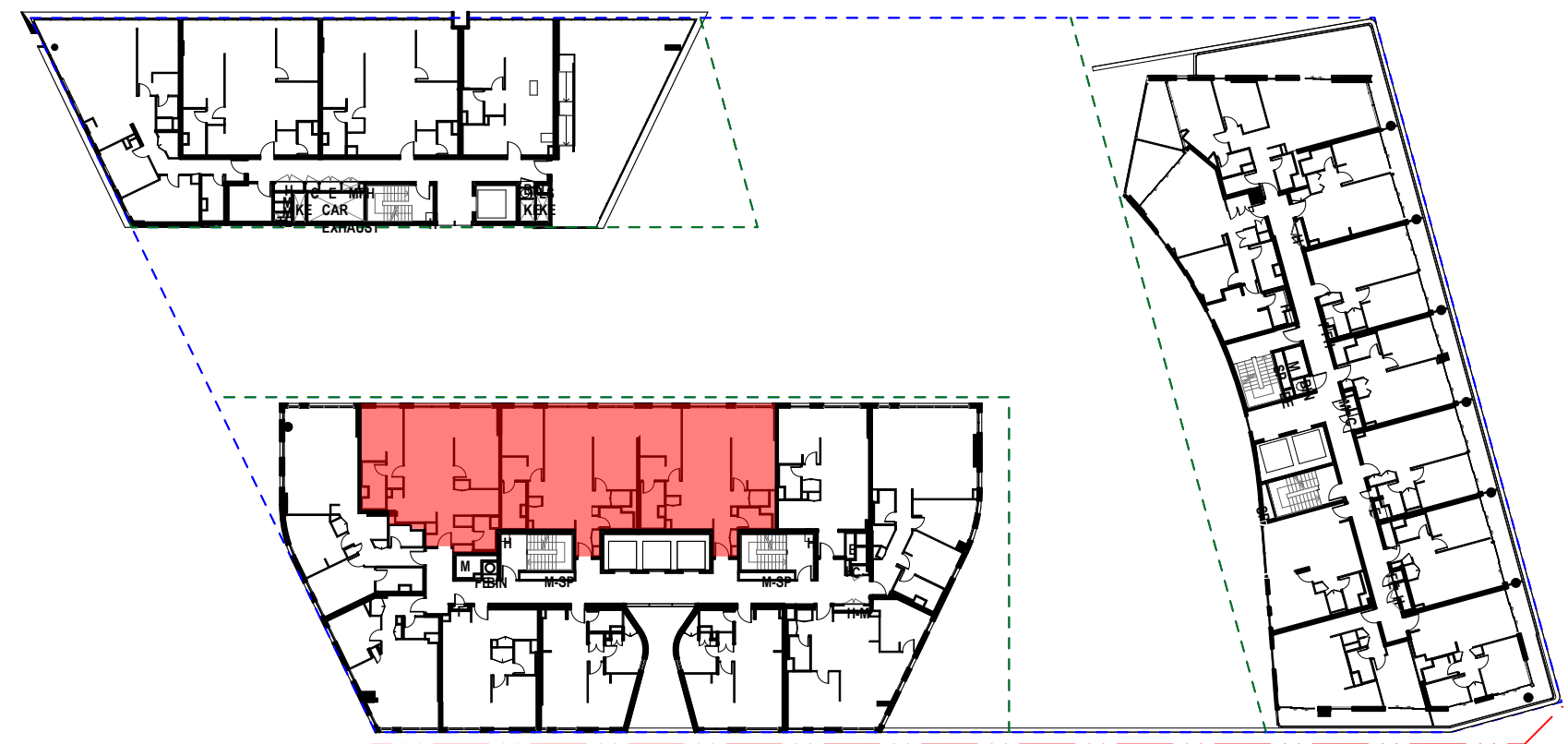
01 3D VIEW SE Plot - North Facade



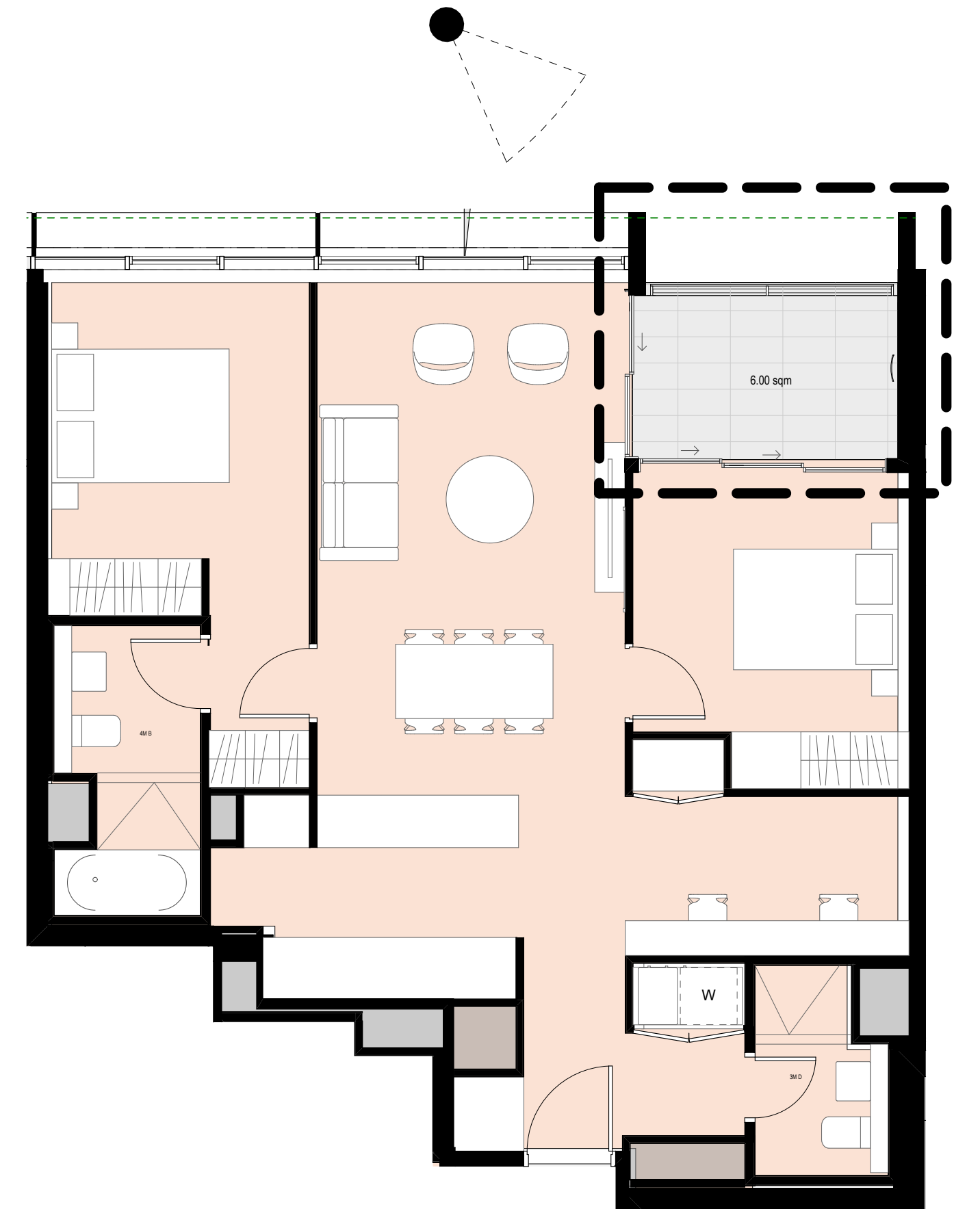
04 PLAN South East Plot - Building SE1 Level 28 to 29
1:500



