

Response To Submission Design Report Appendix

State Significant Development Application - SSD-77825469

2 - 16 Pockley Avenue, Roseville, NSW



Client	Aqualand Prestige
Architect	Woods Bagot
Town Planner	Planning & Co
Landscaping	Ground Ink
Structure	Meinhardt
Facade	Meinhardt
Traffic	Varga
BCA/Access	Jensen Hughes
Building Services	Neuron
Fire	Neuron

Civil	Stantec
ESD	Stantec
Acoustics	Stantec
Waste	Elephants Foot
First Nations	JMP Aboriginal Consultancy
Flood	Kozarovski and Partners
Wind	Windtech

Woods Bagot acknowledges the Traditional Owners of the land, sky and waters. We pay our respects to Elders past, present, and to the future leaders of our community.

We honour the ongoing deep spiritual connection that the Traditional Owners have with this country. With respect, we tread gently to help reconcile and pave the way for a united and harmonious future for all people.

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Introduction

01.01	Project Overview
01.02	RTS Key Issues (DPHI & Council Response Table)

01.01 Project Overview

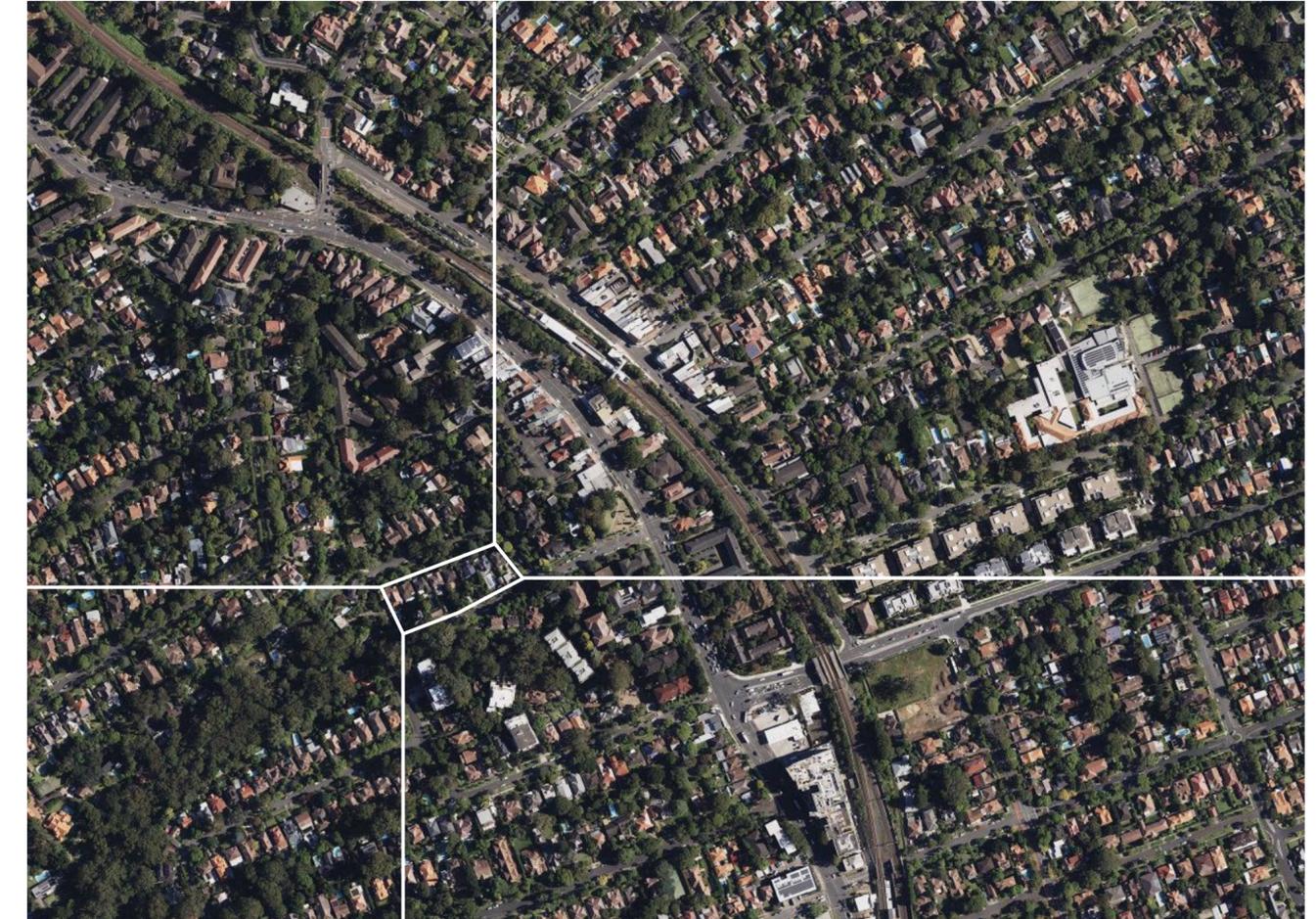
Project Description & Summary

The applicant seeks development consent under Division 4.7 State Significant Development of the Environmental Planning & Assessment Act 1979 (EP&A Act) for a new residential development comprising three residential flat buildings which includes the provision of in-fill affordable housing on the site at 2-16 Pockley Avenue, Roseville.

