

SYDNEY





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ONE SYDNEY HARBOUR

BARANGAROO

R4B SUPPLEMENTARY DESIGN STATEMENT TO SUPPORT S4.55 MODIFICATION
June 2020

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1.0 Introduction

This Design Statement has been prepared by Renzo Piano Building Workshop (RPBW) to illustrate and explain design amendments proposed by a S4.55 Modification to development consent SSD6965 for Building R4B located at Barangaroo South. These changes represent the culmination of an iterative design process that has sought to refine the spatial planning of the tower as well as to craft a striking architectural form that responds to its urban and environmental context.

The proposed changes comprehend both the podium and the tower and are divided in five sections: Apartment layout changes and repercussions on the façade; Amenities area developments; Podium changes and finally Residential Lobby modifications.



1.0 Site Context

The One Sydney Harbour site lies at the northern end of the Barangaroo South precinct. The extent of the site is defined by Hickson Road towards the east, Watermans Quay to the south, Barangaroo Avenue to the west and Hickson Park to the north.

The development constitutes three residential towers named R4A, R4B and R5. These towers share the precinct with the Crown Resort which is located to the west and the International Towers which are located to the south.

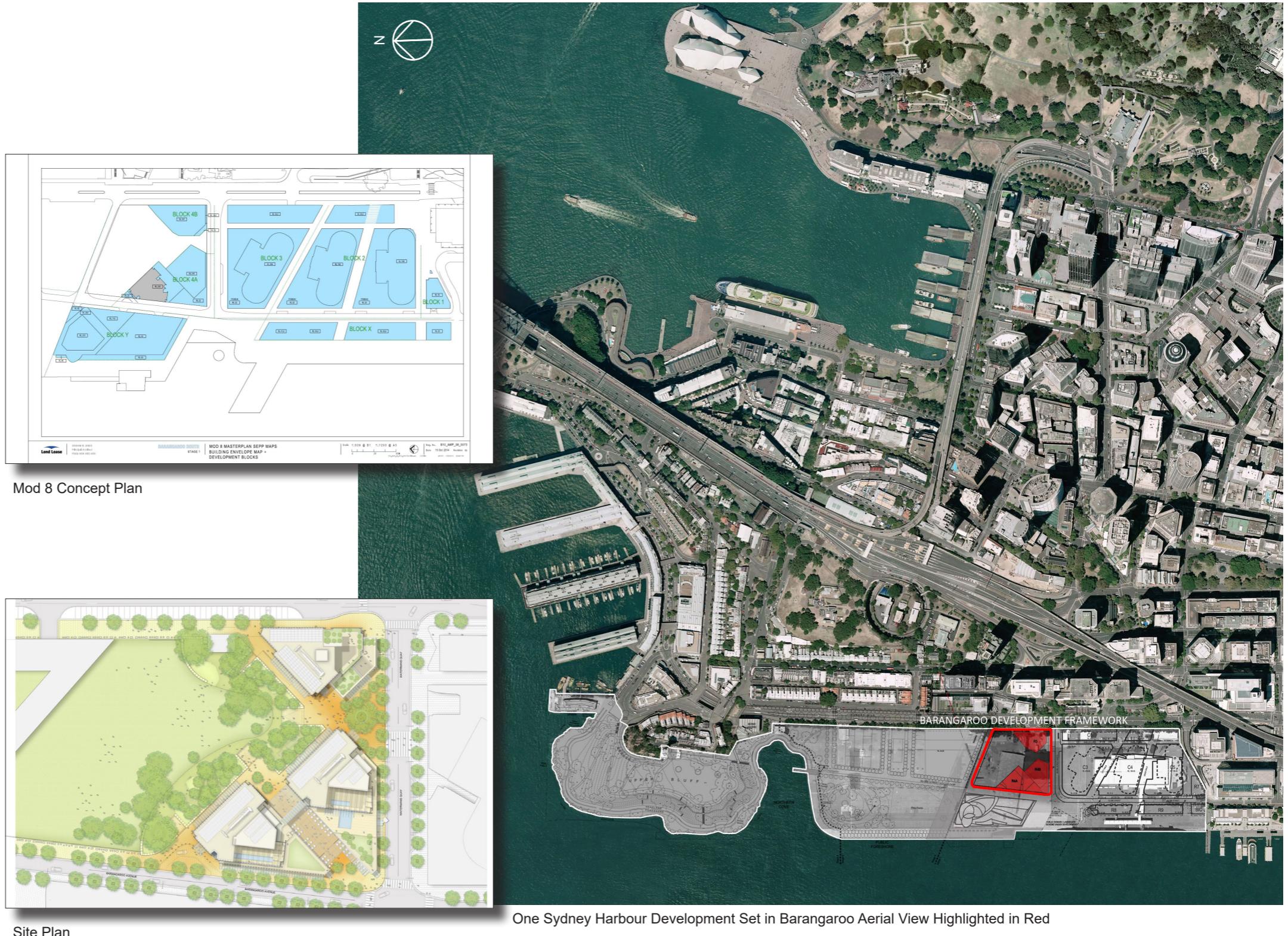
Under the Mod 8 Barangaroo Concept Plan, the site layout allows for the grouping of the residential building forms towards the south and the creation of a park to the north. This park separates the site from Barangaroo Central.

The tower forms feature podiums of a moderate height that extend to the aforementioned streets to define the character and scale of the public domain. All three towers and podiums fit within the relevant Building Envelope Plans under the Barangaroo Concept Plan (MOD 8)

The three residential buildings sit above a four level common basement containing car parking, storage, and services / infrastructure.

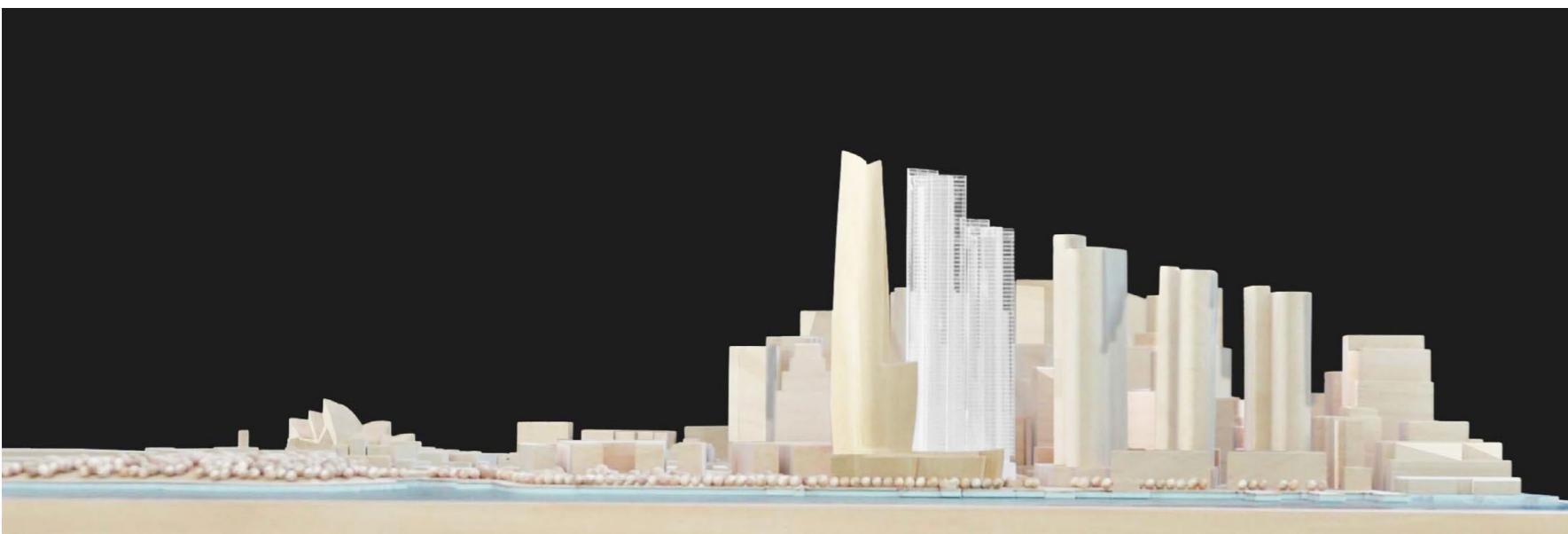
RPBW has developed a proposal that reiterates and strengthens the design objectives of the proposed Mod 8 Concept Plan produced by Rogers, Stirk, Harbour + Partners.

The modifications proposed in this report allow for all three buildings to comply with the performance criteria outlined in the Barangaroo South Built Form and Urban Design Controls.





Conceptual Sketch



Podium Massing Evolution Model



Renzo Piano Building Workshop | One Sydney Harbour | Design Report | 9

The three residential towers have been conceived as 'crystals'. These crystalline forms will be elegantly skinned with a highly transparent glass facade. The form and juxtaposition of the associated detailing of these facades will create a unique architectural language that reflects the site's setting between the Harbour and the CBD.

The selected triangular form is not only intended to maximise the view aspect and the orientation to the north-east and west, but this geometry also aims to enhance access to natural light and ventilation.

The façades of each of the three key elevations associated with the triangulated geometry are intended to be consciously expressed, feathering at the edges and delineated with incised rebates at each corner. The design approach is about clarity to the form and surfaces associated with the crystal structures.

The crystal volumes are articulated with a number of different glass facade treatments that form a kinetic skin. The operable wintergarden panels communicate movement and animation to the tower. The main curtain wall elements of the facade extend the crystal form against the sky and down to the podium.

In planning the ground plane a great deal of attention went into maximising the creation of active spaces within the adjacent public realm. Lobbies, amenity facilities and retail spaces are designed and located in a way that will draw life into the precinct.

2.0 Proposed Building Modifications

Building R4B was approved by the NSW Planning Assessment Commission (now the Independent Planning Commission) in September 2017, with a subsequent Modification (Mod 1) approved by the Department of Planning, Industry and Environment in February 2020.

Since that approval, the architectural design of the building has been further reviewed, studied, and modelled by the RPBW team with subsequent design refinements undertaken. These refinements form part of a S4.55 Modification, and are summarised within the following sections:

Section 2.1 R4B Internal Apartment Refinements

- 2.1.1 South West Apartment Shift
- 2.1.2 High Plate Layout Redevelopment
- 2.1.3 Skyhomes & Roof Redesign
- 2.1.4 Lobby Awnings, Skirt and Fringe
- 2.1.5 Lift Core Height Update

Section 2.2 Amenities Updates

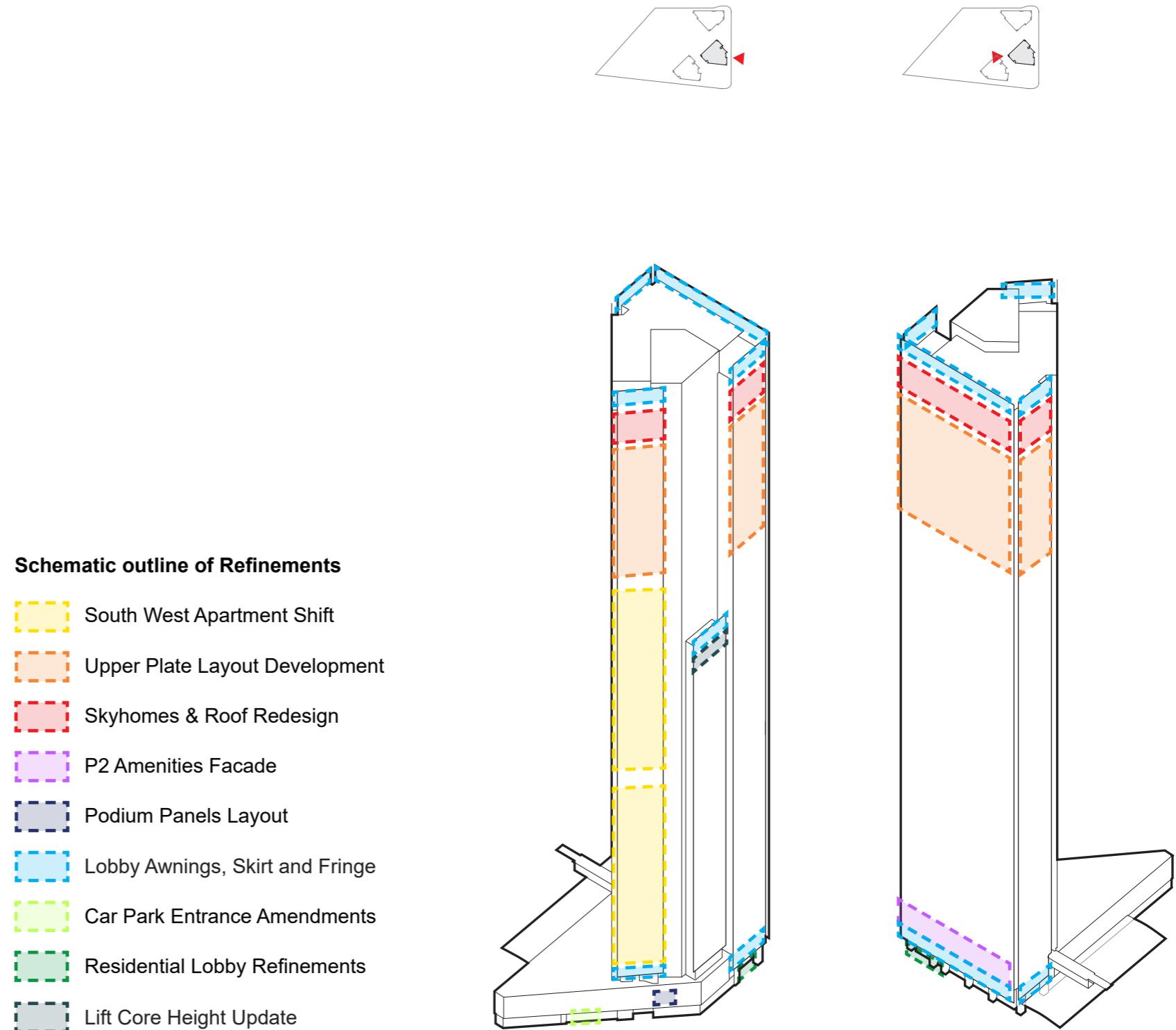
- 2.2.1 P2 Amenities Facade
- 2.2.2 Podium Amenities Circulation

Section 2.3 Podium Updates

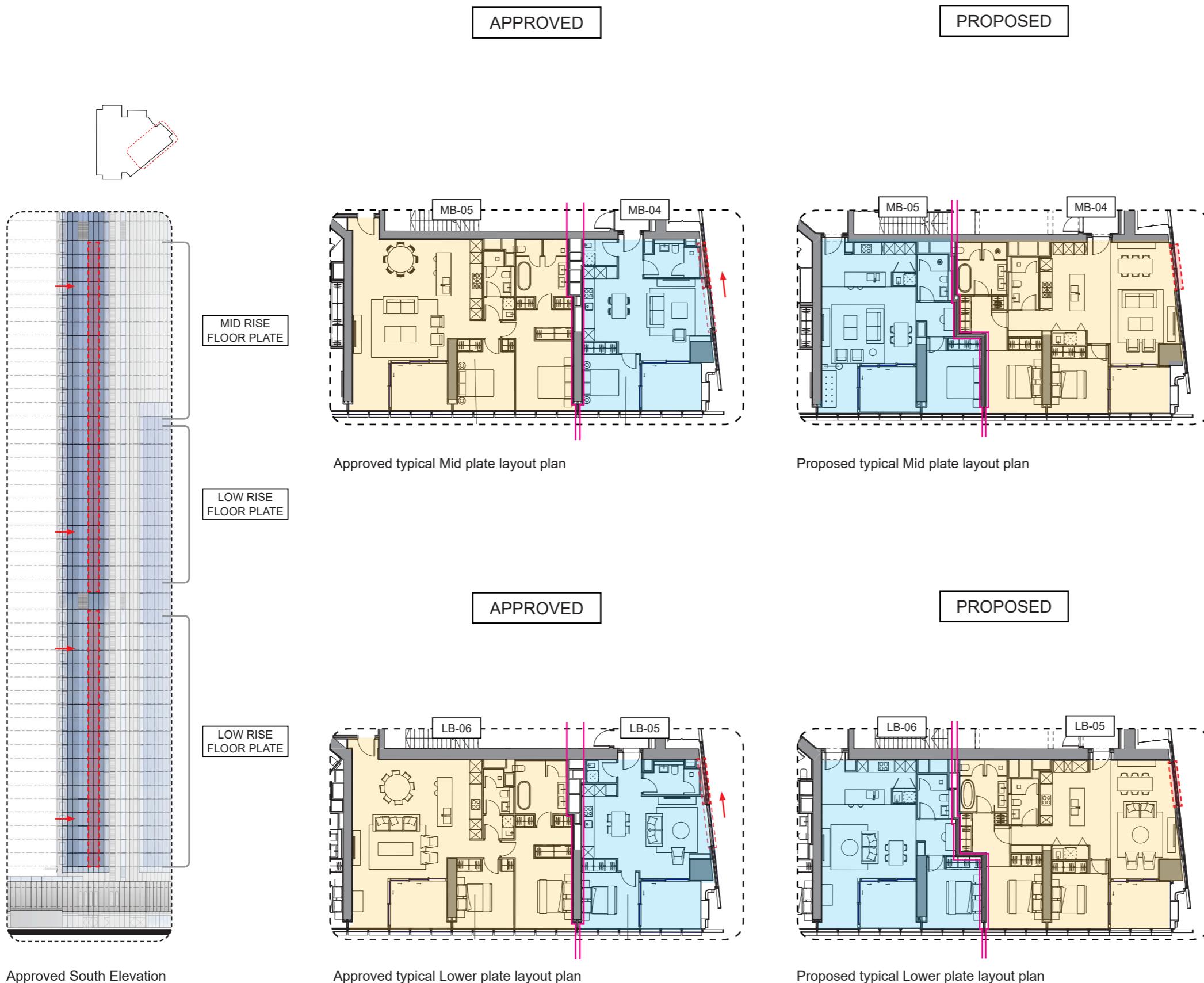
- 2.3.1 Podium Panels Layout
- 2.3.2 Car Park Entrance Amendments

Section 2.4 Residential Lobby Refinements

- 2.4.1 Water Feature Redesign
- 2.4.2 Entry Vestibule Shift



2.1 R4B Internal Apartment Refinements



2.1.1 South West Apartment Shift

The first change in the apartment layouts occurs in both the low-rise and the mid-rise floor plates, and relates to the West facing apartments. Seeking to improve the layouts we propose to flip the one and two bedrooms apartments (in low rise, apt LB-05 / LB-06, and in mid-rise, MB-04 / MB-05).