03 PLAN South East Plot - Building SE1 Level 11 to 27
1:500



02 PLAN South East Plot - Building SE1 Level 7 to 10
1:500



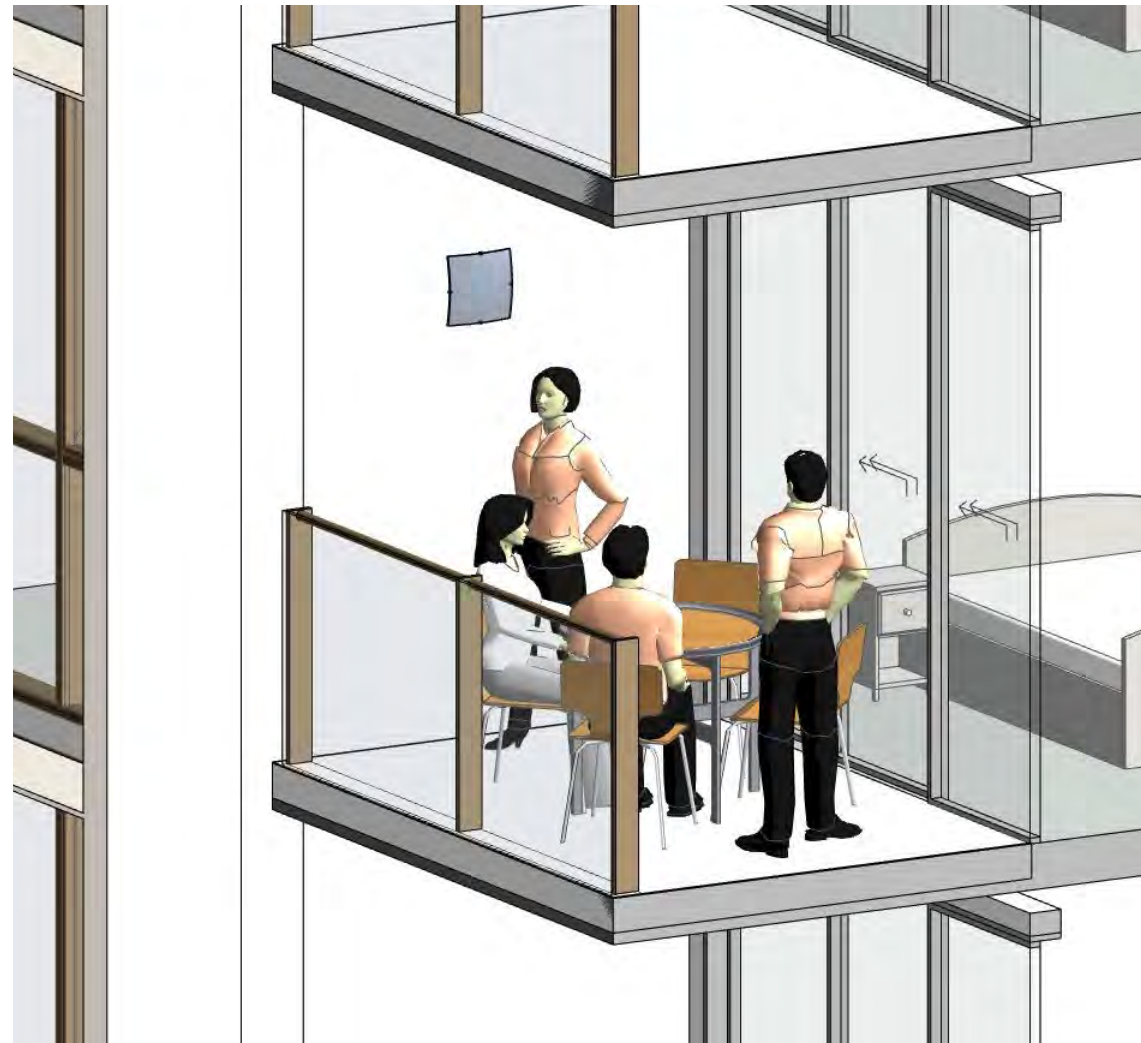
06 PLAN SE1 Typical 2B2B Apartment Layout with North Facing Setback Balcony



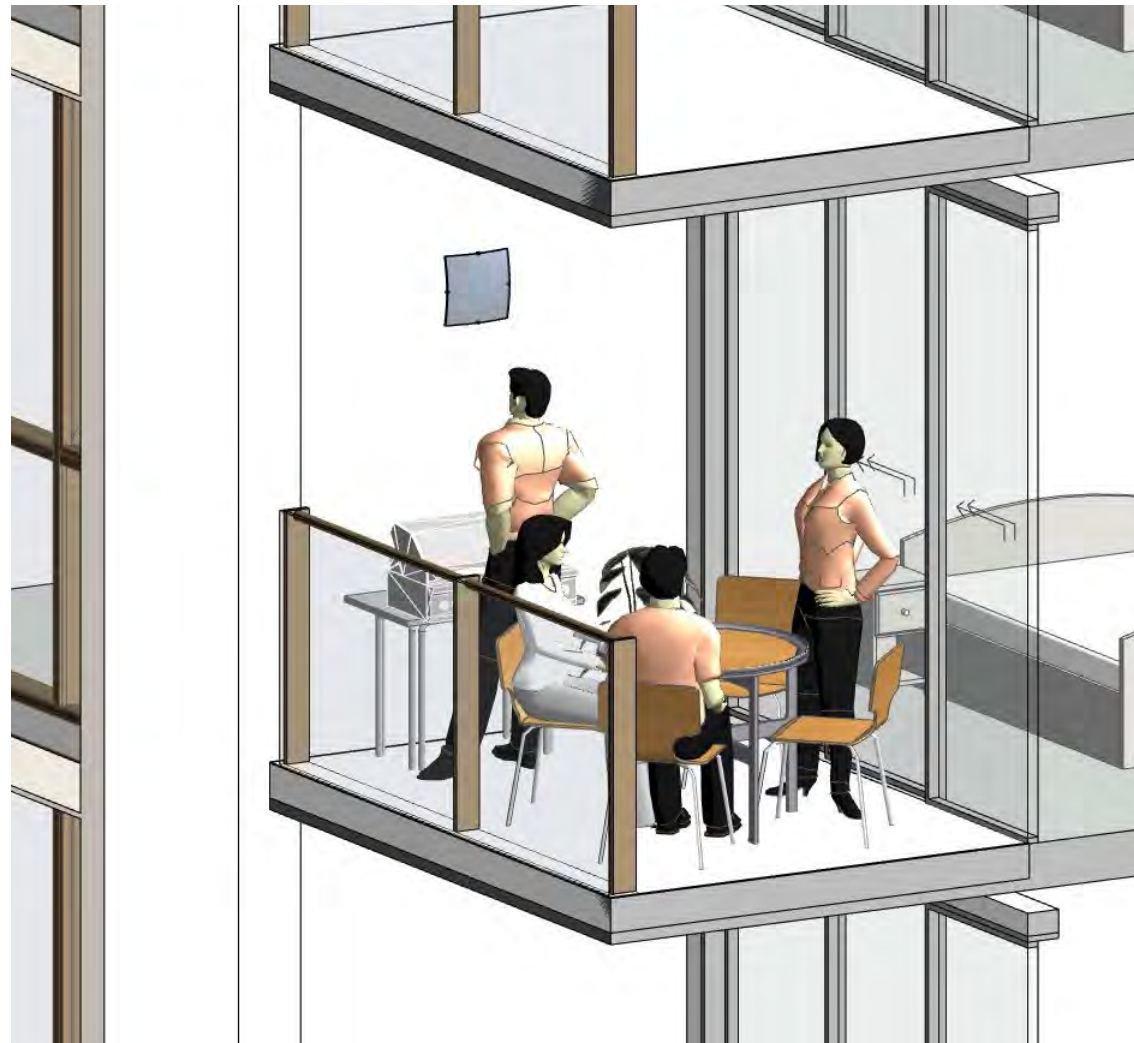
05 PLAN SE1 Typical 2B2B Apartment Layout with North Facing Balcony

SE1 Overview

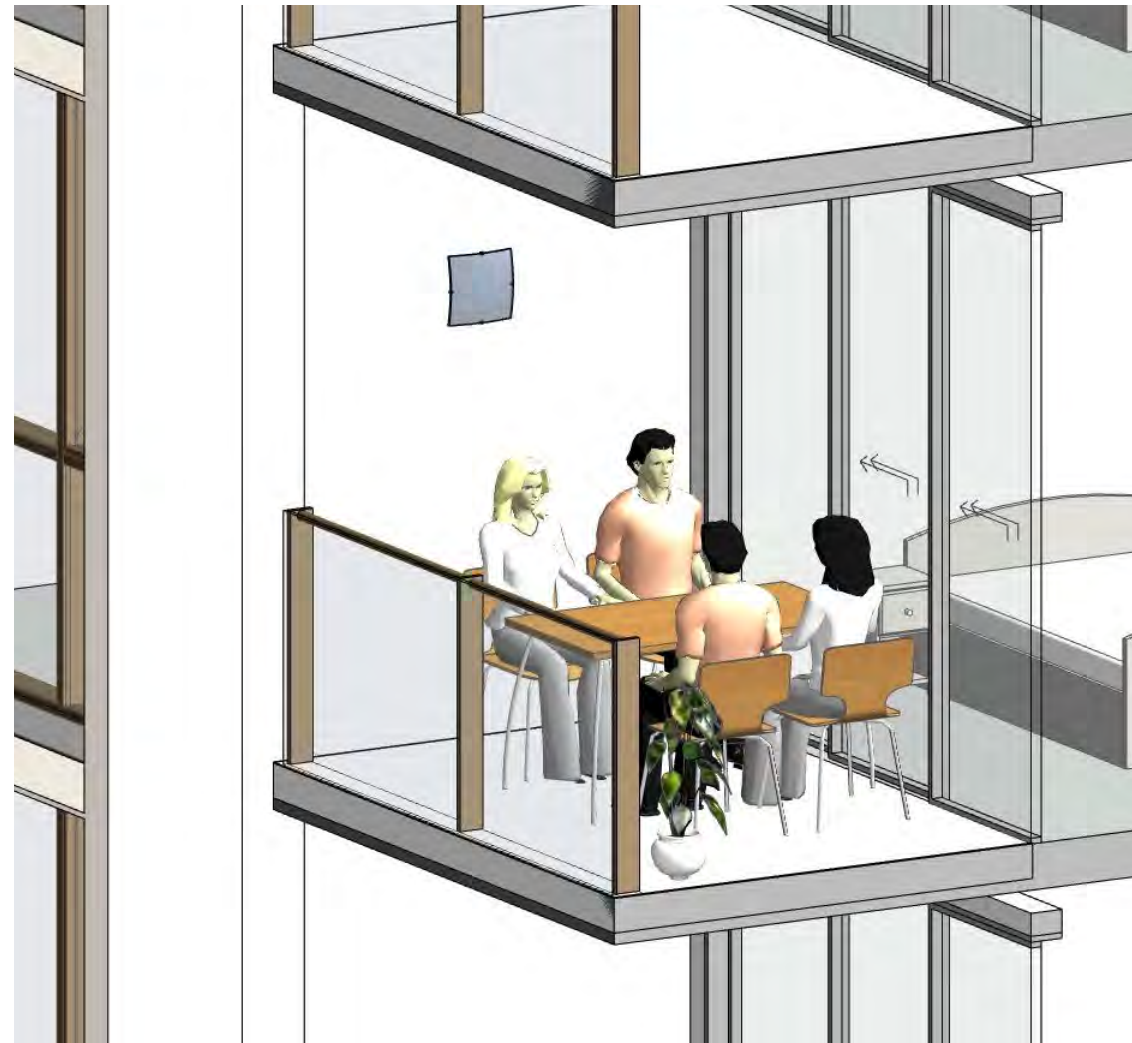
Lend Lease (Haymarket) Pty Limited, ABN 50 147 913 291 - (SICEEP) Darling Square SE Plot