As currently approved, LB-05 and MB-04 were believed to be less suitable to host a single bedroom apartment. In that position, the angled façade adds a degree of constraint to the space adjacent to it. The smaller the space, the more intense the results. In addition, being a dual aspect apartment meant a increased number of openings which led to an unbalanced and reduced floor area.

In contrast, LB-06 and MB-05 were much more flexible and orthogonal and more able to host a balanced single bedroom layout

Façade-wise this rippled into shifting the DGUs in the South Façade two modules eastward as highlighted in red.

APPROVED

PROPOSED

2.1.2 High Plate Layout Redevelopment

A more substantial change is envisaged for the upper plate. This was driven by a careful examination of the markets demands, and an aim to diversify the apartment offer throughout the complex.

Instead of a three apartment floorplate as approved scheme, we are proposing a four apartment floorplate. By increasing the number of apartments per floor, we can still achieve an equivalent high-end dwelling with a reduced footprint. Ultimately, we are hoping to better cater to some specific needs of the users, broadening the available layout options.



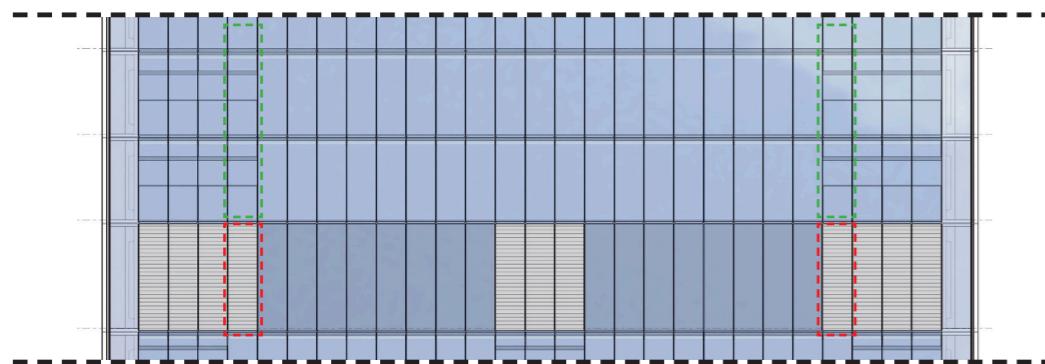
Approved Upper plate layout plan



Proposed Upper plate layout plan

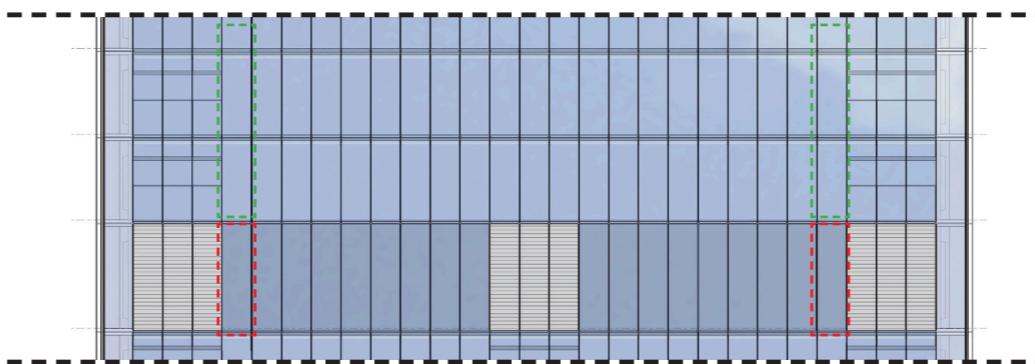
- █ 2 Bedroom Apartment
- █ 3 Bedroom Apartment
- █ 4 Bedroom Apartment

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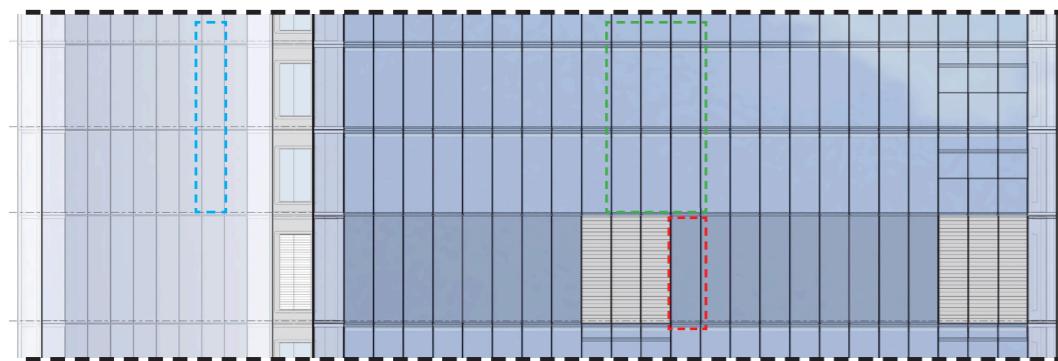


View 1 - Approved NE Elevation - Upper Plate

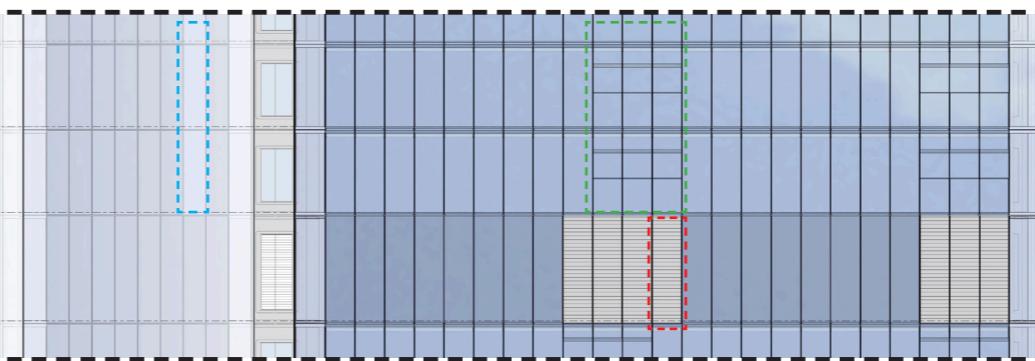
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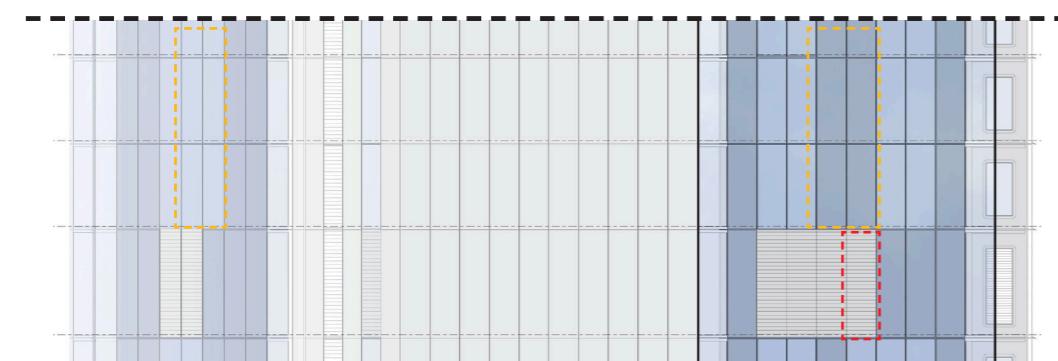
View 1 - Proposed NE Elevation - Upper Plate



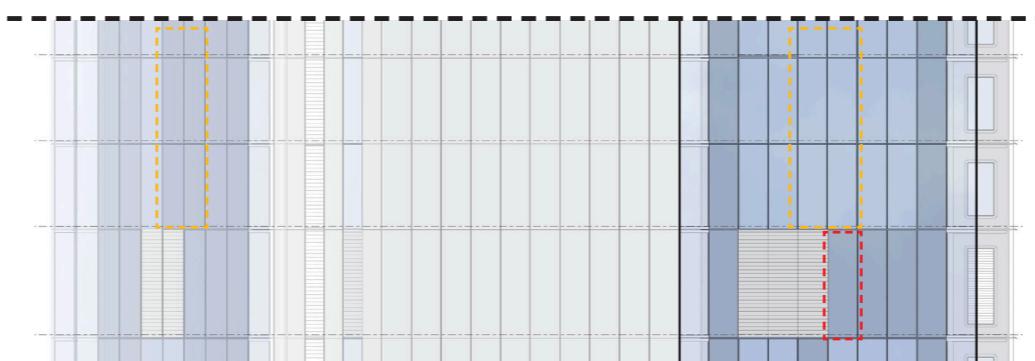
View 2 - Approved W Elevation - Upper Plate



View 2 - Proposed W Elevation - Upper Plate



View 3 - Approved SE Elevation - Upper Plate



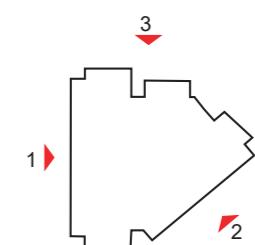
View 3 - Proposed SE Elevation - Upper Plate

In relation to the facade, the layout changes mentioned above will affect subtle amendments to the tower elevations, as shown by the partial elevations to the side. These amendments include some changes to the plantroom louvres in order to maintain the envisaged alignment with the wintergardens. Overall, we believe this results in a more harmonious interface with the levels below, ultimately improving the general elevations of the tower.

North East: Reduction in two wintergarden units, one at each end. This causes the wintergarden to line up with the units below in the low and mid-rise plates. Louvres trimmed back to follow.

West: Extension of the second line of wintergardens up until the skyhomes. Added louvre at plantroom level creates a transition zone between the different alignments. Single Mini-OCF added to ventilate bedroom

South: Simplification of the spandrel layout, extending only the edge ones. Trim on the plantroom louvres given mechanical recalculation of required ventilation.



- Updated WG
- Updated Louvre
- Updated Mini-OCF
- Updated Clear DGU

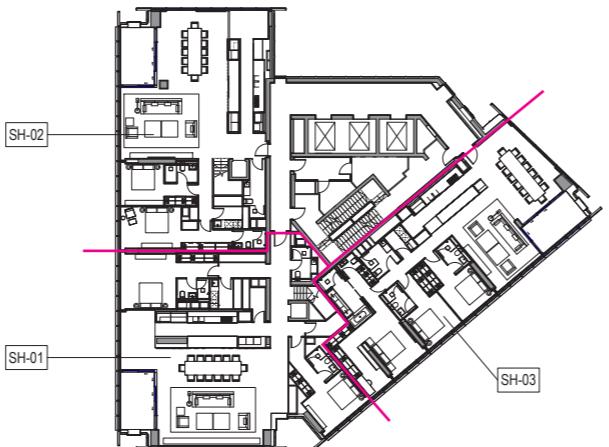
2.1.3 Skyhomes & Roof Redesign

The top portion of the tower has also been reviewed in line with a change in the brief to offer two similar apartments instead of the three different ones in the current approval. The following layouts are now proposed. They create more balanced apartments not only in GFA and number of bedrooms, but also in access to amenities.

In the approved scheme, we have a single apartment opening to a substantial, but disproportionately large terrace and two others that lacked that amenity. The current proposal includes a review of the dimension of the west facing terrace, and the creation of a new opening of similar dimensions in the southern end of the north-east façade.

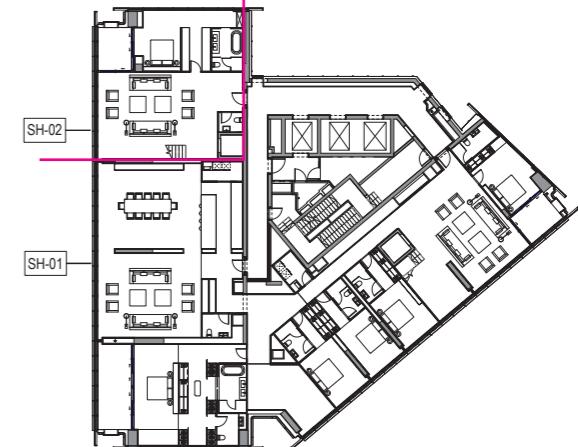
These changes can be seen in the following plan diagrams.

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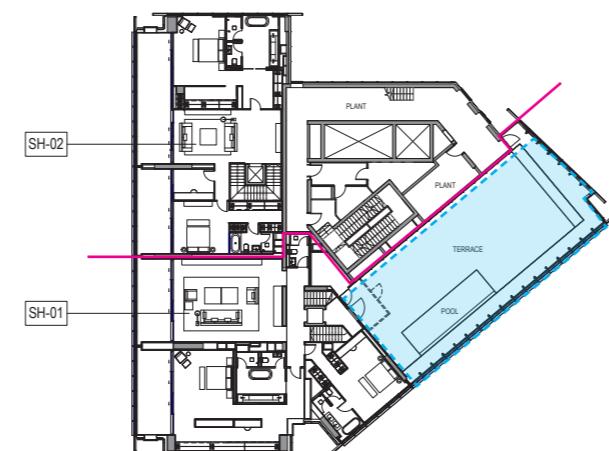
Approved lower skyhomes layout plan - Level 56

PROPOSED

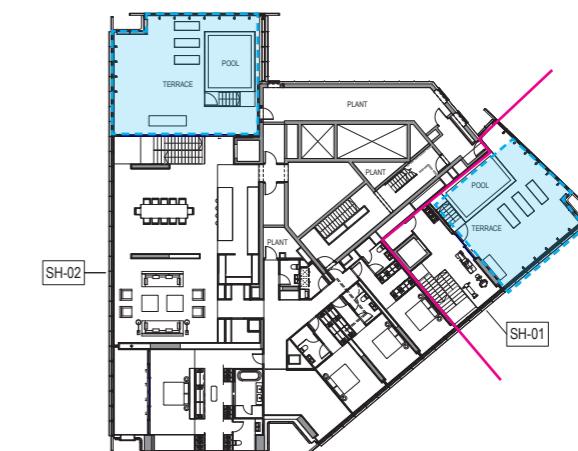


Proposed lower skyhomes layout plan - Level 56

APPROVED

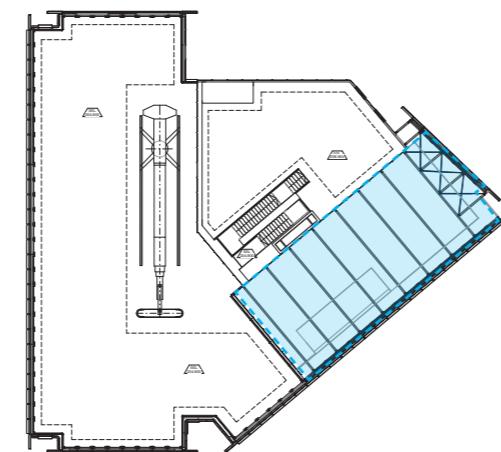


Approved upper skyhomes layout plan - Level 57

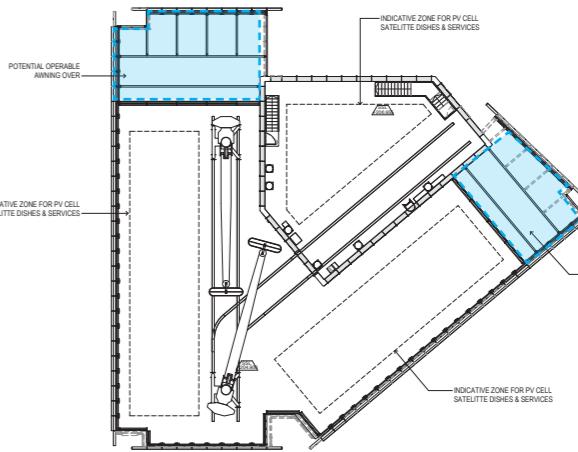


Proposed upper skyhomes layout plan - Level 57

APPROVED



Approved Roof Layout

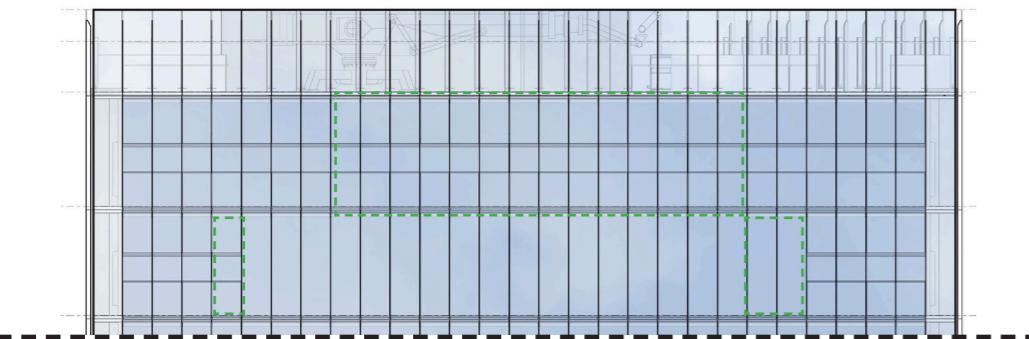


Proposed Roof Layout

Apartment Border

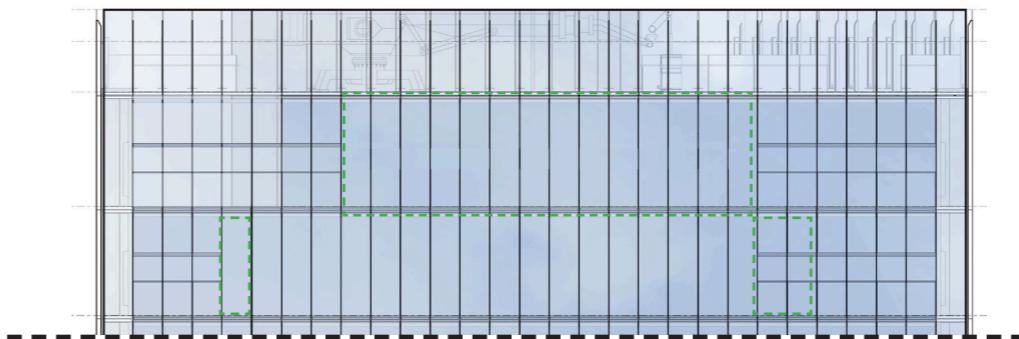
Terraces

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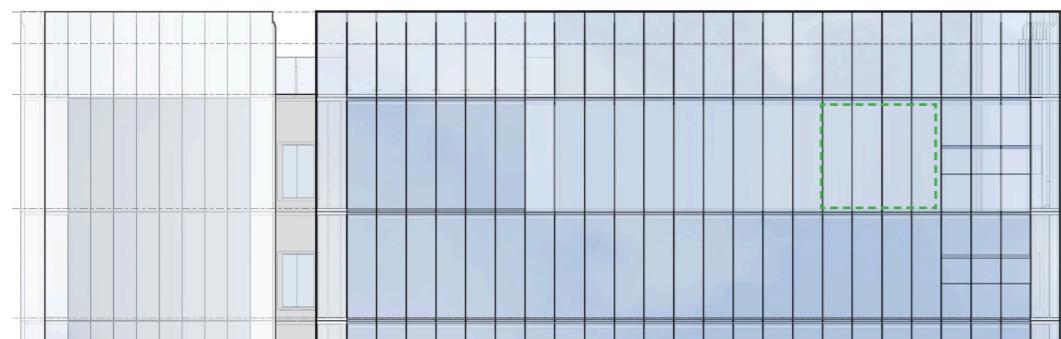


View 1 - Approved NE Elevation - Tower Top

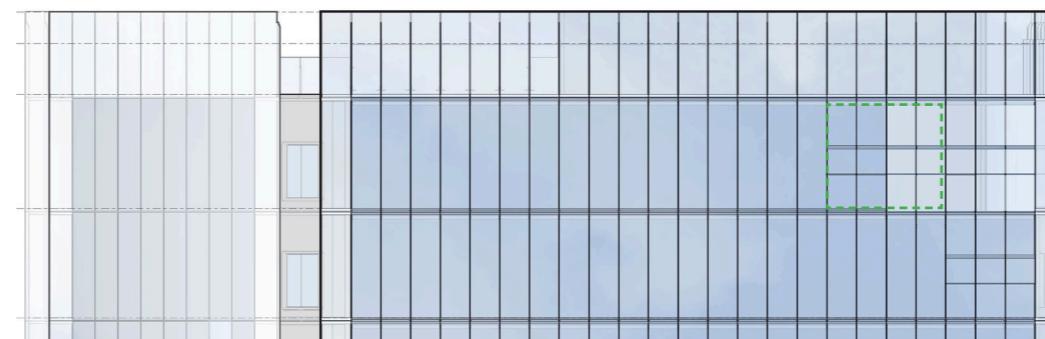
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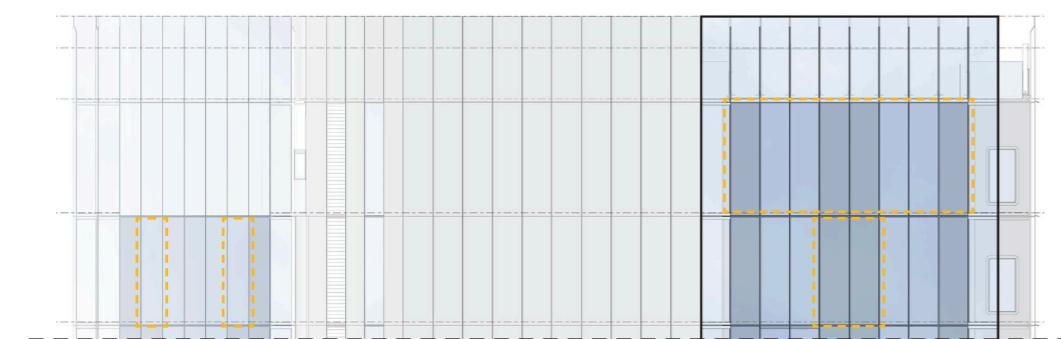
View 1 - Proposed NE Elevation - Tower Top



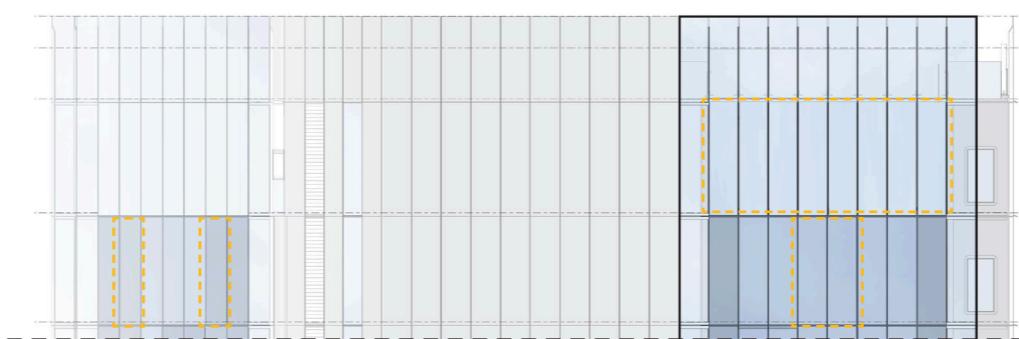
View 2 - Approved W Elevation - Tower Top



View 2 - Proposed W Elevation - Tower Top



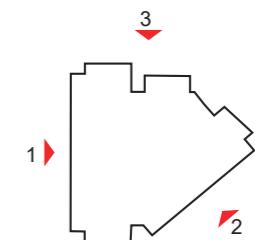
View 3 - Approved SE Elevation - Tower Top



View 3 - Proposed SE Elevation - Tower Top

These changes also result in amendments to the facade. In addition to the NE and W facades with the new allocation of terraces, changes have been made to the wintergarden and spandrel extensions along all facades.

A key visual improvement comes when looking up to the building from the “piazza”, when viewed from Watermans Quay, SE from R4B. With the new terrace, at that point the pedestrians will be able to perceive very tall and clear glass facades crowning the top of both the S and SE building volumes. This consistency is likely to have a subtle but noteworthy positive impact on the building perception (this can be seen at the view 3).



- Updated WG
- Updated Louvre
- Updated Mini-OCF
- Updated Clear DGU

2.1.4 Lobby Awnings, Skirt and Fringe

A minor amendment is proposed for the lowermost and uppermost façade panels (respectively, skirts and fringes). In the approved scheme, the edge of these panels are presented as exposed glass. During the development of the design a cap was proposed for both panels in response to the following intents:

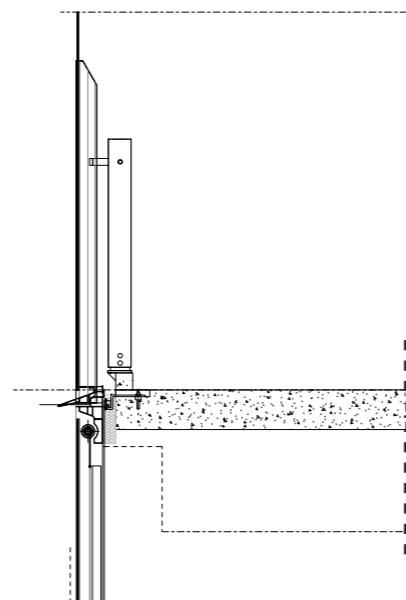
-First, to create a consistent visual framing of the building where skirt, fringes and wings (horizontally overhanging panels at the end of each façade) all share a similar detail at its edge;

-Second, to better respond to structural and durability concerns, in this way, safeguarding the design from potential damages and mainly, delamination problems.

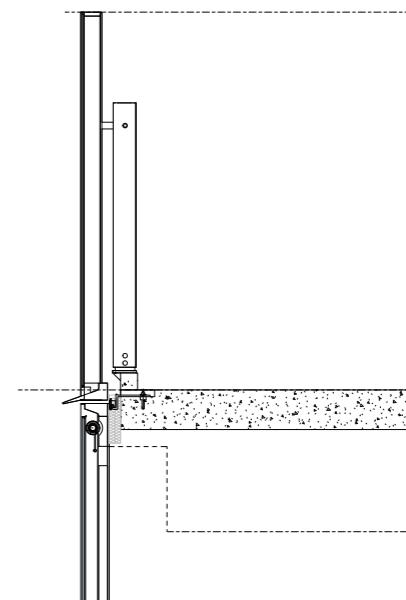
The introduction of a bottom transom triggered a restudy of the awning and skirt relationship. To avoid a clash between this new element with the diagonal strut of the canopy, the skirt is proposed to be raised by 200mm and the awning, lowered by circa 300mm.

The shift in the awning is proposed in such way to align the top of its rear structure and gutter with the horizontal joint in the column cladding. Therefore, in the proposed scheme, only the lower cladding has any interference and cutouts for the awning anchorage, leaving the upper cladding clear of trims and perforations. This amendment is proposed for both the park awning and the entry vestibule one.

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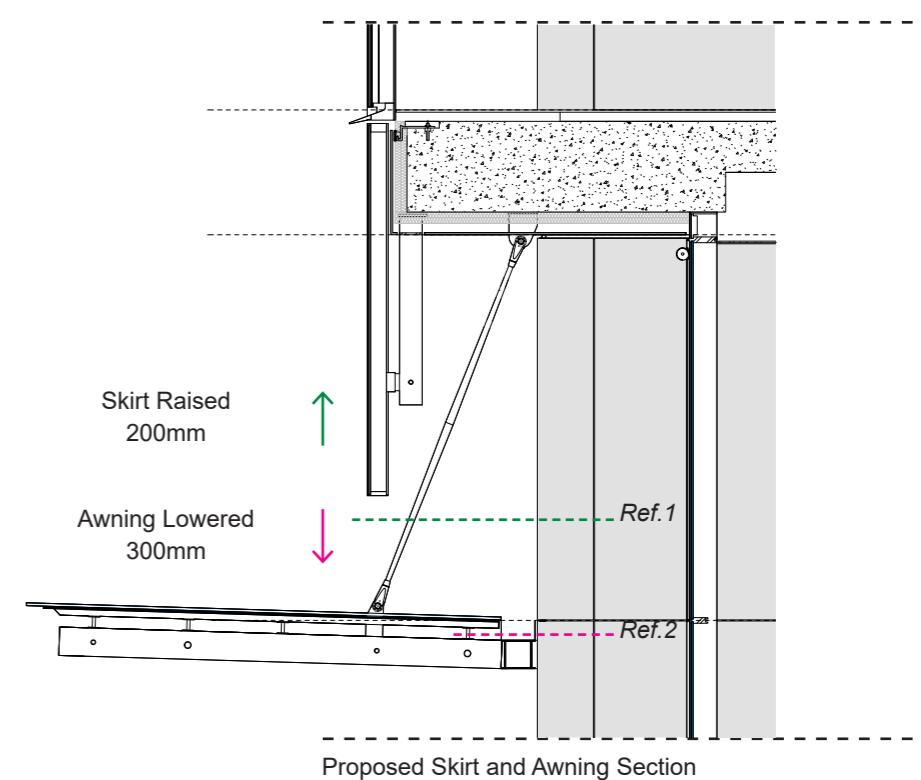
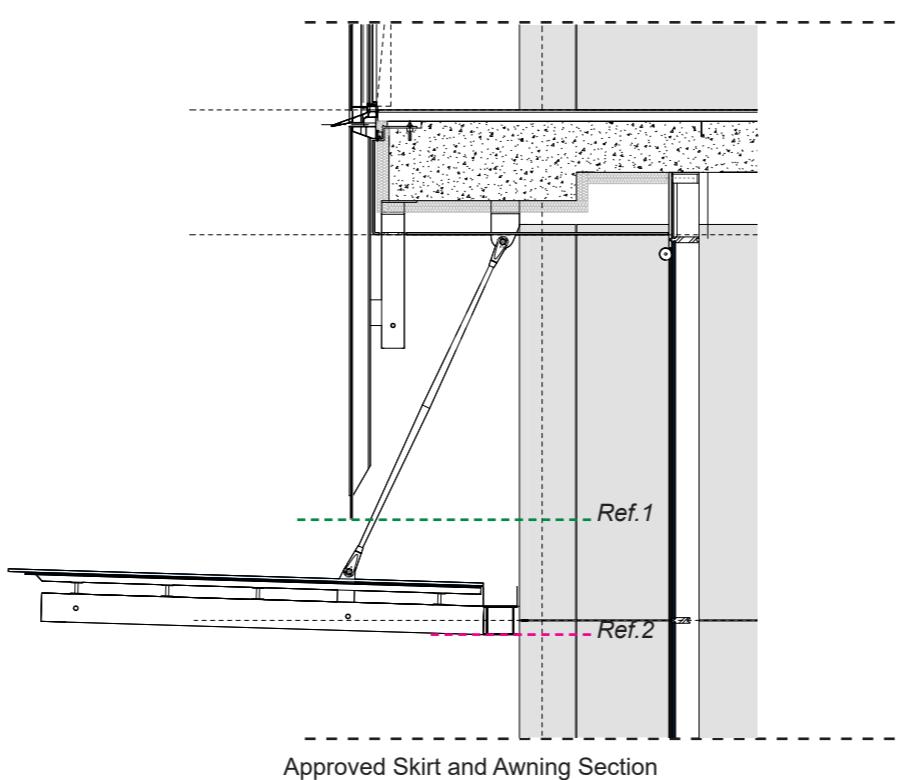