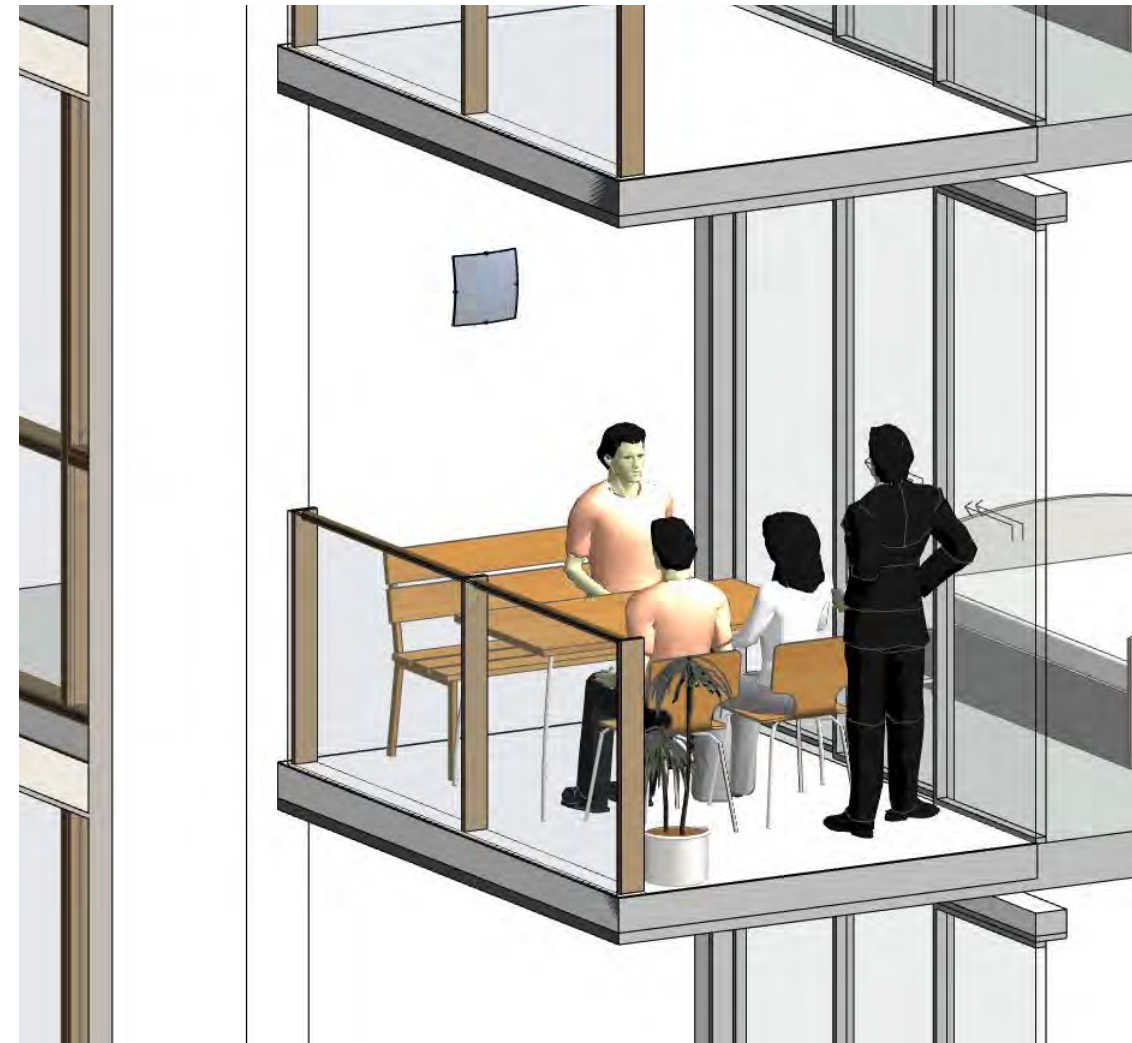
01 3D VIEW Balcony Setback Layout 01



02 3D VIEW Balcony Setback Layout 02



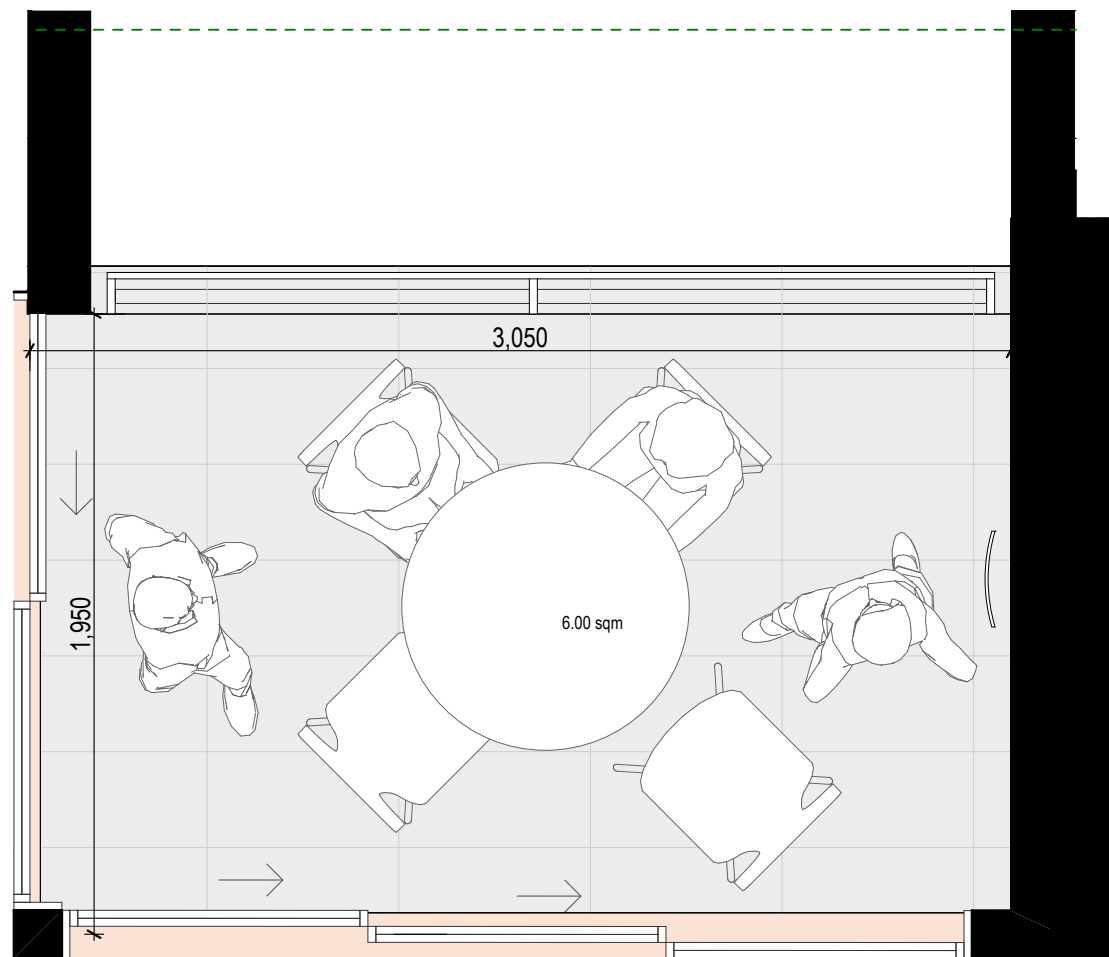
03 3D VIEW Balcony Setback Layout 03



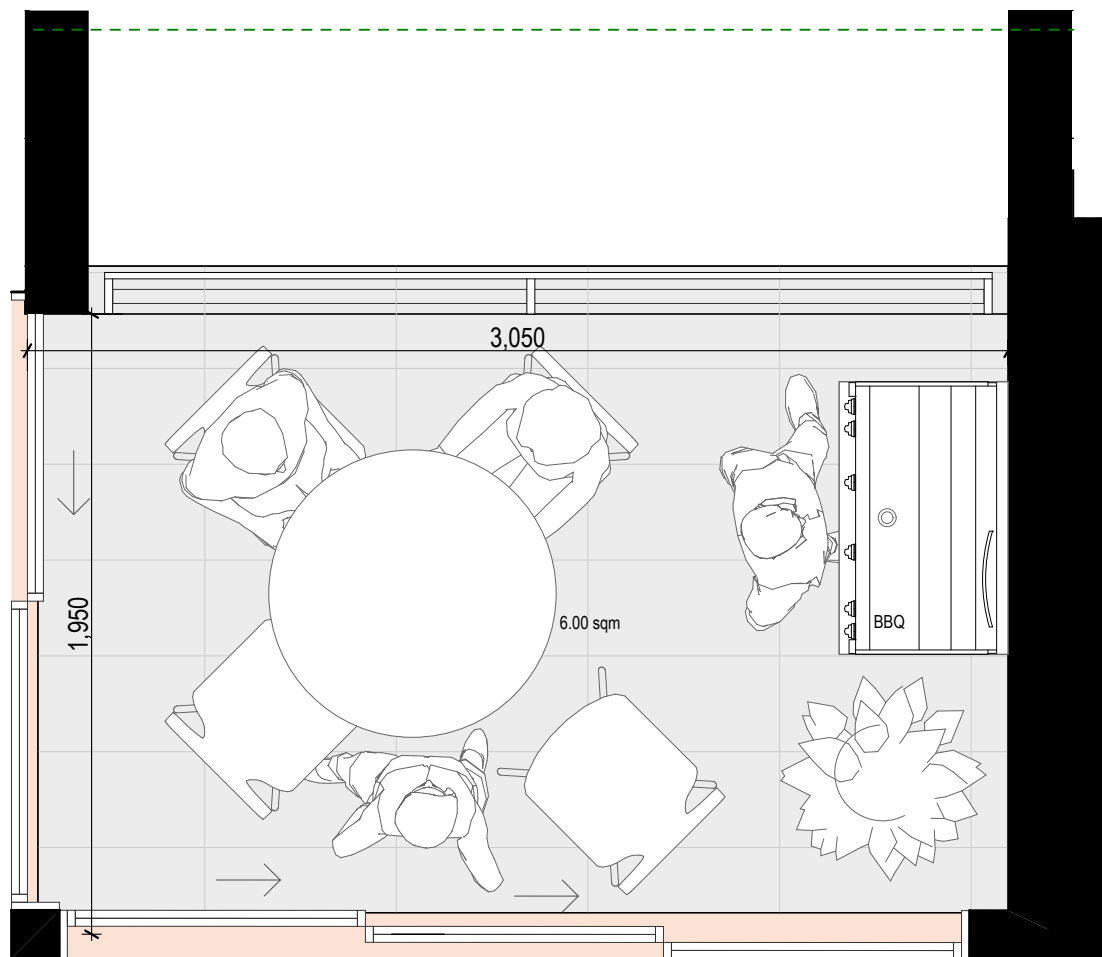
04 3D VIEW Balcony Setback Layout 04



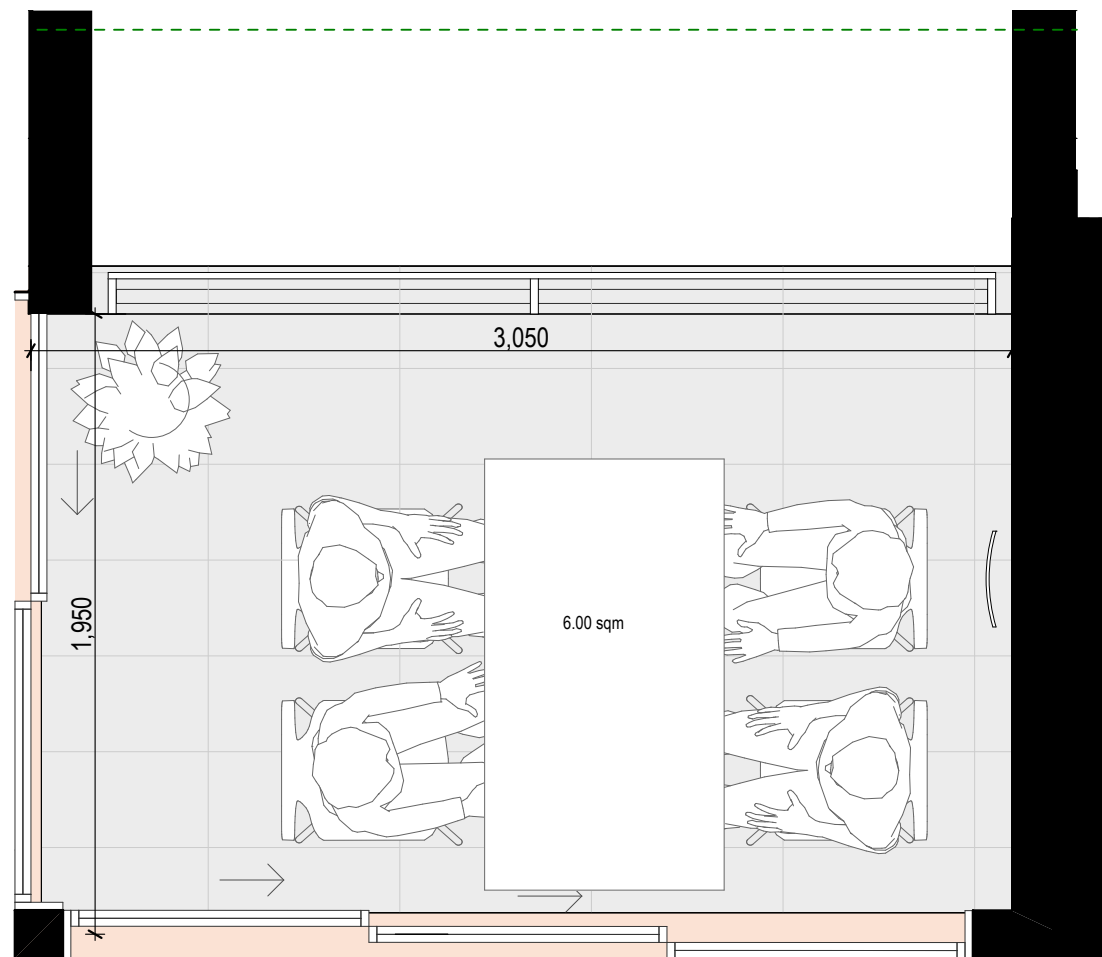
05 3D VIEW Balcony Setback Layout 05



06 PLAN Balcony Setback Layout 01



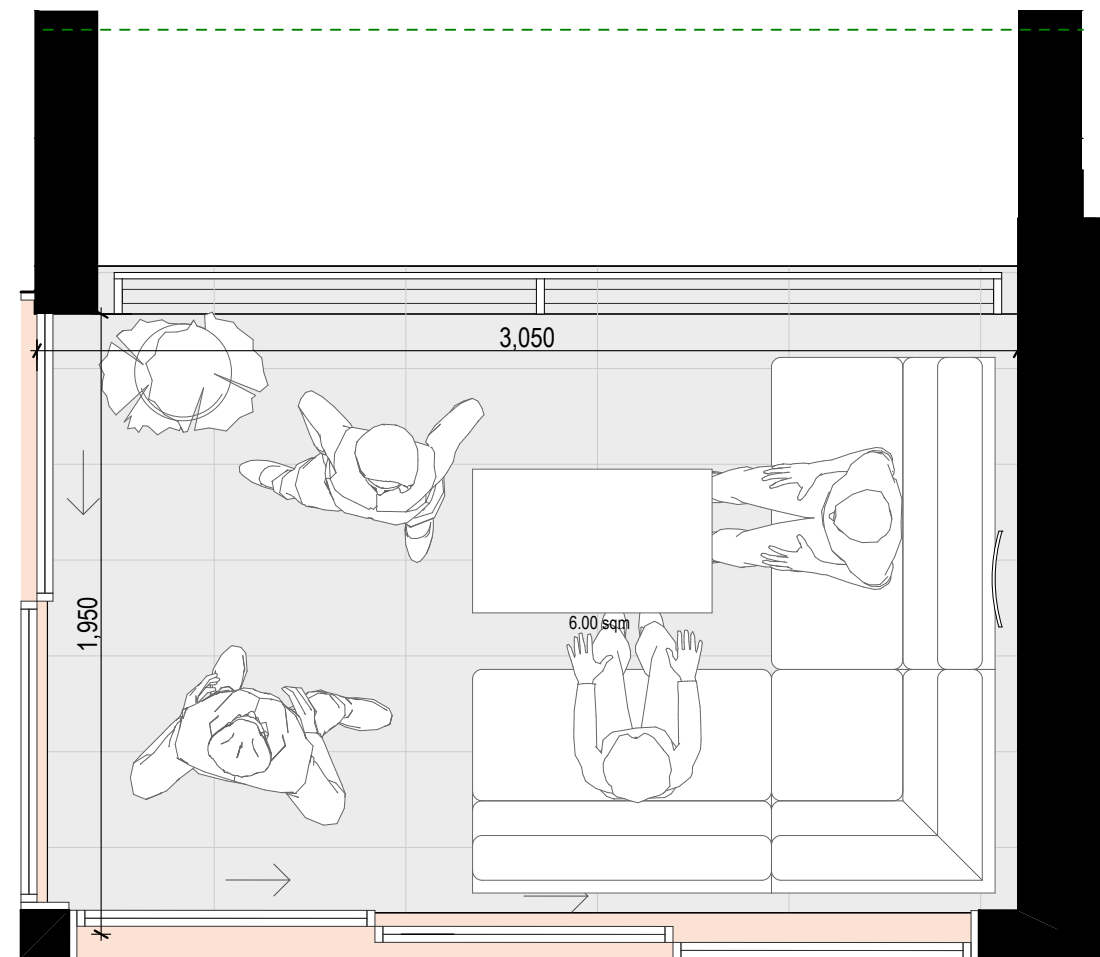
07 PLAN Balcony Setback Layout 02



08 PLAN Balcony Setback Layout 03



09 PLAN Balcony Setback Layout 04



10 PLAN Balcony Setback Layout 05

	Level	Drawing Reference	Type	Rise	Internal Apartment Storage (excl. bed, kitchen, bath)	Additional external storage required	External Storage Provided	Total Storage Achieved	Total ADG Compliant Storage
1	2	SE1 01	2B1B Adapt	Podium	4.4	3.6	5.8	21.0	10.2
2	2	SE1 02	2B1B	Podium	3.2	4.8	5.0	19.2	7.2
3	2	SE1 03	1B Adapt	Podium	4.0	2.0	3.2	14.3	7.3
4	3	SE1 01	2B1B Adapt	Podium	4.3	3.7	4.1	22.0	8.4
5	3	SE1 02	2B1B	Podium	5.9	2.1	3.0	20.0	8.9
6	3	SE1 03	2B1B	Podium	5.1	2.9	3.1	19.2	8.2
7	3	SE1 04	1B	Podium	4.8	1.2	6.9	18.6	11.7
8	3	SE1 05	1B	Podium	9.4	-3.4	6.3	23.5	15.7
9	3	SE1 06	1B Studio	Podium	6.9	-2.9	3.1	17.0	9.9
10	3	SE1 07	1B Studio	Podium	2.1	1.9	3.0	10.8	5.1
11	3	SE1 08	1B Studio	Podium	6.0	-2.0	5.3	18.5	11.3
12	3	SE1 09	1B	Podium	5.5	0.5	3.7	16.3	9.2
13	4	SE1 01	2B1B Adapt	Podium	4.3	3.7	3.9	21.7	8.2
14	4	SE1 02	2B1B	Podium	5.9	2.1	3.9	20.8	9.7