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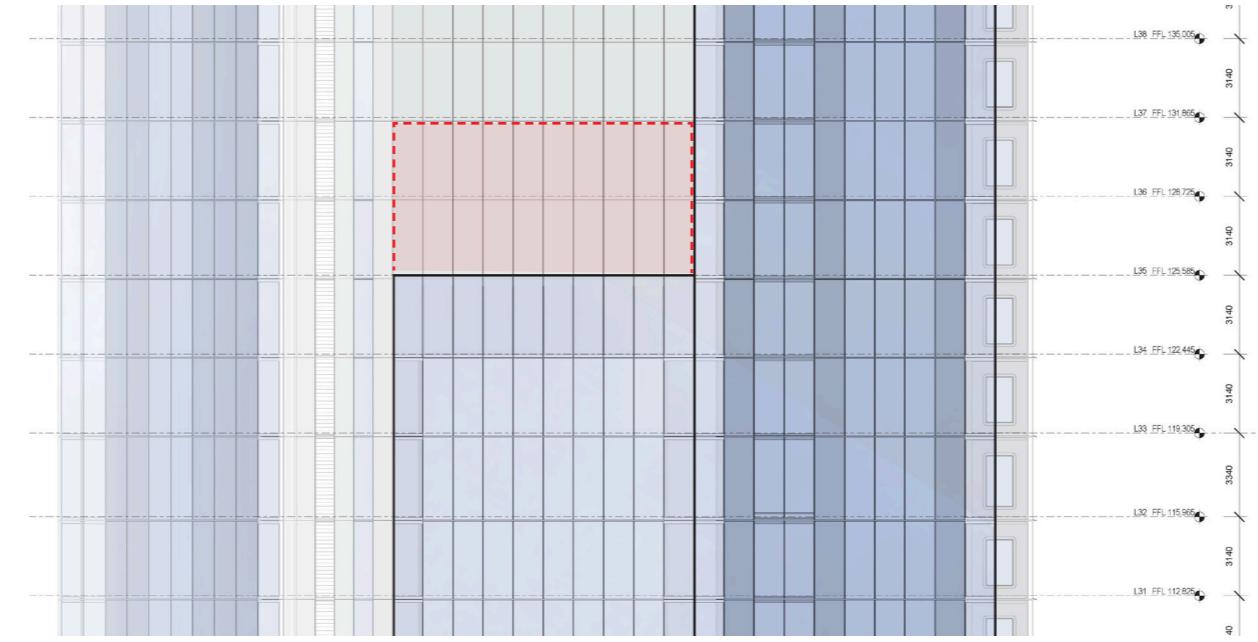
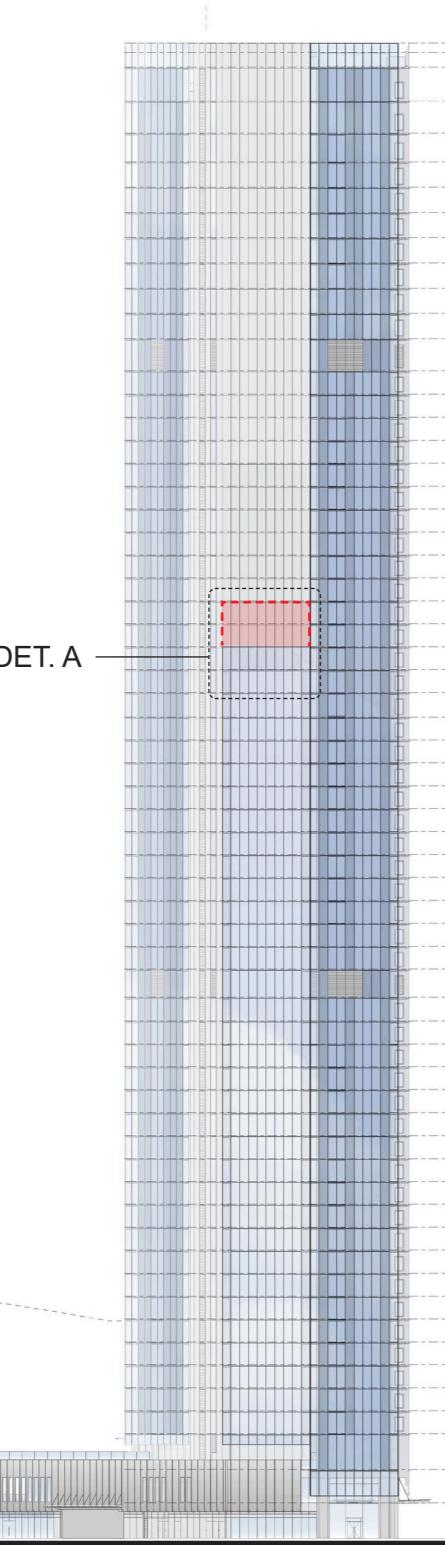
Ref.1: Approved Skirt Bottom

Ref.2: Approved Awning Bottom

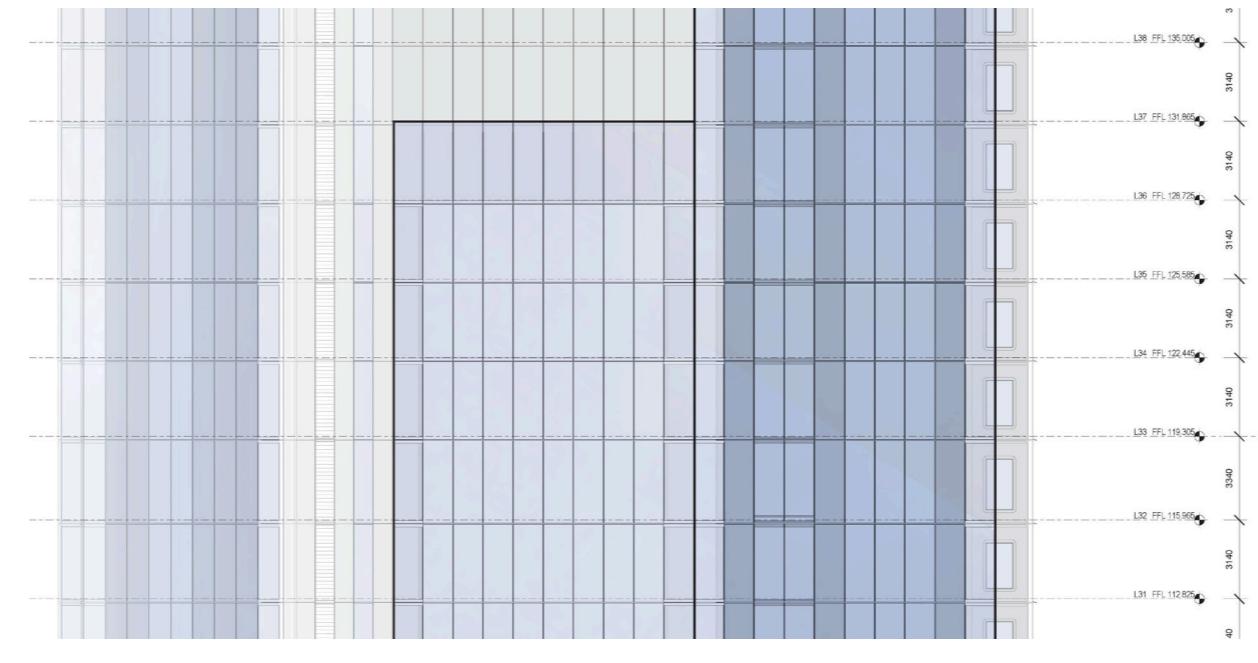


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APPROVED



PROPOSED



2.1.5 Lift Core Height Update

The last amendment to the tower portion of the building regards the update in the low-rise lift core height. Following further developments on the lift services and detailed considerations regarding lift motor room and overrun sizes, the lift core volume of the SE façade is proposed to be raised by two levels.

In this proposal, we will have the lift motor room at L35, the roof at L36 and finally the uppermost overhanging glass panel (also referred to as “fringe”) spanning over until L37.

Raised Lift Core Facade

2.2 Amenities Updates

2.2.1 P2 Amenities Façade

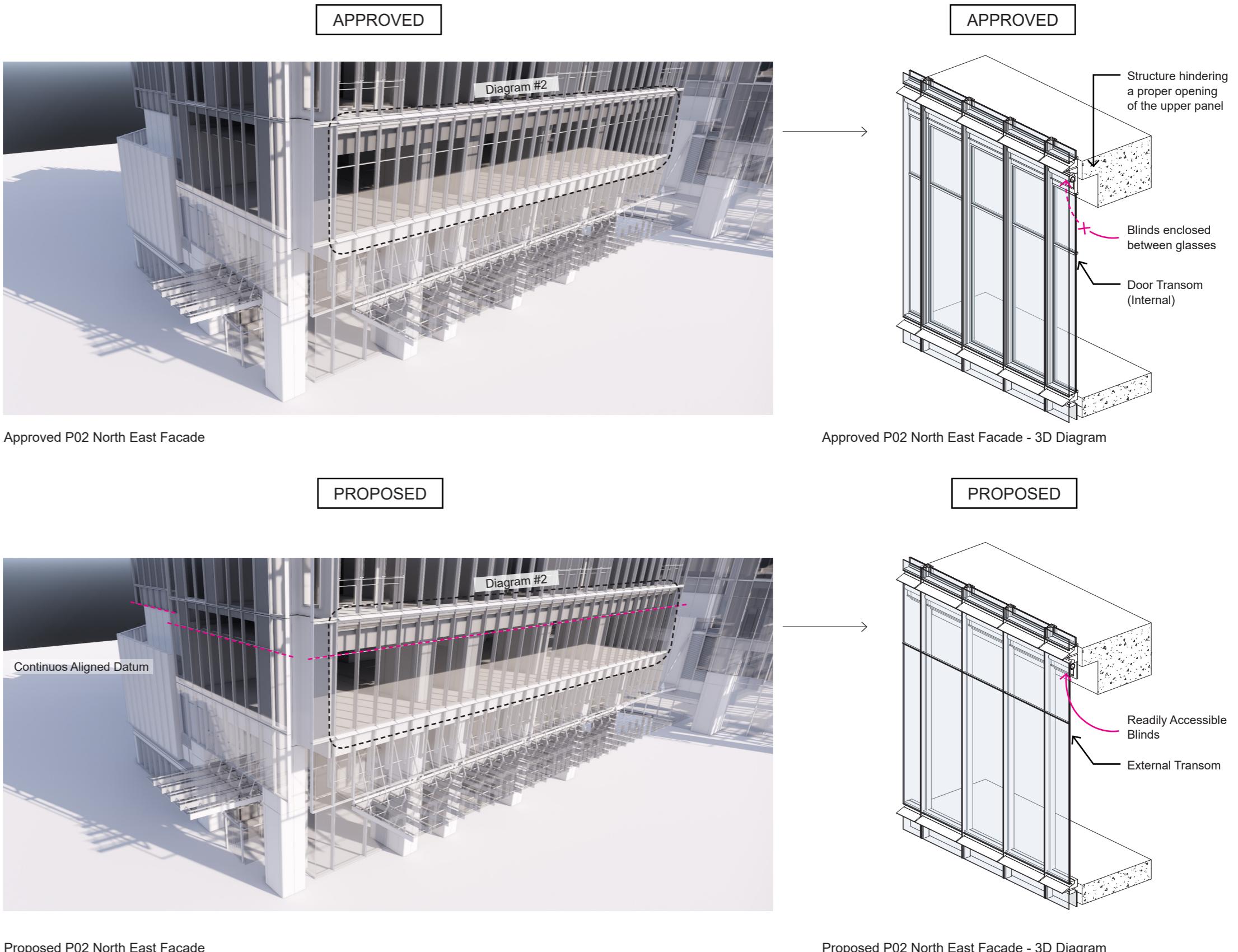
Due to further façade detailing and maintenance strategies development, two minor amendments are proposed to the P2 façade at Hickson Park.

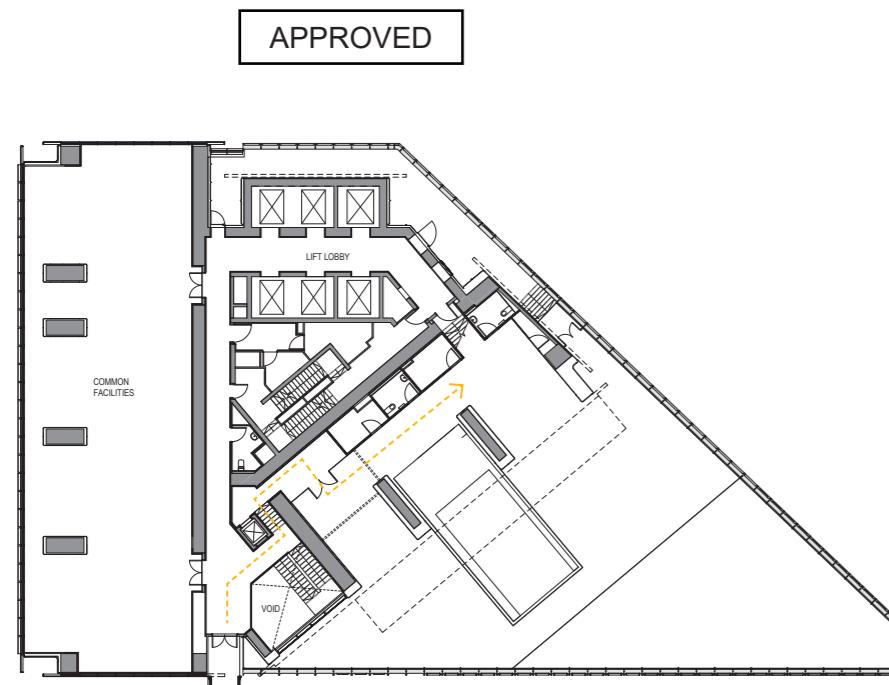
In the approved scheme, an Open Cavity Façade ('OCF') is present at this location. Unique structural arrangements makes it challenging to operate, maintain and prevent damage to the blinds, required for thermal performance at this orientation. Therefore, a fixed facade must be introduced. In light of this, the OCFs are proposed to be changed to fixed Double Glazed Units ('DGU') with the blinds directly behind the glass and readily accessible from inside.

While the DGU cannot be operated to provide ventilation, we believe this outcome would be beneficial to the amenities space from a broader perspective. Given the communal nature of this area, it should be more harmonious for the users to avoid having operable elements. This allows for a more stable climate control and improved acoustic performance.

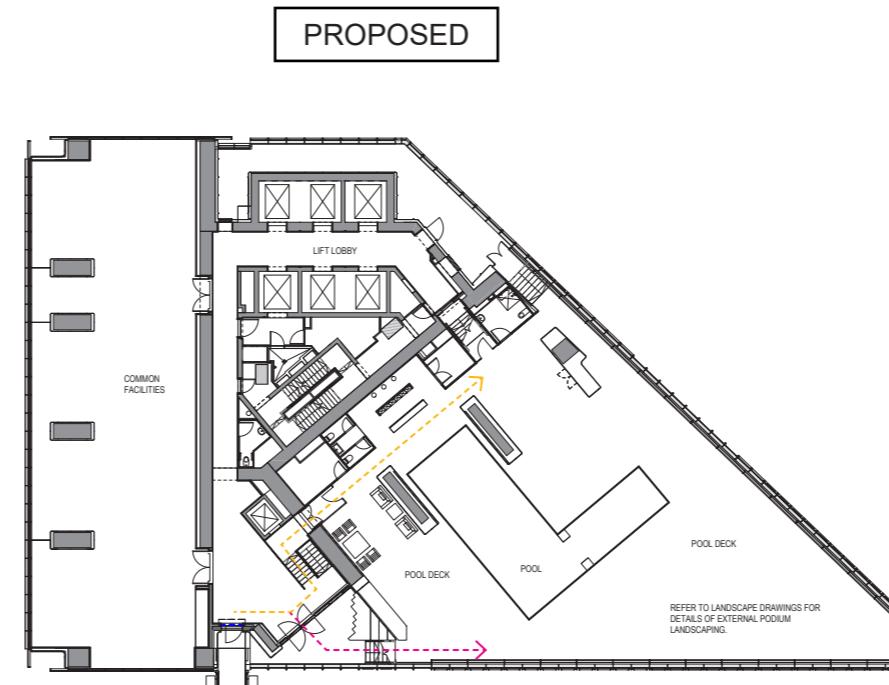
The second amendment, being the introduction of a transom on the facade panels, is required due to technical constraints in the glass manufacturing process. Due to the height of glazing at this level, a minimal transom, splitting the glazing in two, was necessary. The new element is aligned to the adjoining 'skirts panels' (the lowermost panels of the tower façade) present above the podium, creating a consistent datum across the tower.