15	4	SE1 03	2B1B	Podium	5.1	2.9	3.0	19.1	8.2
16	4	SE1 04	1B	Podium	4.8	1.2	5.7	17.4	10.5
17	4	SE1 05	1B	Podium	9.4	-3.4	4.3	21.5	13.7
18	4	SE1 06	1B Studio	Podium	6.9	-2.9	3.0	16.9	9.9
19	4	SE1 07	1B Studio	Podium	2.1	1.9	3.1	10.9	5.2
20	4	SE1 08	1B Studio	Podium	6.0	-2.0	3.6	16.8	9.6
21	4	SE1 09	1B	Podium	5.5	0.5	4.6	17.3	10.2
22	5	SE1 01	2B1B Adapt	Podium	4.3	3.7	4.9	22.7	9.2
23	5	SE1 02	2B1B	Podium	5.9	2.1	3.0	20.0	8.9
24	5	SE1 03	2B1B	Podium	5.1	2.9	4.0	20.1	9.1
25	5	SE1 04	1B	Podium	4.8	1.2	5.2	16.9	10.0
26	5	SE1 05	1B	Podium	9.4	-3.4	4.8	22.0	14.3
27	5	SE1 06	1B Studio	Podium	6.9	-2.9	3.0	16.9	9.9
28	5	SE1 07	1B Studio	Podium	2.1	1.9	3.1	10.9	5.2
29	5	SE1 08	1B Studio	Podium	6.0	-2.0	3.6	16.8	9.6
30	5	SE1 09	1B	Podium	5.5	0.5	4.8	17.5	10.4
31	6	SE1 01	2B2B	Terrace	5.7	2.3	4.1	15.5	9.8
32	6	SE1 02	1B	Terrace	6.4	-0.4	3.2	13.6	9.6
33	6	SE1 03	2B2B	Terrace	6.8	1.2	3.5	23.3	10.3
34	6	SE1 04	2B2B	Terrace	11.8	-3.8	4.4	27.9	16.1
35	6	SE1 05	1B	Terrace	4.3	1.7	8.7	21.0	13.0
36	6	SE1 06	2B1B	Terrace	1.2	6.8	6.9	17.0	5.2
37	6	SE1 07	1B	Terrace	3.1	2.9	3.1	13.0	6.1
38	6	SE1 08	1B Adapt	Terrace	4.3	1.7	3.0	12.8	7.3
39	6	SE1 09	1B Adapt	Terrace	4.3	1.8	3.2	12.9	7.5
40	6	SE1 10	1B Studio	Terrace	1.7	2.3	4.0	12.8	3.7
41	6	SE1 11	1B Studio	Terrace	4.8	-0.8	5.2	17.6	9.9
42	7	SE1 01	2B2B	LR Tower	6.6	1.4	3.2	19.9	9.7
43	7	SE1 02	2B2B	LR Tower	5.3	2.7	5.2	21.5	10.5
44	7	SE1 03	2B2B	LR Tower	6.6	1.4	7.7	24.5	14.3