----- Added Transom

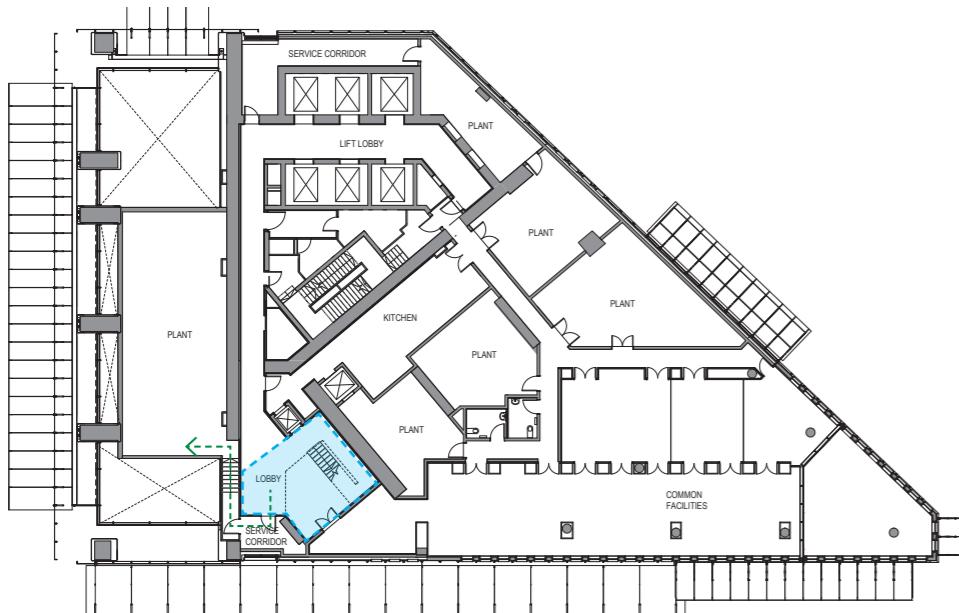




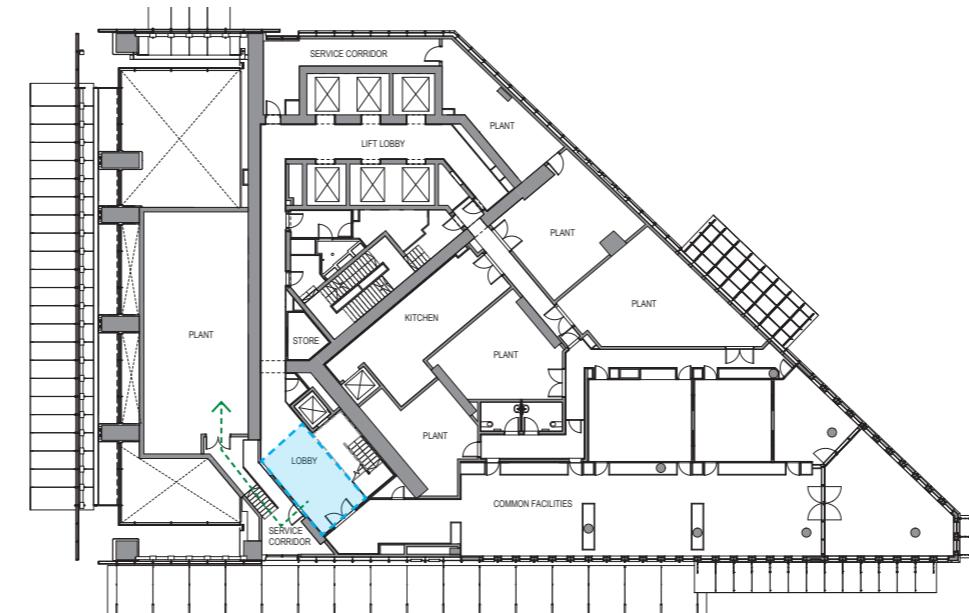
Approved P2 Plan



Proposed P2 Plan



Approved P1 Plan



Proposed P1 Plan

2.2.2 Podium Amenities Circulation

Internally, the amenities levels (P1 and P2) have also been reworked. After some structural revisions, it was deemed feasible to change the openings on the sheer wall leading to the exterior pool area. This cascaded in a series of small tweaks and refinements that would result in the rationalization of the overall circulation to that area.

Access to the P2 Exterior Amenities: The stairs in this area were simplified into a single staircase void seamlessly using a landing as connection point between P1/P2 and P2/Exterior amenities.

In addition to that, a new entrance was introduced that leads the user directly outside on the lower level, with stairs to reach the upper portion located near the podium GRC facade. This amendment enriches the area landscape and makes use of a previously residual space.

Access to P1 Amenities Lounge: With this proposed staircase, we reviewed the opening to the level above and simplified the shape of the space leading up to the lounge. Finally, we propose a more orthogonal area, greatly reducing the number of corners and residual spaces

Some other minor access changes are showed in the plans, color-coded as the key below.

- Additional Access to External Amenities
- Revised Access to External Amenities
- Access to Plantroom
- Amenities Lounge Shape outline

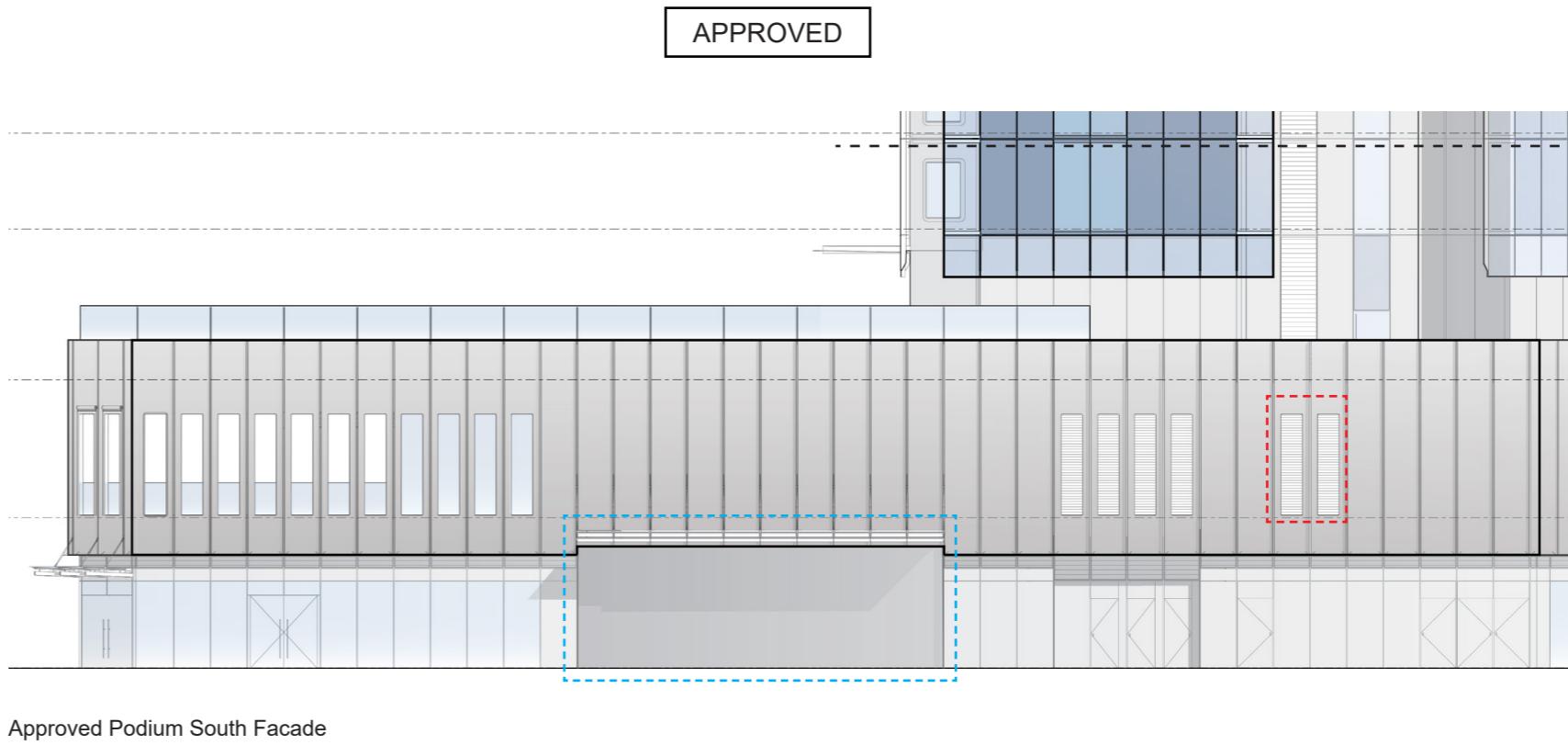
2.3 Podium Updates

2.3.1 Podium Panels Layout

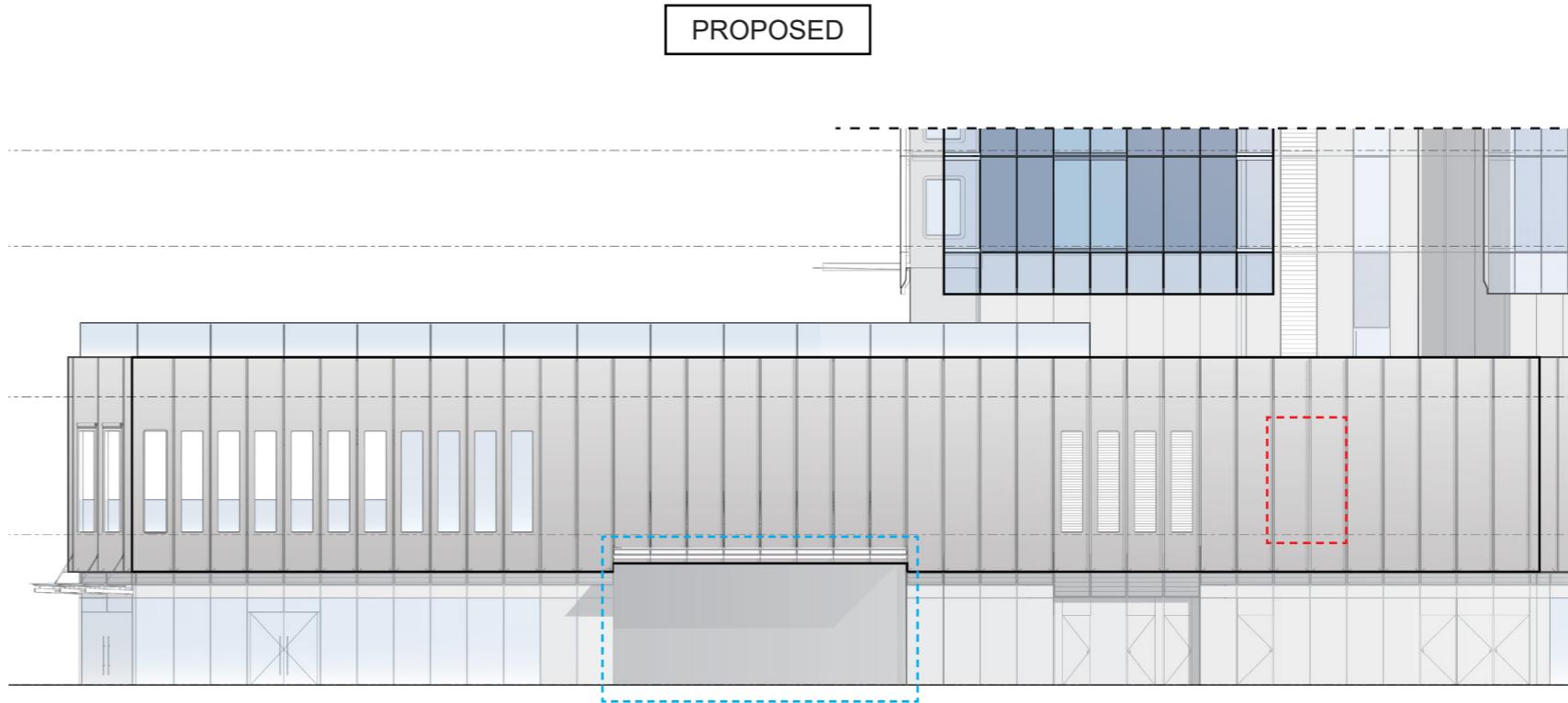
After some developments in the building services a few changes were done in the plantroom areas in P1 and in the garage ramp. Those consequently had some effects on the podium façade, that was amended to better respond to this new context. All changes can be seen in the following south elevation.

The first one is the removal of two louvres panels. Those were rendered not useful after some equipment change in the plantroom they interface with.

The second one refers to the carpark entry and can be seen in the following section



Approved Podium South Facade

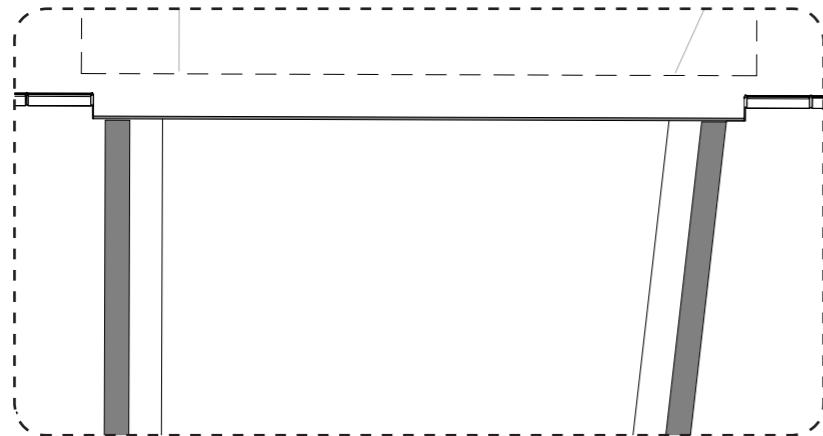


Proposed Podium South Facade

 Removed Louvre Panel

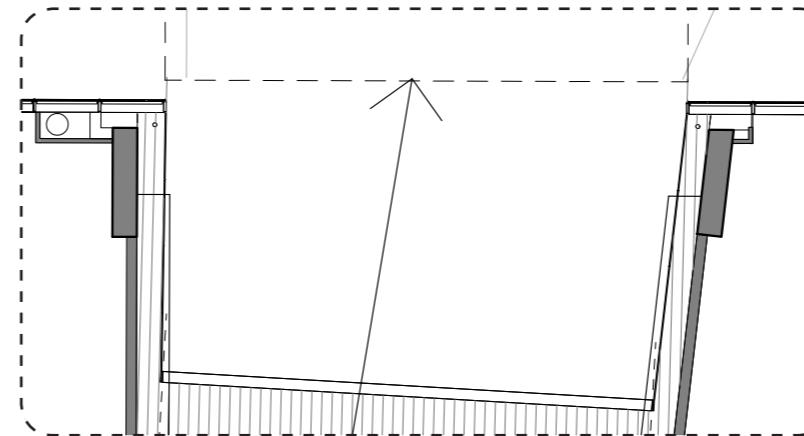
 Updated Garage Ramp

APPROVED



Approved Garage Ramp Plan

PROPOSED



Proposed Garage Ramp Plan



Approved Garage Ramp Door



Proposed Garage Ramp Door

2.3.2 Car Park Entrance Amendments

It is proposed that the access to the garage would be better serviced with a bi-folding door instead of the approved shutter blinds. This door configuration is seen as a more refined and reliable solution in tune with the high level of the OSH development.

Locating the door to align with the facade created a number of issues such as interference with the slab edge. With the door likely to remain open during the day, it would create an unnatural overlap with the horizontal elements, particularly the awning. Ultimately this would compromise the clear read of the architectural elements.

All things considered, we believe the best solution is to have the door pushed back, effectively clearing the awning. The space created from the façade line to the garage door is proposed to be clad in aluminium, matching the adjoining façade in materiality. Finally, a added benefit with this scheme was to give the cars a place to pull in off the road while waiting for clearances and the door to open.

A second consequence of this change is the reduction of the garage opening (and awning above) by one module on each side as shown in the following images.

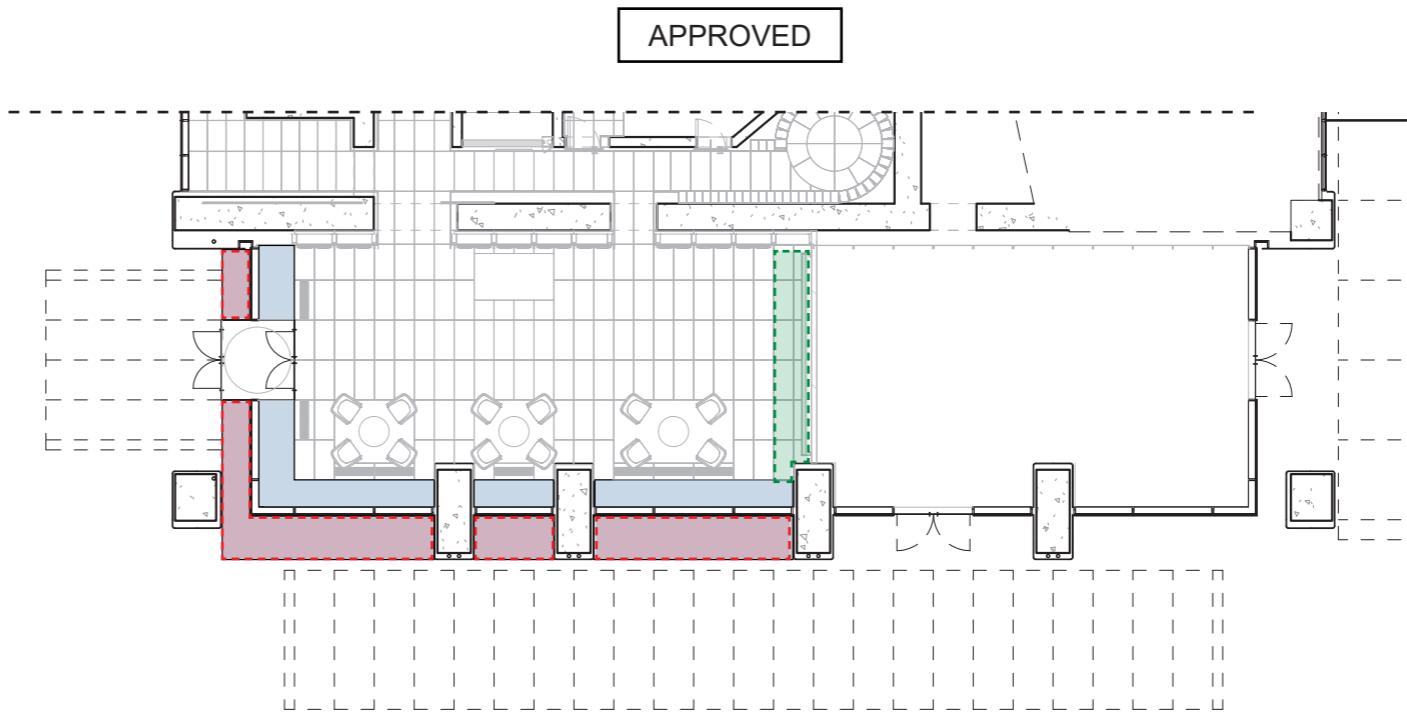
2.4 Residential Lobby Refinements

2.4.1 Water Feature Redesign

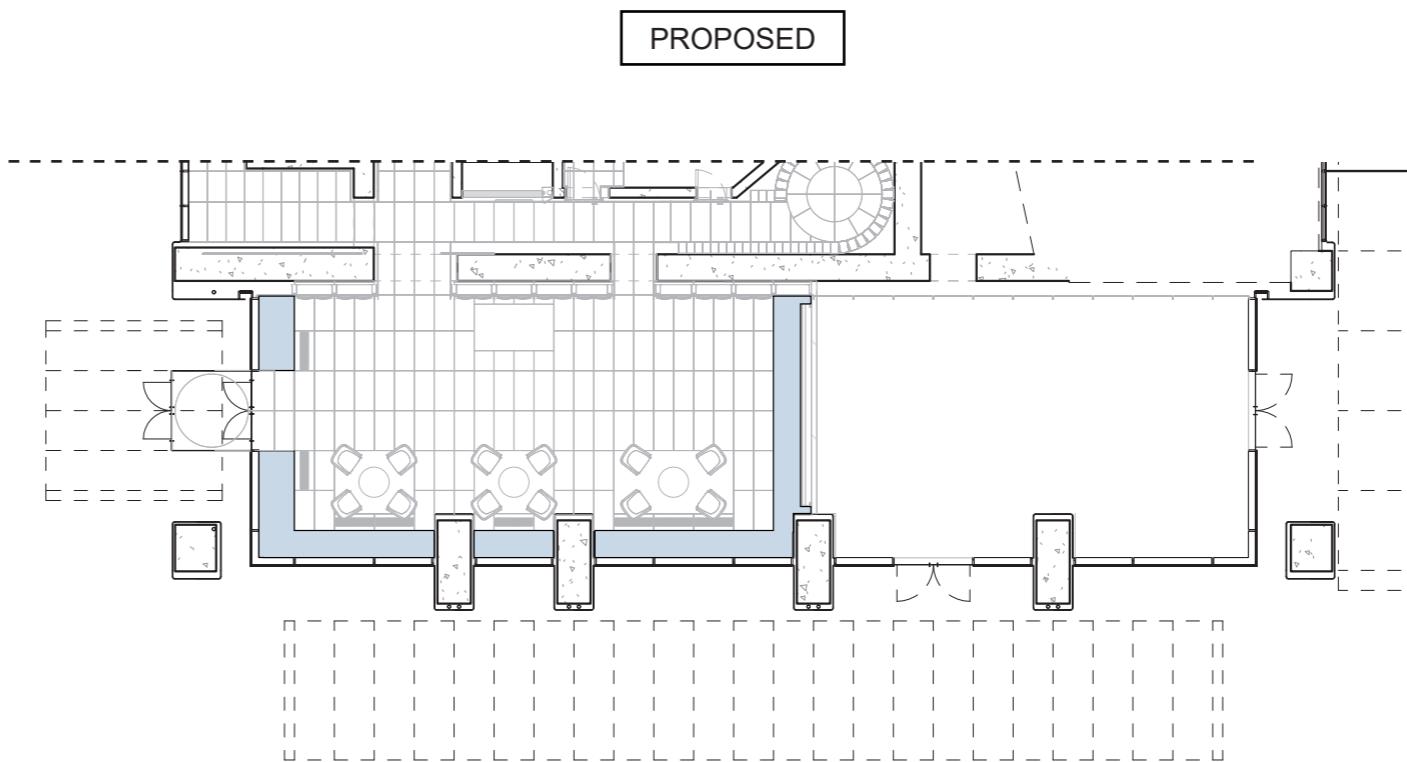
Following recent development of the interior elements, the water feature, a wet-stone on the perimeter of the residential lobby, has been reworked.

Previously, the water feature spanned both internally and externally, with the façade sitting in the middle. The external wet-stone created some challenges that were perceived as a risk to the optimal user experience. The strong winds, typical of the harbour area, posed a constant issue of blowing the thin film of water onto the pavement or façade, creating overall nuisance and increasing pressure on cleaning and maintenance. Moreover, given the residential lobby was adjoining to a retail area the water was limited only to a portion of the building. From the outside, this could create some inconsistencies perceived by the pedestrians walking along the park façade.

The original conceptual intent of this element was to create a “water trench”, crossed by the entry vestibule, inside of which the residential lobby would appear as an “island”. To emphasise this concept while simultaneously resolving the issues relating to its external counterparts, we proposed a 3-sided water feature. This more clearly defines the lobby “island”, surrounded by water readily perceived by the user, ultimately creating a more compelling design in that area.



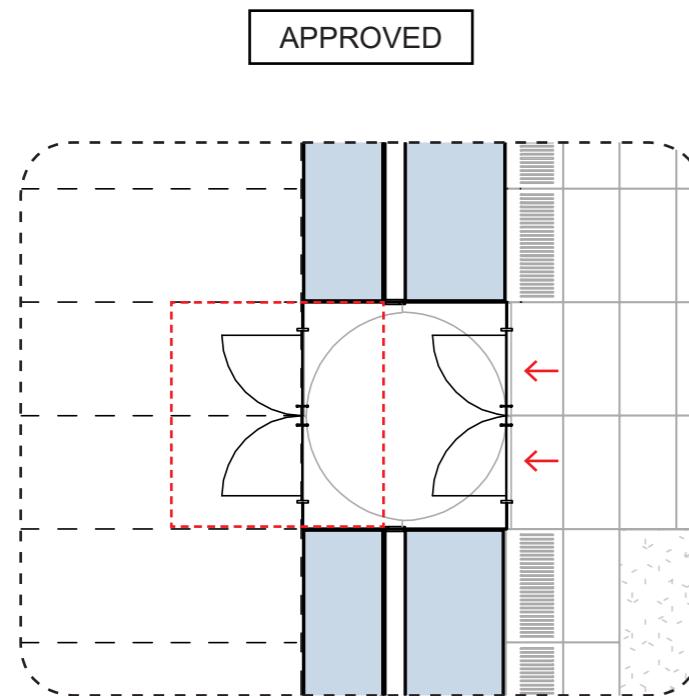
Approved Main residential lobby and Water Feature



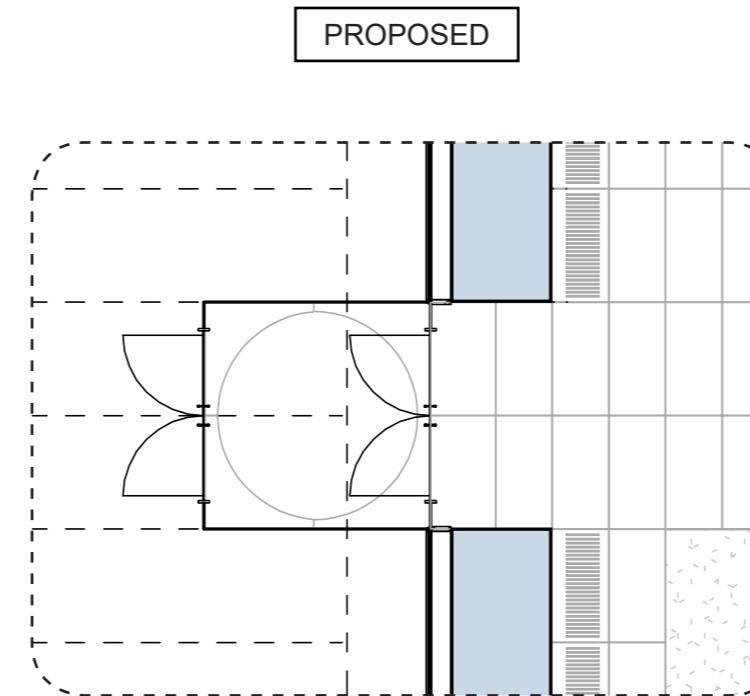
Proposed Main residential lobby and Water Feature

Removed External Water Feature

Increase Internal Water Feature



Approved Entry vestibule - Plan



Proposed Entry vestibule - Plan

2.4.2 Entry Vestibule Shift

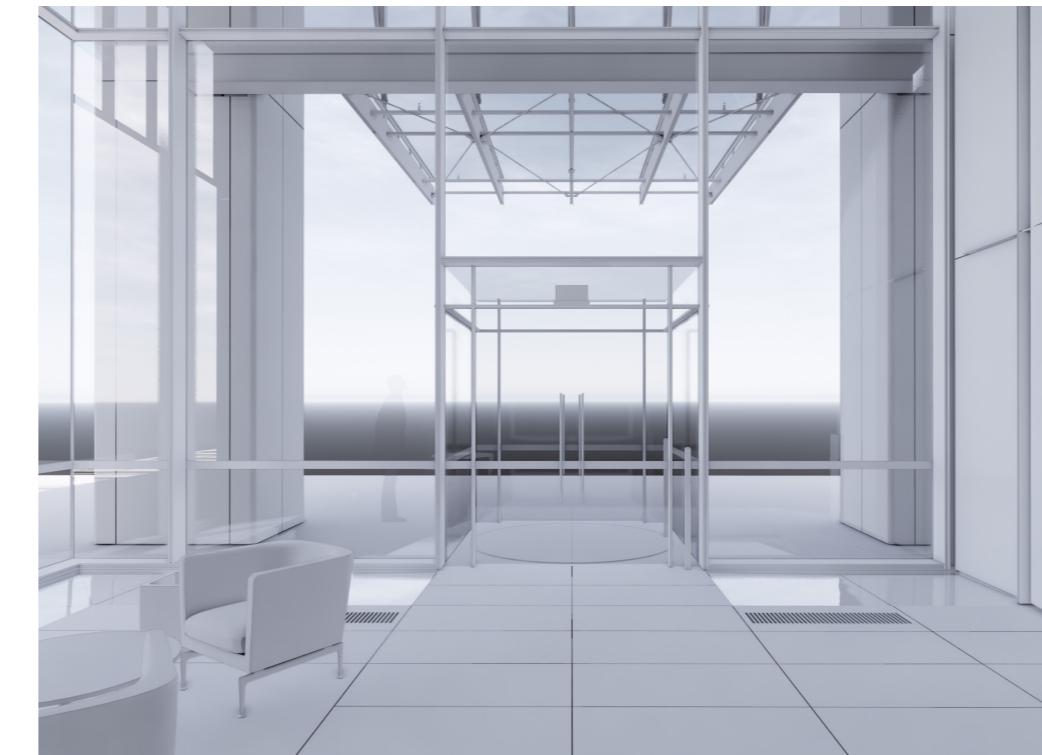
Following the revisions to the water feature, the entry vestibule position was amended to better respond to this new situation.

Previously, the glass box, was set centred with the facade glazing. Conceptually it acted as a bridge, having its' extension matching that of the water feature.

In this proposal the glass box is shifted roughly 1.2m outwards. By doing so, it is now positioned completely outside of the water boundary. Paradoxically, without the glass surroundings, this allows the user to better perceive the crossing of the water perimeter, further strengthening the “island” original concept mentioned at section 2.4.1.



Proposed Entry vestibule - 3D View



Proposed Entry vestibule - 3D View

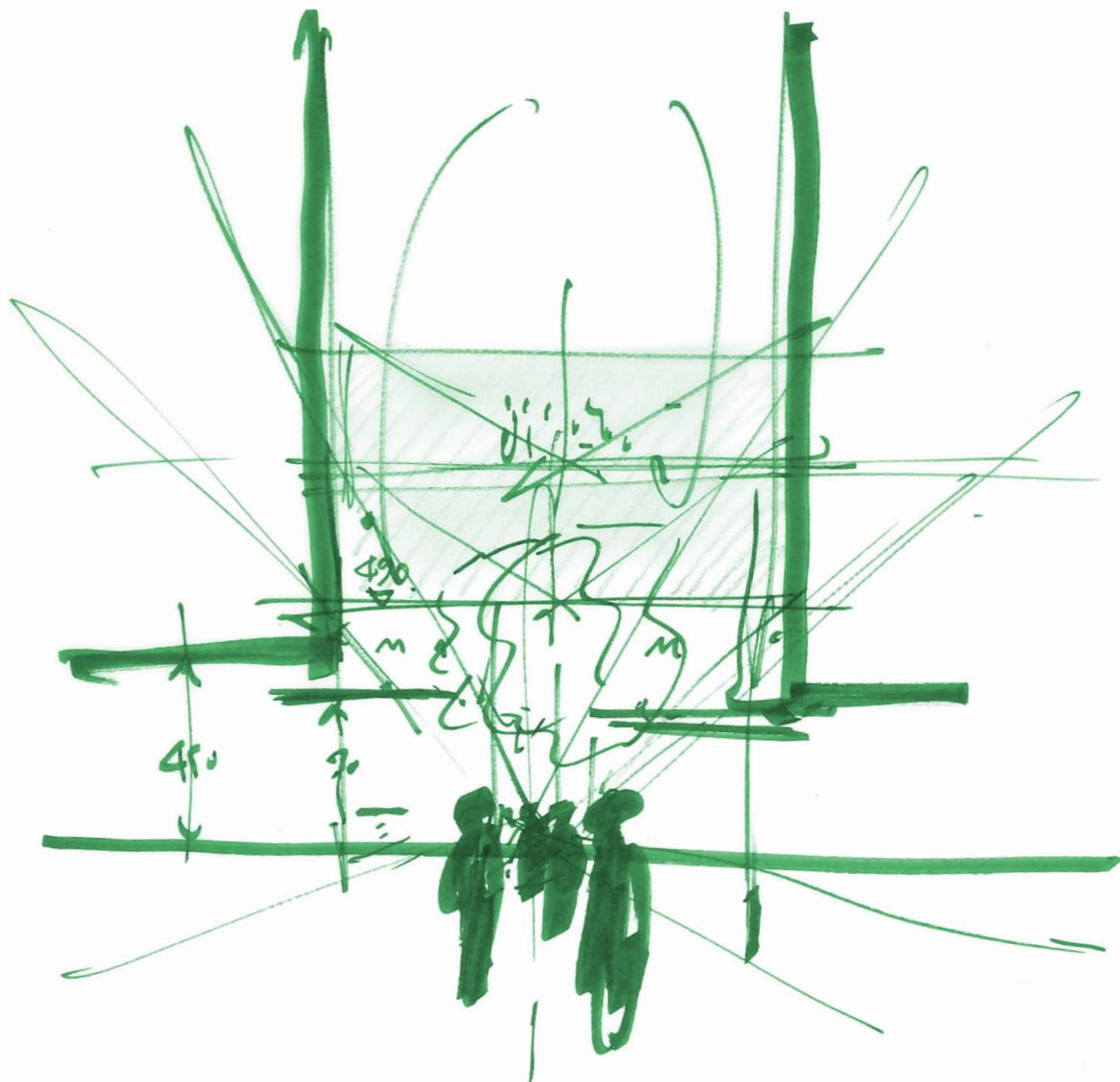
Shifted Entry Vestibule

3.0 Design Quality and Amenity

The changes that are presented by the S4.55 Modification do not compromise in any way the high level of design quality and amenity which the building provides for its residents and visitors.

On the contrary, these changes - however minor - are expected to contribute significantly to the perceived quality and architectural merit of the One Sydney Harbour development. The clear emphasis taken on providing a refined connection between the various amenities reaffirms the importance of such to the R4B development.

In the following pages it is shown the amended SEPP65 ADG Compliance schedules after the proposed changes.