45	7	SE1 04	2B2B	LR Tower	6.8	1.2	2.7	22.5	9.5
46	7	SE1 05	1B	LR Tower	8.3	-2.3	3.8	19.2	12.1
47	7	SE1 06	2B2B	LR Tower	6.1	1.9	3.2	20.4	9.4
48	7	SE1 07	2B1B	LR Tower	6.5	1.5	3.0	18.5	9.5
49	7	SE1 08	1B	LR Tower	6.9	-0.9	4.2	17.6	11.0
50	7	SE1 09	1B	LR Tower	6.7	-0.7	3.0	15.5	9.8
51	7	SE1 10	1B	LR Tower	7.3	-1.3	3.2	18.1	10.5
52	7	SE1 11	1B	LR Tower	2.5	3.6	3.9	13.5	5.5
53	8	SE1 01	2B2B	LR Tower	6.8	1.2	3.0	22.8	9.8
54	8	SE1 02	2B2B	LR Tower	6.1	1.9	3.1	20.3	9.2
55	8	SE1 03	2B2B	LR Tower	4.1	3.9	3.9	19.4	8.0
56	8	SE1 04	2B2B	LR Tower	1.4	6.6	7.0	19.8	5.4
57	8	SE1 05	1B	LR Tower	8.3	-2.3	3.2	18.7	11.5
58	8	SE1 06	2B2B	LR Tower	4.1	3.9	3.9	19.4	8.0
59	8	SE1 07	2B1B	LR Tower	6.5	1.5	3.1	18.6	9.6
60	8	SE1 08	1B	LR Tower	6.9	-0.9	3.1	16.5	9.9
61	8	SE1 09	1B	LR Tower	6.7	-0.7	3.1	15.6	9.8
62	8	SE1 10	1B	LR Tower	7.3	-1.3	3.1	17.9	10.4
63	8	SE1 11	1B	LR Tower	2.5	3.6	5.2	14.8	5.5
64	9	SE1 01	2B2B	LR Tower	6.1	1.9	3.0	20.2	9.1
65	9	SE1 02	2B2B	LR Tower	6.6	1.4	5.2	22.0	11.7
66	9	SE1 03	2B2B	LR Tower	6.8	1.2	3.1	22.9	9.9
67	9	SE1 04	2B2B	LR Tower	6.1	1.9	3.6	20.8	9.7
68	9	SE1 05	1B	LR Tower	8.3	-2.3	3.5	19.0	11.8
69	9	SE1 06	2B2B	LR Tower	1.4	6.6	8.7	21.5	5.4
70	9	SE1 07	2B1B	LR Tower	6.5	1.5	3.0	18.5	9.5
71	9	SE1 08	1B	LR Tower	6.9	-0.9	3.2	16.6	10.1
72	9	SE1 09	1B	LR Tower	6.7	-0.7	5.5	18.0	12.3
73	9	SE1 10	1B	LR Tower	7.3	-1.3	3.1	18.0	10.4
74	9	SE1 11	1B	LR Tower	2.5	3.6	7.1	16.8	5.5
75	10	SE1 01	2B2B	LR Tower	4.1	3.9	4.0	19.5	8.1

	Level	Drawing Reference	Type	Rise	Internal Apartment Storage (excl. bed, kitchen, bath)	Additional external storage required	External Storage Provided	Total Storage Achieved	Total ADG Compliant Storage
76	10	SE1 02	2B2B	LR Tower	4.1	3.9	4.2	19.7	8.3
77	10	SE1 03	2B2B	LR Tower	1.4	6.6	6.6	19.4	5.4
78	10	SE1 04	2B2B	LR Tower	6.6	1.4	4.3	21.1	10.9
79	10	SE1 05	1B	LR Tower	8.3	-2.3	3.0	18.5	11.3
80	10	SE1 06	2B2B	LR Tower	6.6	1.4	4.0	20.8	10.5
81	10	SE1 07	2B1B	LR Tower	6.5	1.5	3.0	18.5	9.5
82	10	SE1 08	1B	LR Tower	6.9	-0.9	3.0	16.5	9.9
83	10	SE1 09	1B	LR Tower	6.7	-0.7	4.8	17.3	11.5
84	10	SE1 10	1B	LR Tower	7.3	-1.3	3.0	17.9	10.3
85	10	SE1 11	1B	LR Tower	2.5	3.6	3.8	13.5	5.5
86	11	SE1 01	2B2B	TYP Tower	1.4	6.6	7.7	20.5	5.4
87	11	SE1 02	2B2B	TYP Tower	6.8	1.2	3.5	23.3	10.3
88	11	SE1 03	2B2B	TYP Tower	6.1	1.9	3.5	20.7	9.6
89	11	SE1 04	2B2B	TYP Tower	4.1	3.9	4.2	19.7	8.3
90	11	SE1 05	1B	TYP Tower	8.3	-2.3	3.0	18.5	11.3
91	11	SE1 06	2B2B	TYP Tower	6.8	1.2	3.1	22.9	9.9
92	11	SE1 07	2B1B	TYP Tower	6.5	1.5	5.5	21.0	12.0
93	11	SE1 08	1B	TYP Tower	6.9	-0.9	3.7	17.1	10.5
94	11	SE1 09	1B	TYP Tower	6.7	-0.7	3.5	16.0	10.3
95	11	SE1 10	1B	TYP Tower	7.3	-1.3	5.2	20.0	12.5
96	11	SE1 11	1B	TYP Tower	2.5	3.6	8.7	18.4	5.5
97	12	SE1 01	2B2B	TYP Tower	6.6	1.4	3.0	19.8	9.6
98	12	SE1 02	2B2B	TYP Tower	1.4	6.6	6.7	19.5	5.4
99	12	SE1 03	2B2B	TYP Tower	6.6	1.4	4.6	21.4	11.2
100	12	SE1 04	2B2B	TYP Tower	6.8	1.2	3.5	23.3	10.3
101	12	SE1 05	1B	TYP Tower	8.3	-2.3	3.5	19.0	11.8
102	12	SE1 06	2B2B	TYP Tower	6.1	1.9	3.0	20.2	9.1
103	12	SE1 07	2B1B	TYP Tower	6.5	1.5	4.6	20.1	11.1
104	12	SE1 08	1B	TYP Tower	6.9	-0.9	3.0	16.5	9.9
105	12	SE1 09	1B	TYP Tower	6.7	-0.7	3.0	15.5	9.8
106	12	SE1 10	1B	TYP Tower	7.3	-1.3	3.7	18.5	11.0
107	12	SE1 11	1B	TYP Tower	2.5	3.6	5.2	14.8	5.5
108	13	SE1 01	2B2B	TYP Tower	6.8	1.2	3.6	23.4	10.4
109	13	SE1 02	2B2B	TYP Tower	6.1	1.9	3.0	20.2	9.1
110	13	SE1 03	2B2B	TYP Tower	4.1	3.9	3.9	19.4	8.0
111	13	SE1 04	2B2B	TYP Tower	1.4	6.6	7.7	20.6	5.4
112	13	SE1 05	1B	TYP Tower	8.3	-2.3	3.0	18.5	11.3
113	13	SE1 06	2B2B	TYP Tower	4.1	3.9	4.0	19.5	8.1
114	13	SE1 07	2B1B	TYP Tower	6.5	1.5	4.3	19.8	10.8
115	13	SE1 08	1B	TYP Tower	6.9	-0.9	3.5	16.9	10.3
116	13	SE1 09	1B	TYP Tower	6.7	-0.7	3.0	15.5	9.8
117	13	SE1 10	1B	TYP Tower	7.3	-1.3	5.2	20.0	12.5
118	13	SE1 11	1B	TYP Tower	2.5	3.6	5.2	14.8	5.5
119	14	SE1 01	2B2B	TYP Tower	6.1	1.9	3.5	20.6	9.6
120	14	SE1 02	2B2B	TYP Tower	6.6	1.4	3.8	20.6	10.4
121	14	SE1 03	2B2B	TYP Tower	6.8	1.2	3.0	22.8	9.8
122	14	SE1 04	2B2B	TYP Tower	6.1	1.9	3.0	20.2	9.1
123	14	SE1 05	1B	TYP Tower	8.3	-2.3	3.0	18.5	11.3
124	14	SE1 06	2B2B	TYP Tower	1.4	6.6	6.7	19.5	5.4
125	14	SE1 07	2B1B	TYP Tower	6.5	1.5	3.6	19.0	10.0
126	14	SE1 08	1B	TYP Tower	6.9	-0.9	3.0	16.5	9.9
127	14	SE1 09	1B	TYP Tower	6.7	-0.7	3.0	15.5	9.8
128	14	SE1 10	1B	TYP Tower	7.3	-1.3	5.0	19.9	12.4
129	14	SE1 11	1B	TYP Tower	2.5	3.6	5.8	15.5	5.5
130	15	SE1 01	2B2B	TYP Tower	4.1	3.9	3.9	19.4	8.0
131	15	SE1 02	2B2B	TYP Tower	4.1	3.9	5.6	21.2	9.8
132	15	SE1 03	2B2B	TYP Tower	1.4	6.6	6.7	19.5	5.4
133	15	SE1 04	2B2B	TYP Tower	6.6	1.4	3.8	20.6	10.4
134	15	SE1 05	1B	TYP Tower	8.3	-2.3	3.0	18.5	11.3
135	15	SE1 06	2B2B	TYP Tower	6.6	1.4	4.1	20.9	10.7
136	15	SE1 07	2B1B	TYP Tower	6.5	1.5	4.2	19.6	10.6
137	15	SE1 08	1B	TYP Tower	6.9	-0.9	3.0	16.5	9.9
138	15	SE1 09	1B	TYP Tower	6.7	-0.7	3.0	15.5	9.8
139	15	SE1 10	1B	TYP Tower	7.3	-1.3	5.0	19.8	12.3
140	15	SE1 11	1B	TYP Tower	2.5	3.6	4.4	14.0	5.5
141	16	SE1 01	2B2B	TYP Tower	1.4	6.6	11.2	24.0	5.4
142	16	SE1 02	2B2B	TYP Tower	6.8	1.2	3.0	22.8	9.8
143	16	SE1 03	2B2B	TYP Tower	6.1	1.9	3.5	20.7	9.7
144	16	SE1 04	2B2B	TYP Tower	4.1	3.9	4.0	19.5	8.1
145	16	SE1 05	1B	TYP Tower	8.3	-2.3	3.5	18.9	11.8
146	16	SE1 06	2B2B	TYP Tower	6.8	1.2	4.0	23.8	10.8
147	16	SE1 07	2B1B	TYP Tower	6.5	1.5	4.6	20.1	11.1
148	16	SE1 08	1B	TYP Tower	6.9	-0.9	3.0	16.5	9.9
149	16	SE1 09	1B	TYP Tower	6.7	-0.7	3.0	15.5	9.8
150	16	SE1 10	1B	TYP Tower	7.3	-1.3	5.0	19.8	12.3

	Level	Drawing Reference	Type	Rise	Internal Apartment Storage (excl. bed, kitchen, bath)	Additional external storage required	External Storage Provided	Total Storage Achieved	Total ADG Compliant Storage
151	16	SE1 11	1B	TYP Tower	2.5	3.6	5.9	15.6	5.5
152	17	SE1 01	2B2B	TYP Tower	6.6	1.4	4.0	20.8	10.6
153	17	SE1 02	2B2B	TYP Tower	1.4	6.6	6.7	19.5	5.4
154	17	SE1 03	2B2B	TYP Tower	6.6	1.4	4.2	21.0	10.7
155	17	SE1 04	2B2B	TYP Tower	6.8	1.2	3.0	22.8	9.8
156	17	SE1 05	1B	TYP Tower	8.3	-2.3	6.5	21.9	14.8
157	17	SE1 06	2B2B	TYP Tower	6.1	1.9	4.0	21.1	10.1
158	17	SE1 07	2B1B	TYP Tower	6.5	1.5	4.3	19.8	10.8
159	17	SE1 08	1B	TYP Tower	6.9	-0.9	3.0	16.5	9.9
160	17	SE1 09	1B	TYP Tower	6.7	-0.7	3.0	15.5	9.8
161	17	SE1 10	1B	TYP Tower	7.3	-1.3	5.2	20.1	12.5
162	17	SE1 11	1B	TYP Tower	2.5	3.6	6.5	16.2	5.5
163	18	SE1 01	2B2B	TYP Tower	6.8	1.2	3.7	23.5	10.5
164	18	SE1 02	2B2B	TYP Tower	6.1	1.9	3.0	20.2	9.1
165	18	SE1 03	2B2B	TYP Tower	4.1	3.9	7.4	22.9	11.5
166	18	SE1 04	2B2B	TYP Tower	1.4	6.6	6.7	19.5	5.4
167	18	SE1 05	1B	TYP Tower	8.3	-2.3	3.0	18.5	11.3
168	18	SE1 06	2B2B	TYP Tower	4.1	3.9	4.0	19.5	8.1
169	18	SE1 07	2B1B	TYP Tower	6.5	1.5	4.5	20.0	11.0
170	18	SE1 08	1B	TYP Tower	6.9	-0.9	3.0	16.5	9.9
171	18	SE1 09	1B	TYP Tower	6.7	-0.7	3.0	15.5	9.8
172	18	SE1 10	1B	TYP Tower	7.3	-1.3	5.7	20.6	13.0
173	18	SE1 11	1B	TYP Tower	2.5	3.6	7.3	17.0	5.5
174	19	SE1 01	2B2B	TYP Tower	6.1	1.9	3.0	20.2	9.1
175	19	SE1 02	2B2B	TYP Tower	6.6	1.4	4.2	21.0	10.8
176	19	SE1 03	2B2B	TYP Tower	6.8	1.2	3.0	22.8	9.8
177	19	SE1 04	2B2B	TYP Tower	6.1	1.9	3.0	20.1	9.1
178	19	SE1 05	1B	TYP Tower	8.3	-2.3	3.0	18.5	11.3
179	19	SE1 06	2B2B	TYP Tower	1.4	6.6	11.6	24.4	5.4
180	19	SE1 07	2B1B	TYP Tower	6.5	1.5	4.8	20.3	11.3
181	19	SE1 08	1B	TYP Tower	6.9	-0.9	3.0	16.5	9.9
182	19	SE1 09	1B	TYP Tower	6.7	-0.7	3.0	15.5	9.8
183	19	SE1 10	1B	TYP Tower	7.3	-1.3	5.1	20.0	12.4
184	19	SE1 11	1B	TYP Tower	2.5	3.6	6.5	16.1	5.5
185	20	SE1 01	2B2B	TYP Tower	4.1	3.9	3.9	19.4	8.0
186	20	SE1 02	2B2B	TYP Tower	4.1	3.9	4.1	19.7	8.3
187	20	SE1 03	2B2B	TYP Tower	1.4	6.6	7.0	19.8	5.4
188	20	SE1 04	2B2B	TYP Tower	6.6	1.4	4.0	20.8	10.6
189	20	SE1 05	1B	TYP Tower	8.3	-2.3	3.0	18.5	11.3
190	20	SE1 06	2B2B	TYP Tower	8.2	-0.2	4.0	23.4	12.2
191	20	SE1 07	2B1B	TYP Tower	6.5	1.5	5.8	21.3	12.3
192	20	SE1 08	1B	TYP Tower	6.9	-0.9	3.0	16.5	9.9
193	20	SE1 09	1B	TYP Tower	6.7	-0.7	3.0	15.5	9.8
194	20	SE1 10	1B	TYP Tower	7.3	-1.3	7.1	22.0	14.4
195	20	SE1 11	1B	TYP Tower	2.5	3.6	5.2	14.9	5.5
196	21	SE1 01	2B2B	TYP Tower	1.4	6.6	8.9	21.7	5.4
197	21	SE1 02	2B2B	TYP Tower	6.8	1.2	3.0	22.8	9.8
198	21	SE1 03	2B2B	TYP Tower	6.1	1.9	3.1	20.3	9.2
199	21	SE1 04	2B2B	TYP Tower	4.1	3.9	4.0	19.5	8.1
200	21	SE1 05	1B	TYP Tower	8.3	-2.3	3.0	18.5	11.3
201	21	SE1 06	2B2B	TYP Tower	5.6	2.4	3.0	20.0	8.6
202	21	SE1 07	2B1B	TYP Tower	6.5	1.5	3.3	18.8	9.8
203	21	SE1 08	1B	TYP Tower	6.9	-0.9	3.0	16.5	9.9
204	21	SE1 09	1B	TYP Tower	6.7	-0.7	3.0	15.5	9.8
205	21	SE1 10	1B	TYP Tower	7.3	-1.3	5.0	19.8	12.3
206	21	SE1 11	1B	TYP Tower	2.5	3.6	5.0	14.7	5.5
207	22	SE1 01	2B2B	TYP Tower	6.6	1.4	5.5	22.3	12.1
208	22	SE1 02	2B2B	TYP Tower	1.4	6.6	6.7	19.5	5.4
209	22	SE1 03	2B2B	TYP Tower	6.6	1.4	3.3	20.1	9.9
210	22	SE1 04	2B2B	TYP Tower	6.8	1.2	3.0	22.8	9.8
211	22	SE1 05	1B	TYP Tower	8.3	-2.3	3.5	19.0	11.8
212	22	SE1 06	2B2B	TYP Tower	1.4	6.6	6.8	19.6	5.4
213	22	SE1 07	2B1B	TYP Tower	6.5	1.5	4.3	19.8	10.8
214	22	SE1 08	1B	TYP Tower	6.9	-0.9	3.0	16.5	9.9
215	22	SE1 09	1B	TYP Tower	6.7	-0.7	3.0	15.5	9.8
216	22	SE1 10	1B	TYP Tower	7.3	-1.3	5.0	19.8	12.3
217	22	SE1 11	1B	TYP Tower	2.5	3.6	5.0	14.7	5.5
218	23	SE1 01	2B2B	TYP Tower	6.8	1.2	4.3	24.1	11.1
219	23	SE1 02	2B2B	TYP Tower	6.1	1.9	2.9	20.1	9.0
220	23	SE1 03	2B2B	TYP Tower	4.1	3.9	4.0	19.6	8.2
221	23	SE1 04	2B2B	TYP Tower	1.4	6.6	6.7	19.5	5.4
222	23	SE1 05	1B	TYP Tower	8.3	-2.3	3.5	19.0	11.8
223	23	SE1 06	2B2B	TYP Tower	8.2	-0.2	4.6	24.0	12.8
224	23	SE1 07	2B1B	TYP Tower	6.5	1.5	4.1	19.6	10.6
225	23	SE1 08	1B	TYP Tower	6.9	-0.9	3.5	17.0	10.4