3.2 SEPP65 ADG Compliance

| Level | Unit | No. of Bedrooms | No. of Bathrooms | GFA (m ²) | Balcony / Wintergarden Area (m ²) | Balcony / Wintergarden Depth (m) | Wintergarden Area As % Of Unit GFA + Area Over (m ²) | Master Bed Area (m ²) | Additional Bed Area(s) (m ²) | Minimum Bed Dimensions (m) | Habitable Room Depth (m) | Living Room Width (m) | Cross Ventilation | Storage Internal (m ³) | Storage External (m ³) | 2 Hours Solar 9am-3pm (Hours) | 2 Hours Solar 9am-5pm (Hours) | Any Solar 9am-3pm (Hours) | Any Solar 9am-5pm (Hours) |
|-------|-------|-----------------|------------------|-----------------------|---|----------------------------------|--|-----------------------------------|--|----------------------------|--------------------------|-----------------------|-------------------|------------------------------------|------------------------------------|-------------------------------|-------------------------------|---------------------------|---------------------------|
| 56/57 | SH-01 | 5 | 5 | 533.10 | 110.8 | 2.9 | 20.8% (30.9m ²) | 49.4 | 17.6 - 18.7 | 3.09 | 8.3 | 6.7 | DEEMED | 33.76 | 5 | YES | YES | YES | YES |
| 56/57 | SH-02 | 5 | 6 | 555.20 | 137.9 | 2.9 | 26.9% (83.3m ²) | 49.4 | 18.1 - 22 | 3.13 | 8.3 | 6.7 | DEEMED | 52.18 | 5 | YES | YES | YES | YES |
| 55 | UB01 | 3 | 3.5 | 195.82 | 13.1 | 3.7 | 6.7% | 25.2 | 17 - 19.6 | 3.23 | 3.4 | 4.4 | DEEMED | 10.75 | 5 | YES | YES | YES | YES |
| 55 | UB02 | 3 | 3.5 | 190.13 | 12.6 | 3.7 | 6.6% | 26.2 | 11 - 17.4 | 3.17 | 4.7 | 4.7 | DEEMED | 16.93 | 5 | YES | YES | YES | YES |
| 55 | UB03 | 2 | 2 | 113.26 | 9.6 | 2.7 | 8.5% | 15.5 | 13.8 | 3.06 | 4.3 | 5.5 | DEEMED | 7.56 | 5 | NO | YES | YES | YES |
| 55 | UB04 | 2 | 2 | 126.04 | 9.7 | 2.9 | 7.7% | 17.2 | 12.6 | 3.07 | 4 | 4.0 | DEEMED | 12.27 | 5 | NO | NO | NO | YES |
| 54 | UB01 | 3 | 3.5 | 195.82 | 13.1 | 3.7 | 6.7% | 25.2 | 17 - 19.6 | 3.23 | 3.4 | 4.4 | DEEMED | 10.75 | 5 | YES | YES | YES | YES |
| 54 | UB02 | 3 | 3.5 | 190.13 | 12.6 | 3.7 | 6.6% | 26.2 | 11 - 17.4 | 3.17 | 4.7 | 4.7 | DEEMED | 16.93 | 5 | YES | YES | YES | YES |
| 54 | UB03 | 2 | 2 | 113.26 | 9.6 | 2.7 | 8.5% | 15.5 | 13.8 | 3.06 | 4.3 | 5.5 | DEEMED | 7.56 | 5 | NO | YES | YES | YES |
| 54 | UB04 | 2 | 2 | 126.04 | 9.7 | 2.9 | 7.7% | 17.2 | 12.6 | 3.07 | 4 | 4.0 | DEEMED | 12.27 | 5 | NO | NO | NO | YES |
| 53 | UB01 | 3 | 3.5 | 195.82 | 13.1 | 3.7 | 6.7% | 25.2 | 17 - 19.6 | 3.23 | 3.4 | 4.4 | DEEMED | 10.75 | 5 | YES | YES | YES | YES |
| 53 | UB02 | 3 | 3.5 | 190.13 | 12.6 | 3.7 | 6.6% | 26.2 | 11 - 17.4 | 3.17 | 4.7 | 4.7 | DEEMED | 16.93 | 5 | YES | YES | YES | YES |
| 53 | UB03 | 2 | 2 | 113.26 | 9.6 | 2.7 | 8.5% | 15.5 | 13.8 | 3.06 | 4.3 | 5.5 | DEEMED | 7.56 | 5 | NO | YES | YES | YES |
| 53 | UB04 | 2 | 2 | 126.04 | 9.7 | 2.9 | 7.7% | 17.2 | 12.6 | 3.07 | 4 | 4.0 | DEEMED | 12.27 | 5 | NO | NO | NO | YES |
| 52 | UB01 | 3 | 3.5 | 195.82 | 13.1 | 3.7 | 6.7% | 25.2 | 17 - 19.6 | 3.23 | 3.4 | 4.4 | DEEMED | 10.75 | 5 | YES | YES | YES | YES |
| 52 | UB02 | 3 | 3.5 | 190.13 | 12.6 | 3.7 | 6.6% | 26.2 | 11 - 17.4 | 3.17 | 4.7 | 4.7 | DEEMED | 16.93 | 5 | YES | YES | YES | YES |
| 52 | UB03 | 2 | 2 | 113.26 | 9.6 | 2.7 | 8.5% | 15.5 | 13.8 | 3.06 | 4.3 | 5.5 | DEEMED | 7.56 | 5 | NO | YES | YES | YES |
| 52 | UB04 | 2 | 2 | 126.04 | 9.7 | 2.9 | 7.7% | 17.2 | 12.6 | 3.07 | 4 | 4.0 | DEEMED | 12.27 | 5 | NO | NO | NO | YES |
| 51 | UB01 | 3 | 3.5 | 195.82 | 13.1 | 3.7 | 6.7% | 25.2 | 17 - 19.6 | 3.23 | 3.4 | 4.4 | DEEMED | 10.75 | 5 | YES | YES | YES | YES |
| 51 | UB02 | 3 | 3.5 | 190.13 | 12.6 | 3.7 | 6.6% | 26.2 | 11 - 17.4 | 3.17 | 4.7 | 4.7 | DEEMED | 16.93 | 5 | YES | YES | YES | YES |
| 51 | UB03 | 2 | 2 | 113.26 | 9.6 | 2.7 | 8.5% | 15.5 | 13.8 | 3.06 | 4.3 | 5.5 | DEEMED | 7.56 | 5 | NO | YES | YES | YES |
| 51 | UB04 | 2 | 2 | 126.04 | 9.7 | 2.9 | 7.7% | 17.2 | 12.6 | 3.07 | 4 | 4.0 | DEEMED | 12.27 | 5 | NO | NO | NO | YES |
| 50 | UB01 | 3 | 3.5 | 195.82 | 13.1 | 3.7 | 6.7% | 25.2 | 17 - 19.6 | 3.23 | 3.4 | 4.4 | DEEMED | 10.75 | 5 | YES | YES | YES | YES |
| 50 | UB02 | 3 | 3.5 | 190.13 | 12.6 | 3.7 | 6.6% | 26.2 | 11 - 17.4 | 3.17 | 4.7 | 4.7 | DEEMED | 16.93 | 5 | YES | YES | YES | YES |
| 50 | UB03 | 2 | 2 | 113.26 | 9.6 | 2.7 | 8.5% | 15.5 | 13.8 | 3.06 | 4.3 | 5.5 | DEEMED | 7.56 | 5 | NO | YES | YES | YES |
| 50 | UB04 | 2 | 2 | 126.04 | 9.7 | 2.9 | 7.7% | 17.2 | 12.6 | 3.07 | 4 | 4.0 | DEEMED | 12.27 | 5 | NO | NO | NO | YES |
| 49 | UB01 | 3 | 3.5 | 195.82 | 13.1 | 3.7 | 6.7% | 25.2 | 17 - 19.6 | 3.23 | 3.4 | 4.4 | DEEMED | 10.75 | 5 | YES | YES | YES | YES |
| 49 | UB02 | 3 | 3.5 | 190.13 | 12.6 | 3.7 | 6.6% | 26.2 | 11 - 17.4 | 3.17 | 4.7 | 4.7 | DEEMED | 16.93 | 5 | YES | YES | YES | YES |
| 49 | UB03 | 2 | 2 | 113.26 | 9.6 | 2.7 | 8.5% | 15.5 | 13.8 | 3.06 | 4.3 | 5.5 | DEEMED | 7.56 | 5 | NO | YES | YES | YES |
| 49 | UB04 | 2 | 2 | 126.04 | 9.7 | 2.9 | 7.7% | 17.2 | 12.6 | 3.07 | 4 | 4.0 | DEEMED | 12.27 | 5 | NO | NO | NO | YES |
| 48 | UB01 | 3 | 3.5 | 195.82 | 13.1 | 3.7 | 6.7% | 25.2 | 17 - 19.6 | 3.23 | 3.4 | 4.4 | DEEMED | 10.75 | 5 | YES | YES | YES | YES |
| 48 | UB02 | 3 | 3.5 | 190.13 | 12.6 | 3.7 | 6.6% | 26.2 | 11 - 17.4 | 3.17 | 4.7 | 4.7 | DEEMED | 16.93 | 5 | YES | YES | YES | YES |
| 48 | UB03 | 2 | 2 | 113.26 | 9.6 | 2.7 | 8.5% | 15.5 | 13.8 | 3.06 | 4.3 | 5.5 | DEEMED | 7.56 | 5 | NO | YES | YES | YES |
| 48 | UB04 | 2 | 2 | 126.04 | 9.7 | 2.9 | 7.7% | 17.2 | 12.6 | 3.07 | 4 | 4.0 | DEEMED | 12.27 | 5 | NO | NO | NO | YES |
| 46 | MB01 | 3 | 3.5 | 198.58 | 10.4 | 2.88 | 5.2% | 22.3 | 13.3 - 14.6 | 3.1 | 5.7 | 5.5 | DEEMED | 18.07 | 5 | YES | YES | YES | YES |
| 46 | MB02 | 2 | 2 | 114.81 | 9.5 | 2.88 | 8.3% | 19.3 | 15.5 | 3.05 | 6 | 4.5 | DEEMED | 9.58 | 4 | YES | YES | YES | YES |
| 46 | MB03 | 2 | 2 | 122.01 | 10.4 | 2.88 | 8.5% | 21.6 | 11.7 | 3.13 | 4.4 | 4.4 | DEEMED | 13.73 | 4 | YES | YES | YES | YES |
| 46 | MB04 | 2 | 2 | 102.87 | 10.4 | 2.88 | 10.1% | 16.4 | 10.5 | 3.2 | 5 | 5.0 | DEEMED | 8.26 | 5 | NO | YES | YES | YES |
| 46 | MB05 | 1 | 1 | 72.46 | 9.4 | 2.88 | 13.0% | 11.4 | N/A | 3.125 | 4.4 | 4.4 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 45 | MB01 | 3 | 3.5 | 198.58 | 10.4 | 2.88 | 5.2% | 22.3 | 13.3 - 14.6 | 3.1 | 5.7 | 5.5 | DEEMED | 18.07 | 5 | YES | YES | YES | YES |
| 45 | MB02 | 2 | 2 | 114.81 | 9.5 | 2.88 | 8.3% | 19.3 | 15.5 | 3.05 | 6 | 4.5 | DEEMED | 9.58 | 4 | YES | YES | YES | YES |
| 45 | MB03 | 2 | 2 | 122.01 | 10.4 | 2.88 | 8.5% | 21.6 | 11.7 | 3.13 | 4.4 | 4.4 | DEEMED | 13.73 | 4 | NO | NO | NO | YES |
| 45 | MB04 | 2 | 2 | 102.87 | 10.4 | 2.88 | 10.1% | 16.4 | 10.5 | 3.2 | 5 | 5.0 | DEEMED | 8.26 | 5 | NO | YES | YES | YES |

| Level | Unit | No. of Bedrooms | No. of Bathrooms | GFA (m2) | Balcony / Wintergarden Area (m2) | Balcony / Wintergarden Depth (m) | Wintergarden Area As % Of Unit GFA + Area Over (m2) | Master Bed Area (m2) | Additional Bed Area(s) (m2) | Minimum Bed Dimensions (m) | Habitable Room Depth (m) | Living Room Width (m) | Cross Ventilation | Storage Internal (m3) | Storage External (m3) | 2 Hours Solar 9am-3pm (Hours) | 2 Hours Solar 9am-5pm (Hours) | Any Solar 9am-3pm (Hours) | Any Solar 9am-5pm (Hours) |
|-------|------|-----------------|------------------|----------|----------------------------------|----------------------------------|---|----------------------|-----------------------------|----------------------------|--------------------------|-----------------------|-------------------|-----------------------|-----------------------|-------------------------------|-------------------------------|---------------------------|---------------------------|
| 37 | MB03 | 2 | 2 | 122.01 | 10.4 | 2.88 | 8.5% | 21.6 | 11.7 | 3.13 | 4.4 | 4.4 | DEEMED | 13.73 | 4 | YES | YES | YES | YES |
| 37 | MB04 | 2 | 2 | 102.87 | 10.4 | 2.88 | 10.1% | 16.4 | 10.5 | 3.2 | 5 | 5.0 | DEEMED | 8.26 | 5 | NO | YES | YES | YES |
| 37 | MB05 | 1 | 1 | 72.46 | 9.4 | 2.88 | 13.0% | 11.4 | N/A | 3.125 | 4.4 | 4.4 | DEEMED | 3 | 4 | NO | NO | YES | YES |
| 36 | MB01 | 3 | 3.5 | 198.58 | 10.4 | 2.88 | 5.2% | 22.3 | 13.3 - 14.6 | 3.1 | 5.7 | 5.5 | DEEMED | 18.07 | 5 | YES | YES | YES | YES |
| 36 | MB02 | 2 | 2 | 114.81 | 9.5 | 2.88 | 8.3% | 19.3 | 15.5 | 3.05 | 6 | 4.5 | DEEMED | 9.58 | 4 | YES | YES | YES | YES |
| 36 | MB03 | 2 | 2 | 122.01 | 10.4 | 2.88 | 8.5% | 21.6 | 11.7 | 3.13 | 4.4 | 4.4 | DEEMED | 13.73 | 4 | YES | YES | YES | YES |
| 36 | MB04 | 2 | 2 | 102.87 | 10.4 | 2.88 | 10.1% | 16.4 | 10.5 | 3.2 | 5 | 5.0 | DEEMED | 8.26 | 5 | NO | YES | YES | YES |
| 36 | MB05 | 1 | 1 | 72.46 | 9.4 | 2.88 | 13.0% | 11.4 | N/A | 3.125 | 4.4 | 4.4 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 35 | MB01 | 3 | 3.5 | 198.58 | 10.4 | 2.88 | 5.2% | 22.3 | 13.3 - 14.6 | 3.1 | 5.7 | 5.5 | DEEMED | 18.07 | 5 | YES | YES | YES | YES |
| 35 | MB02 | 2 | 2 | 114.81 | 9.5 | 2.88 | 8.3% | 19.3 | 15.5 | 3.05 | 6 | 4.5 | DEEMED | 9.58 | 4 | YES | YES | YES | YES |
| 35 | MB03 | 2 | 2 | 122.01 | 10.4 | 2.88 | 8.5% | 21.6 | 11.7 | 3.13 | 4.4 | 4.4 | DEEMED | 13.73 | 4 | YES | YES | YES | YES |
| 35 | MB04 | 2 | 2 | 102.87 | 10.4 | 2.88 | 10.1% | 16.4 | 10.5 | 3.2 | 5 | 5.0 | DEEMED | 8.26 | 5 | NO | YES | YES | YES |
| 35 | MB05 | 1 | 1 | 72.46 | 9.4 | 2.88 | 13.0% | 11.4 | N/A | 3.125 | 4.4 | 4.4 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 34 | MB01 | 3 | 3.5 | 198.58 | 10.4 | 2.88 | 5.2% | 22.3 | 13.3 - 14.6 | 3.1 | 5.7 | 5.5 | DEEMED | 18.07 | 5 | YES | YES | YES | YES |
| 34 | MB02 | 2 | 2 | 114.81 | 9.5 | 2.88 | 8.3% | 19.3 | 15.5 | 3.05 | 6 | 4.5 | DEEMED | 9.58 | 4 | YES | YES | YES | YES |
| 34 | MB03 | 2 | 2 | 122.01 | 10.4 | 2.88 | 8.5% | 21.6 | 11.7 | 3.13 | 4.4 | 4.4 | DEEMED | 7.56 | 4 | YES | YES | YES | YES |
| 34 | MB04 | 2 | 2 | 102.87 | 10.4 | 2.88 | 10.1% | 16.4 | 10.5 | 3.2 | 5 | 5.0 | DEEMED | 8.26 | 5 | NO | YES | YES | YES |
| 34 | MB05 | 1 | 1 | 72.46 | 9.4 | 2.88 | 13.0% | 11.4 | N/A | 3.125 | 4.4 | 4.4 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 33 | MB01 | 3 | 3.5 | 198.58 | 10.4 | 2.88 | 5.2% | 22.3 | 13.3 - 14.6 | 3.1 | 5.7 | 5.5 | DEEMED | 18.07 | 5 | YES | YES | YES | YES |
| 33 | MB02 | 2 | 2 | 114.81 | 9.5 | 2.88 | 8.3% | 19.3 | 15.5 | 3.05 | 6 | 4.5 | DEEMED | 9.58 | 4 | YES | YES | YES | YES |
| 33 | MB03 | 2 | 2 | 122.01 | 10.4 | 2.88 | 8.5% | 21.6 | 11.7 | 3.13 | 4.4 | 4.4 | DEEMED | 13.73 | 4 | YES | YES | YES | YES |
| 33 | MB04 | 2 | 2 | 102.87 | 10.4 | 2.88 | 10.1% | 16.4 | 10.5 | 3.2 | 5 | 5.0 | DEEMED | 8.26 | 5 | NO | YES | YES | YES |
| 33 | MB05 | 1 | 1 | 72.46 | 9.4 | 2.88 | 13.0% | 11.4 | N/A | 3.125 | 4.4 | 4.4 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 32 | LB01 | 3 | 2.5 | 155.95 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | DEEMED | 19.14 | 5 | YES | YES | YES | YES |
| 32 | LB02 | 1 | 1 | 72.91 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | DEEMED | 6.04 | 5 | YES | YES | YES | YES |
| 32 | LB03 | 1 | 1 | 71.45 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | DEEMED | 3.32 | 5 | YES | YES | YES | YES |
| 32 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | DEEMED | 4 | 4 | YES | YES | YES | YES |
| 32 | LB05 | 2 | 2 | 100.12 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | DEEMED | 5.24 | 5 | NO | YES | YES | YES |
| 32 | LB06 | 1 | 1 | 70.81 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 31 | LB01 | 3 | 2.5 | 156.0 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | DEEMED | 19.14 | 5 | YES | YES | YES | YES |
| 31 | LB02 | 1 | 1 | 72.9 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | DEEMED | 6.04 | 5 | YES | YES | YES | YES |
| 31 | LB03 | 1 | 1 | 71.5 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | DEEMED | 3.32 | 5 | YES | YES | YES | YES |
| 31 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | DEEMED | 4 | 4 | YES | YES | YES | YES |
| 31 | LB05 | 2 | 2 | 100.1 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | DEEMED | 5.24 | 5 | NO | YES | YES | YES |
| 31 | LB06 | 1 | 1 | 70.8 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 28 | LB01 | 3 | 2.5 | 155.95 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | DEEMED | 19.14 | 5 | YES | YES | YES | YES |
| 28 | LB02 | 1 | 1 | 72.91 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | DEEMED | 6.04 | 5 | YES | YES | YES | YES |
| 28 | LB03 | 1 | 1 | 71.45 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | DEEMED | 3.32 | 5 | YES | YES | YES | YES |
| 28 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | DEEMED | 4 | 4 | YES | YES | YES | YES |
| 28 | LB05 | 2 | 2 | 100.12 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | DEEMED | 5.24 | 5 | NO | YES | YES | YES |
| 28 | LB06 | 1 | 1 | 70.81 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 27 | LB01 | 3 | 2.5 | 156.0 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | DEEMED | 19.14 | 5 | YES | YES | YES | YES |
| 27 | LB02 | 1 | 1 | 72.9 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | DEEMED | 6.04 | 5 | YES | YES | YES | YES |
| 27 | LB03 | 1 | 1 | 71.5 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | DEEMED | 3.32 | 5 | YES | YES | YES | YES |
| 27 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4</ | | | | | | | |

| Level | Unit | No. of Bedrooms | No. of Bathrooms | GFA (m ²) | Balcony / Wintergarden Area (m ²) | Balcony / Wintergarden Depth (m) | Wintergarden Area As % Of Unit GFA + Area Over (m ²) | Master Bed Area (m ²) | Additional Bed Area(s) (m ²) | Minimum Bed Dimensions (m) | Habitable Room Depth (m) | Living Room Width (m) | Cross Ventilation | Storage Internal (m ³) | Storage External (m ³) | 2 Hours Solar 9am-3pm (Hours) | 2 Hours Solar 9am-5pm (Hours) | Any Solar 9am-3pm (Hours) | Any Solar 9am-5pm (Hours) |
|-------|------|-----------------|------------------|-----------------------|---|----------------------------------|--|-----------------------------------|--|----------------------------|--------------------------|-----------------------|-------------------|------------------------------------|------------------------------------|-------------------------------|-------------------------------|---------------------------|---------------------------|
| 23 | LB05 | 2 | 2 | 100.1 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | DEEMED | 5.24 | 5 | NO | YES | YES | YES |
| 23 | LB06 | 1 | 1 | 70.8 | 9.1 | 2.88 | 12.9% | N/A | 10.7 | 3.125 | 4.2 | 4.2 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 22 | LB01 | 3 | 2.5 | 155.95 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | DEEMED | 19.14 | 5 | YES | YES | YES | YES |
| 22 | LB02 | 1 | 1 | 72.91 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | DEEMED | 6.04 | 5 | YES | YES | YES | YES |
| 22 | LB03 | 1 | 1 | 71.45 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | DEEMED | 3.32 | 5 | YES | YES | YES | YES |
| 22 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | DEEMED | 4 | 4 | YES | YES | YES | YES |
| 22 | LB05 | 2 | 2 | 100.12 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | DEEMED | 5.24 | 5 | NO | YES | YES | YES |
| 22 | LB06 | 1 | 1 | 70.81 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 21 | LB01 | 3 | 2.5 | 156.0 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | DEEMED | 19.14 | 5 | YES | YES | YES | YES |
| 21 | LB02 | 1 | 1 | 72.9 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | DEEMED | 6.04 | 5 | YES | YES | YES | YES |
| 21 | LB03 | 1 | 1 | 71.5 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | DEEMED | 3.32 | 5 | YES | YES | YES | YES |
| 21 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | DEEMED | 4 | 4 | YES | YES | YES | YES |
| 21 | LB05 | 2 | 2 | 100.1 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | DEEMED | 5.24 | 5 | NO | YES | YES | YES |
| 21 | LB06 | 1 | 1 | 70.8 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 19 | LB01 | 3 | 2.5 | 155.95 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | DEEMED | 19.14 | 5 | YES | YES | YES | YES |
| 19 | LB02 | 1 | 1 | 72.91 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | DEEMED | 6.04 | 5 | YES | YES | YES | YES |
| 19 | LB03 | 1 | 1 | 71.45 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | DEEMED | 3.32 | 5 | YES | YES | YES | YES |
| 19 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | DEEMED | 4 | 4 | YES | YES | YES | YES |
| 19 | LB05 | 2 | 2 | 100.12 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | DEEMED | 5.24 | 5 | NO | YES | YES | YES |
| 19 | LB06 | 1 | 1 | 70.81 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 18 | LB01 | 3 | 2.5 | 156.0 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | DEEMED | 19.14 | 5 | YES | YES | YES | YES |
| 18 | LB02 | 1 | 1 | 72.9 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | DEEMED | 6.04 | 5 | YES | YES | YES | YES |
| 18 | LB03 | 1 | 1 | 71.5 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | DEEMED | 3.32 | 5 | YES | YES | YES | YES |
| 18 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | DEEMED | 4 | 4 | YES | YES | YES | YES |
| 18 | LB05 | 2 | 2 | 100.1 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | DEEMED | 5.24 | 5 | NO | YES | YES | YES |
| 18 | LB06 | 1 | 1 | 70.8 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 17 | LB01 | 3 | 2.5 | 155.95 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | DEEMED | 19.14 | 5 | YES | YES | YES | YES |
| 17 | LB02 | 1 | 1 | 72.91 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | DEEMED | 6.04 | 5 | YES | YES | YES | YES |
| 17 | LB03 | 1 | 1 | 71.45 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | DEEMED | 3.32 | 5 | YES | YES | YES | YES |
| 17 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | DEEMED | 4 | 4 | YES | YES | YES | YES |
| 17 | LB05 | 2 | 2 | 100.12 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | DEEMED | 5.24 | 5 | NO | YES | YES | YES |
| 17 | LB06 | 1 | 1 | 70.81 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 16 | LB01 | 3 | 2.5 | 156.0 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | DEEMED | 19.14 | 5 | YES | YES | YES | YES |
| 16 | LB02 | 1 | 1 | 72.9 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | DEEMED | 6.04 | 5 | YES | YES | YES | YES |
| 16 | LB03 | 1 | 1 | 71.5 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | DEEMED | 3.32 | 5 | YES | YES | YES | YES |
| 16 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | DEEMED | 4 | 4 | YES | YES | YES | YES |
| 16 | LB05 | 2 | 2 | 100.1 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | DEEMED | 5.24 | 5 | NO | YES | YES | YES |
| 16 | LB06 | 1 | 1 | 70.8 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 15 | LB01 | 3 | 2.5 | 155.95 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | DEEMED | 19.14 | 5 | YES | YES | YES | YES |
| 15 | LB02 | 1 | 1 | 72.91 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | DEEMED | 6.04 | 5 | YES | YES | YES | YES |
| 15 | LB03 | 1 | 1 | 71.45 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | DEEMED | 3.32 | 5 | YES | YES | YES | YES |
| 15 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | DEEMED | 4 | 4 | YES | YES | YES | YES |
| 15 | LB05 | 2 | 2 | 100.12 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | DEEMED | 5.24 | 5 | NO | YES | YES | YES |
| 15 | LB06 | 1 | 1 | 70.81 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 14 | LB01 | 3 | 2.5 | 156.0 | 10.4 | 2.88 | | | | | | | | | | | | | |

| Level | Unit | No. of Bedrooms | No. of Bathrooms | GFA (m2) | Balcony / Wintergarden Area (m2) | Balcony / Wintergarden Depth (m) | Wintergarden Area As % Of Unit GFA + Area Over (m2) | Master Bed Area (m2) | Additional Bed Area(s) (m2) | Minimum Bed Dimensions (m) | Habitable Room Depth (m) | Living Room Width (m) | Cross Ventilation | Storage Internal (m3) | Storage External (m3) | 2 Hours Solar 9am-3pm (Hours) | 2 Hours Solar 9am-5pm (Hours) | Any Solar 9am-3pm (Hours) | Any Solar 9am-5pm (Hours) |
|-------|------|-----------------|------------------|----------|----------------------------------|----------------------------------|---|----------------------|-----------------------------|----------------------------|--------------------------|-----------------------|-------------------|-----------------------|-----------------------|-------------------------------|-------------------------------|---------------------------|---------------------------|
| 08 | LB02 | 1 | 1 | 72.9 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | DEEMED | 6.04 | 5 | YES | YES | YES | YES |
| 08 | LB03 | 1 | 1 | 71.5 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | DEEMED | 3.32 | 5 | YES | YES | YES | YES |
| 08 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | DEEMED | 4 | 4 | YES | YES | YES | YES |
| 08 | LB05 | 2 | 2 | 100.1 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | DEEMED | 5.24 | 5 | NO | YES | YES | YES |
| 08 | LB06 | 1 | 1 | 70.8 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 07 | LB01 | 3 | 2.5 | 155.95 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | DEEMED | 19.14 | 5 | YES | YES | YES | YES |
| 07 | LB02 | 1 | 1 | 72.91 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | DEEMED | 6.04 | 5 | YES | YES | YES | YES |
| 07 | LB03 | 1 | 1 | 71.45 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | DEEMED | 3.32 | 5 | YES | YES | YES | YES |
| 07 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | DEEMED | 4 | 4 | YES | YES | YES | YES |
| 07 | LB05 | 2 | 2 | 100.12 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | DEEMED | 5.24 | 5 | NO | YES | YES | YES |
| 07 | LB06 | 1 | 1 | 70.81 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | DEEMED | 3 | 4 | NO | NO | NO | YES |
| 06 | LB01 | 3 | 2.5 | 156.0 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | YES | 19.14 | 5 | YES | YES | YES | YES |
| 06 | LB02 | 1 | 1 | 72.9 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | NO | 6.04 | 5 | YES | YES | YES | YES |
| 06 | LB03 | 1 | 1 | 71.5 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | NO | 3.32 | 5 | YES | YES | YES | YES |
| 06 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | YES | 4 | 4 | YES | YES | YES | YES |
| 06 | LB05 | 2 | 2 | 100.1 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | YES | 5.24 | 5 | NO | NO | YES | YES |
| 06 | LB06 | 1 | 1 | 70.8 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | NO | 3 | 4 | NO | NO | NO | YES |
| 05 | LB01 | 3 | 2.5 | 156.0 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | YES | 19.14 | 5 | YES | YES | YES | YES |
| 05 | LB02 | 1 | 1 | 72.9 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | NO | 6.04 | 5 | YES | YES | YES | YES |
| 05 | LB03 | 1 | 1 | 71.5 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | NO | 3.32 | 5 | YES | YES | YES | YES |
| 05 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | YES | 4 | 4 | YES | YES | YES | YES |
| 05 | LB05 | 2 | 2 | 100.1 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | YES | 5.24 | 5 | NO | NO | YES | YES |
| 05 | LB06 | 1 | 1 | 70.8 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | NO | 3 | 4 | NO | NO | NO | YES |
| 04 | LB01 | 3 | 2.5 | 156.0 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.10 | 5.6 | 4.8 | YES | 19.14 | 5 | YES | YES | YES | YES |
| 04 | LB02 | 1 | 1 | 72.9 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.02 | 5.8 | 3.4 | NO | 6.04 | 5 | YES | YES | YES | YES |
| 04 | LB03 | 1 | 1 | 71.5 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.01 | 5.8 | 3.4 | NO | 3.32 | 5 | YES | YES | YES | YES |
| 04 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | YES | 4 | 4 | YES | YES | YES | YES |
| 04 | LB05 | 2 | 2 | 100.1 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.20 | 5 | 4.8 | YES | 5.24 | 5 | NO | NO | YES | YES |
| 04 | LB06 | 1 | 1 | 70.8 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.13 | 4.2 | 4.2 | NO | 3 | 4 | NO | NO | NO | YES |
| 03 | LB01 | 3 | 2.5 | 155.95 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | YES | 19.14 | 5 | YES | YES | YES | YES |
| 03 | LB02 | 1 | 1 | 72.91 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | NO | 6.04 | 5 | YES | YES | YES | YES |
| 03 | LB03 | 1 | 1 | 71.45 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | NO | 3.32 | 5 | YES | YES | YES | YES |
| 03 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | YES | 4 | 4 | YES | YES | YES | YES |
| 03 | LB05 | 2 | 2 | 100.12 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | YES | 5.24 | 5 | NO | NO | YES | YES |
| 03 | LB06 | 1 | 1 | 70.81 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | NO | 3 | 4 | NO | NO | NO | NO |
| 02 | LB01 | 3 | 2.5 | 156.0 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | YES | 19.14 | 5 | YES | YES | YES | YES |
| 02 | LB02 | 1 | 1 | 72.9 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | NO | 6.04 | 5 | YES | YES | YES | YES |
| 02 | LB03 | 1 | 1 | 71.5 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | NO | 3.32 | 5 | YES | YES | YES | YES |
| 02 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | YES | 4 | 4 | YES | YES | YES | YES |
| 02 | LB05 | 2 | 2 | 100.1 | 10.4 | 2.88 | 10.3% | 16.7 | 11.1 | 3.2 | 5 | 4.8 | YES | 5.24 | 5 | NO | NO | YES | YES |
| 02 | LB06 | 1 | 1 | 70.8 | 9.1 | 2.88 | 12.9% | 10.7 | N/A | 3.125 | 4.2 | 4.2 | NO | 3 | 4 | NO | NO | NO | NO |
| 01 | LB01 | 3 | 2.5 | 155.95 | 10.4 | 2.88 | 6.6% | 17.4 | 10.5 - 12.8 | 3.1 | 5.6 | 4.8 | YES | 19.14 | 5 | YES | YES | YES | YES |
| 01 | LB02 | 1 | 1 | 72.91 | 9.3 | 2.88 | 12.8% | 13.6 | N/A | 3.015 | 5.8 | 3.4 | NO | 6.04 | 5 | YES | YES | YES | YES |
| 01 | LB03 | 1 | 1 | 71.45 | 9.3 | 2.88 | 13.1% | 13.6 | N/A | 3.012 | 5.8 | 3.4 | NO | 3.32 | 5 | YES | YES | YES | YES |
| 01 | LB04 | 2 | 2 | 120.7 | 10.4 | 2.88 | 8.6% | 22.5 | 10.7 | 3.13 | 4.4 | 4.4 | YES | 4 | 4 | YES | YES | YES | YES |
| 01 | LB05 | 2 | 2 | 100.12 | 10.4 | 2.88 | 10.3%</ | | | | | | | | | | | | |



Renzo Piano



Emanuela Baglietto