	Level	Drawing Reference	Type	Rise	Internal Apartment Storage (excl. bed, kitchen, bath)	Additional external storage required	External Storage Provided	Total Storage Achieved	Total ADG Compliant Storage
226	23	SE1 09	1B	TYP Tower	6.7	-0.7	0.0	12.5	6.7
227	23	SE1 10	1B	TYP Tower	7.3	-1.3	5.0	19.9	12.4
228	23	SE1 11	1B	TYP Tower	2.5	3.6	7.0	16.7	5.5
229	24	SE1 01	2B2B	TYP Tower	6.1	1.9	3.0	20.2	9.1
230	24	SE1 02	2B2B	TYP Tower	6.6	1.4	4.6	21.4	11.1
231	24	SE1 03	2B2B	TYP Tower	6.8	1.2	3.0	22.8	9.8
232	24	SE1 04	2B2B	TYP Tower	6.1	1.9	3.0	20.2	9.1
233	24	SE1 05	1B	TYP Tower	8.3	-2.3	3.0	18.5	11.3
234	24	SE1 06	2B2B	TYP Tower	5.6	2.4	3.0	20.0	8.6
235	24	SE1 07	2B1B	TYP Tower	6.5	1.5	4.1	19.6	10.6
236	24	SE1 08	1B	TYP Tower	6.9	-0.9	3.0	16.5	9.9
237	24	SE1 09	1B	TYP Tower	6.7	-0.7	3.2	15.7	10.0
238	24	SE1 10	1B	TYP Tower	7.3	-1.3	5.3	20.2	12.6
239	24	SE1 11	1B	TYP Tower	2.5	3.6	5.4	15.1	5.5
240	25	SE1 01	2B2B	TYP Tower	4.1	3.9	3.9	19.4	8.0
241	25	SE1 02	2B2B	TYP Tower	4.1	3.9	3.9	19.4	8.0
242	25	SE1 03	2B2B	TYP Tower	1.4	6.6	7.3	20.1	5.4
243	25	SE1 04	2B2B	TYP Tower	6.6	1.4	4.7	21.5	11.3
244	25	SE1 05	1B	TYP Tower	8.3	-2.3	3.0	18.5	11.3
245	25	SE1 06	2B2B	TYP Tower	1.4	6.6	6.8	19.6	5.4
246	25	SE1 07	2B1B	TYP Tower	6.5	1.5	4.6	20.1	11.1
247	25	SE1 08	1B	TYP Tower	6.9	-0.9	2.8	16.2	9.6
248	25	SE1 09	1B	TYP Tower	6.7	-0.7	3.9	16.4	10.6
249	25	SE1 10	1B	TYP Tower	7.3	-1.3	4.8	19.7	12.1
250	25	SE1 11	1B	TYP Tower	2.5	3.6	6.2	15.9	5.5
251	26	SE1 01	2B2B	TYP Tower	1.4	6.6	7.7	20.6	5.4
252	26	SE1 02	2B2B	TYP Tower	6.8	1.2	3.0	22.8	9.8
253	26	SE1 03	2B2B	TYP Tower	6.1	1.9	3.0	20.2	9.1
254	26	SE1 04	2B2B	TYP Tower	4.1	3.9	4.0	19.5	8.1
255	26	SE1 05	1B	TYP Tower	8.3	-2.3	3.0	18.5	11.3
256	26	SE1 06	2B2B	TYP Tower	11.8	-3.8	4.0	27.5	15.7
257	26	SE1 07	2B1B	TYP Tower	6.5	1.5	4.7	20.2	11.2
258	26	SE1 08	1B	TYP Tower	6.9	-0.9	3.0	16.5	9.9
259	26	SE1 09	1B	TYP Tower	6.7	-0.7	3.3	15.8	10.0
260	26	SE1 10	1B	TYP Tower	7.3	-1.3	5.2	20.0	12.5
261	26	SE1 11	1B	TYP Tower	2.5	3.6	5.2	14.8	5.5
262	27	SE1 01	2B2B	TYP Tower	6.6	1.4	3.9	20.7	10.5
263	27	SE1 02	2B2B	TYP Tower	1.4	6.6	11.2	24.0	5.4
264	27	SE1 03	2B2B	TYP Tower	6.6	1.4	4.3	21.1	10.9
265	27	SE1 04	2B2B	TYP Tower	6.8	1.2	3.0	22.8	9.8
266	27	SE1 05	1B	TYP Tower	8.3	-2.3	3.0	18.5	11.3
267	27	SE1 06	2B2B	TYP Tower	12.8	-4.8	4.4	30.0	17.2
268	27	SE1 07	2B1B	TYP Tower	6.5	1.5	3.0	18.5	9.5
269	27	SE1 08	1B	TYP Tower	6.9	-0.9	3.0	16.5	9.9
270	27	SE1 09	1B	TYP Tower	6.7	-0.7	3.7	16.2	10.4
271	27	SE1 10	1B	TYP Tower	7.3	-1.3	5.2	20.0	12.5
272	27	SE1 11	1B	TYP Tower	2.5	3.6	5.5	15.2	5.5
273	28	SE1 01	3B	Penthouse	9.1	0.9	6.9	30.5	16.0
274	28	SE1 02	3B	Penthouse	9.1	0.9	16.6	40.2	25.7
275	28	SE1 03	2B2B	Penthouse	6.1	1.9	3.0	20.2	9.1
276	28	SE1 04	2B2B	Penthouse	7.1	0.9	3.8	21.7	11.0
277	28	SE1 05	2B2B	Penthouse	11.8	-3.8	3.0	26.5	14.8
278	28	SE1 06	2B1B	Penthouse	6.5	1.5	7.8	23.3	14.3
279	28	SE1 07	1B	Penthouse	6.9	-0.9	3.0	16.5	9.9
280	28	SE1 08	1B	Penthouse	6.7	-0.7	3.0	16.0	9.8
281	28	SE1 10	1B	Penthouse	7.3	-1.3	3.1	17.9	10.4
282	28	SE1 11	1B	Penthouse	2.5	3.6	5.2	14.9	5.5
283	29	SE1 01	3B	Penthouse	5.6	4.4	4.5	26.2	10.1
284	29	SE1 02	3B	Penthouse	5.6	4.4	4.5	26.1	10.1
285	29	SE1 03	2B2B	Penthouse	4.1	3.9	4.0	19.5	8.1
286	29	SE1 04	2B2B	Penthouse	5.8	2.2	3.6	20.7	9.4
287	29	SE1 05	2B2B	Penthouse	12.8	-4.8	4.5	30.1	17.3
288	29	SE1 06	2B1B	Penthouse	6.5	1.5	3.9	19.4	10.4
289	29	SE1 07	1B	Penthouse	6.9	-0.9	4.0	17.4	10.8
290	29	SE1 08	1B	Penthouse	6.7	-0.7	3.0	16.0	9.8
291	29	SE1 10	1B	Penthouse	7.3	-1.3	5.4	20.3	12.7
292	29	SE1 11	1B	Penthouse	2.5	3.6	3.6	13.3	5.5
293	2	SE2 01	3B	Podium	4.2	5.8	6.0	14.4	9.2
294	2	SE2 02	2B2B	Podium	12.8	-4.8	3.1	28.6	15.9
295	2	SE2 03	2B2B	Podium	1.4	6.6	7.0	19.8	5.4
296	2	SE2 04	1B	Podium	6.8	-0.8	3.9	17.5	10.7
297	3	SE2 01	3B	Podium	4.2	5.8	5.2	15.9	10.5
298	3	SE2 02	2B2B	Podium	11.8	-3.8	4.4	27.9	16.1
299	3	SE2 03	2B2B	Podium	6.6	1.4	3.8	20.6	10.3
300	3	SE2 04	1B	Podium	6.8	-0.8	3.1	16.6	9.9

	Level	Drawing Reference	Type	Rise	Internal Apartment Storage (excl. bed, kitchen, bath)	Additional external storage required	External Storage Provided	Total Storage Achieved	Total ADG Compliant Storage
301	4	SE2 01	3B	Podium	4.2	5.8	6.9	13.3	8.2
302	4	SE2 02	2B2B	Podium	12.8	-4.8	3.1	28.6	15.9
303	4	SE2 03	2B2B	Podium	6.8	1.2	3.0	22.8	9.8
304	4	SE2 04	1B	Podium	6.8	-0.8	3.1	16.6	9.9
305	5	SE2 01	3B	Podium	4.2	5.8	8.1	12.2	7.0
306	5	SE2 02	2B2B	Podium	13.2	-5.2	4.0	30.3	17.2
307	5	SE2 03	2B2B	Podium	6.1	1.9	3.0	20.2	9.1
308	5	SE2 04	1B	Podium	6.8	-0.8	3.1	16.6	9.9
309	6	SE2 01	3B	Podium	4.2	5.8	9.5	10.6	5.6
310	6	SE2 02	2B2B	Podium	11.6	-3.6	7.7	30.8	19.3
311	6	SE2 03	2B2B	Podium	4.1	3.9	4.0	19.5	8.1
312	6	SE2 04	1B	Podium	2.9	3.1	5.7	11.5	5.9
313	7	SE2 01	3B	Podium	4.2	5.8	9.6	10.9	5.7
314	7	SE2 02	2B2B	Podium	12.4	-4.4	3.9	28.8	16.3
315	7	SE2 03	2B2B	Podium	1.4	6.6	6.7	19.5	5.4
316	7	SE2 04	1B	Podium	4.8	1.2	3.2	12.7	7.9
317	8	SE2 01	3B	Penthouse	4.2	5.8	5.9	14.3	9.2
318	8	SE2 02	3B	Penthouse	4.2	5.8	5.9	14.3	9.2
319	8	SE2 03	3B	Penthouse	4.2	5.8	5.9	14.3	9.2
320	8	SE2 04	2B2B	Penthouse	11.2	-3.2	3.5	26.0	14.8
321	8	SE2 05	2B1B	Penthouse	4.8	3.2	4.6	14.3	9.5
322	2	SE3 01	2B1B	Podium	3.4	4.6	4.7	11.6	7.4
323	2	SE3 02	1B	Podium	8.0	-2.0	3.9	19.9	11.9
324	2	SE3 03	1B	Podium	9.7	-3.7	3.0	22.3	12.7
325	2	SE3 04	1B	Podium	3.4	2.6	4.2	11.1	7.6
326	2	SE3 05	1B	Podium	7.4	-1.4	5.4	20.1	12.8
327	2	SE3 06	1B	Podium	1.0	5.0	5.1	7.0	4.0
328	3	SE3 01	2B1B	Podium	4.1	3.9	4.8	13.0	8.9
329	3	SE3 02	1B	Podium	7.9	-1.9	3.1	18.8	10.9
330	3	SE3 03	1B	Podium	7.4	-1.4	3.0	17.8	10.4
331	3	SE3 04	1B	Podium	4.4	1.6	3.0	11.9	7.5
332	3	SE3 05	1B	Podium	7.4	-1.4	4.0	18.7	11.4
333	3	SE3 06	1B	Podium	4.4	1.6	3.0	11.9	7.5
334	3	SE3 07	2B1B	Podium	1.1	6.9	7.0	9.2	5.1
335	3	SE3 08	2B1B Adapt	Podium	2.8	5.2	6.5	12.1	6.8
336	4	SE3 01	2B1B	Podium	4.1	3.9	4.0	12.2	8.1
337	4	SE3 02	1B	Podium	7.9	-1.9	3.1	18.8	10.9
338	4	SE3 03	1B	Podium	7.4	-1.4	4.0	18.7	11.4
339	4	SE3 04	1B	Podium	4.4	1.6	2.7	11.5	7.1
340	4	SE3 05	1B	Podium	7.4	-1.4	3.0	17.8	10.4
341	4	SE3 06	1B	Podium	4.4	1.6	3.0	11.9	7.5
342	4	SE3 07	2B1B	Podium	1.1	6.9	7.0	9.2	5.1
343	4	SE3 08	2B1B Adapt	Podium	2.8	5.2	6.9	12.5	6.8
344	5	SE3 01	2B1B	Podium	4.1	3.9	3.9	12.1	8.0
345	5	SE3 02	1B	Podium	7.9	-1.9	4.0	19.7	11.8
346	5	SE3 03	1B	Podium	7.4	-1.4	3.0	17.8	10.4
347	5	SE3 04	1B	Podium	4.4	1.6	3.0	11.9	7.5
348	5	SE3 05	1B	Podium	7.4	-1.4	3.0	17.8	10.4
349	5	SE3 06	1B	Podium	4.4	1.6	3.0	11.9	7.5
350	5	SE3 07	2B1B	Podium	1.1	6.9	7.2	9.5	5.1
351	5	SE3 08	2B1B Adapt	Podium	2.8	5.2	7.1	12.7	6.8
352	6	SE3 01	2B1B	Podium	2.9	5.1	5.3	11.0	6.9
353	6	SE3 02	1B	Podium	7.4	-1.4	3.0	17.8	10.4
354	6	SE3 03	1B	Podium	7.2	-1.2	3.0	17.3	10.2
355	6	SE3 04	1B	Podium	4.0	2.0	3.0	11.0	7.0
356	6	SE3 05	1B	Podium	7.2	-1.2	4.0	18.4	11.2
357	6	SE3 06	1B	Podium	5.1	0.9	5.2	15.3	10.3
358	6	SE3 07	2B1B	Podium	0.4	7.6	7.6	8.4	4.4
359	6	SE3 08	1B	Podium	5.6	0.5	3.0	14.1	8.6
360	6	SE3 09	1B Studio	Podium	0.4	3.6	5.7	6.5	3.4
361	6	SE3 10	2B1B	Podium	1.3	6.8	7.5	10.0	5.3
362	7	SE3 01	2B1B	Terrace	3.7	4.3	4.5	11.9	7.7
363	7	SE3 02	2B1B	Terrace	1.9	6.1	7.9	11.7	5.9
364	7	SE3 03	1B Studio	Terrace	6.4	-2.4	3.0	15.7	9.4
365	7	SE3 04	1B Studio	Terrace	0.4	3.6	6.5	7.3	3.4
366	7	SE3 05	1B Studio	Terrace	2.1	1.9	4.8	9.0	5.1
367	7	SE3 06	1B Studio	Terrace	3.3	0.7	3.0	9.6	6.3
368	7	SE3 07	1B Studio	Terrace	4.6	-0.6	3.5	12.7	8.1
369	7	SE3 08	1B	Terrace	1.9	4.1	4.3	8.1	4.9
370	7	SE3 09	1B	Terrace	5.6	0.5	3.0	14.1	8.6
371	7	SE3 10	1B Studio	Terrace	1.8	2.2	7.7	11.3	4.8
372	8	SE3 01	2B1B	Tower	1.3	6.8	7.9	10.4	5.3
373	8	SE3 02	2B2B	Tower	1.0	7.0	7.2	9.2	5.0
374	8	SE3 03	1B	Tower	3.0	3.0	4.5	8.1	4.8
375	8	SE3 04	1B	Tower	7.1	-1.1	3.0	17.2	10.1

	Level	Drawing Reference	Type	Rise	Internal Apartment Storage (excl. bed, kitchen, bath)	Additional external storage required	External Storage Provided	Total Storage Achieved	Total ADG Compliant Storage
376	8	SE3 05	1B	Tower	4.0	2.0	3.9	11.9	7.9
377	8	SE3 06	1B	Tower	7.1	-1.1	3.0	17.3	10.1
378	8	SE3 07	1B	Tower	4.0	2.0	3.0	11.0	7.0
379	8	SE3 08	2B1B	Tower	0.4	7.6	7.7	8.5	4.4
380	8	SE3 09	2B1B	Tower	1.4	6.6	6.8	9.5	5.4
381	8	SE3 10	1B Studio	Tower	2.0	2.0	5.7	6.5	3.4
382	9	SE3 01	2B1B	Tower	3.7	4.3	4.5	11.9	7.7
383	9	SE3 02	2B2B	Tower	3.5	4.5	4.6	11.5	7.5
384	9	SE3 03	1B	Tower	3.0	3.0	6.0	9.5	4.8
385	9	SE3 04	1B	Tower	7.1	-1.1	3.0	17.2	10.1
386	9	SE3 05	1B	Tower	4.0	2.0	3.8	11.8	7.8
387	9	SE3 06	1B	Tower	7.1	-1.1	3.1	17.3	10.2
388	9	SE3 07	1B	Tower	4.0	2.0	3.0	11.0	7.0
389	9	SE3 08	2B1B	Tower	0.4	7.6	7.7	8.5	4.4
390	9	SE3 09	2B1B	Tower	1.4	6.6	6.7	9.5	5.4
391	9	SE3 10	1B Studio	Tower	2.0	2.0	5.7	6.5	3.4