Specifically, this SSSDA seeks approval for:

- Site preparation including demolition, excavation and tree removal of the site;
- Construction of a residential flat building containing 3 building elements of up to 9 storeys including:
 - **Part-3, part-4 and part 5-level combined basement** parking with the provision of 283 car parking spaces,
 - **180 dwellings including 46 affordable housing** dwellings above carpark;
- Ground level and on-building landscaping works including communal open spaces in Pavilion A
- Augmentation of, and connection to, existing utilities as required

Address	2-16 Pockley Avenue, Roseville, NSW
Council	Ku-ring-gai
LEP	Ku-ring-gai LEP
Lot Area	Combined area 6,539m ²
Zone	R2 Low Density
	Residential (Housing SEPP 2024 override)
Height	22m
Height (IAH SEPP Bonus)	28.6m
FSR	2.50: 1
FSR (IAH SEPP Bonus)	3.25: 1
Heritage	No
Available GFA	21,252m ²
Proposed GFA	21,252m ²



01.02 DPHI & Council Key Issues Response Table

KEY ISSUE	RESPONSE
CONTEXT	
Additional contextual analysis demonstrating how the proposal, despite the height exceedance, would respond to the desired character of the area	As detailed in Section 3.1.3 of the Submissions Report, the area of Roseville is an area undergoing transition to higher density which has been further reinforced by Council's Preferred Scenario which upzones the area to a high density residential zone with height controls up to 28m in adjacent sites. This is higher than that considered under the current TOD provisions. This report provides long sections through broader future context to illustrate that the proposed built form is compatible with the broader future desired character area (p.17)
Demonstrate how the proposal is consistent with the desired future character of the area, including alignment with State and local plans and strategies as well as further analysis and design response to the specific local character of the area.	Desired future character is discussed in Section 3.1.3 of the Submissions Report and considers the current strategic planning context of the Roseville area. The planning background consisting of the TOD program and consequential Council's Preferred Scenario as well as other contextual matters are highlighted to form a reasonable interpretation of desired future character for the local surrounding area. Considering recent Land and Environment Court precedents established in Woollahra Municipal Council v SJD DB2 Pty Limited, the proposed development is in keeping with the desired future character of the area.
The Design Report should be amended to: <ul style="list-style-type: none"> - remove all reference to TOD controls and replace with the current development controls. - include a site context analysis considering the following for the surrounding sites: <ul style="list-style-type: none"> o existing scenario o Ku-ring-gai Council's (Council) final scheme for the locality (or the final controls once adopted) o Low and Mid-Rise (LMR) controls within Chapter 6 of the Housing SEPP. - identify and consider the essential elements of the character of the area 	We note that the current planning context is anomalous and in flux. References to TOD controls outside of the proposed site and other 'saved' sites (applicable TOD controls) have been removed and replaced with controls that reflect the desired future character, as explained in Section 3.1.3 of the Submissions Report A site context analysis demonstrating future desired character is prepared on p.13 which considers the proposed development applications at 7-11 Pockley Avenue (eDA0189/25), 17-21 Shirley Road (SSD-81943462) and 2-4 Larkin Street and 1-5 Pockley Avenue (SSD-77829461).

01.02 DPHI & Council Key Issues Response Table

Based on the analysis of the above scenarios, amend the Design Verification Statements by re-assessing the proposal against the Design Quality Principles in Schedule 9 of the Housing SEPP, and justifying the proposal's consistency with the desired future character of the locality.	The Design Verification Statement submitted with the EIS and the refined proposal remains consistent, if not more consistent, with the desired future character of the locality.
HEIGHT NON-COMPLIANCE	
Provide further detailed plans and documentation in relation to the proposed building height, and how it corresponds with the existing ground level across the site to enable an accurate assessment of compliance with the maximum permissible building height under the Housing SEPP. This must include: <ul style="list-style-type: none"> • Updated sections, elevations and diagrams clearly showing the extent of the height, particularly at critical measurement points Note: current elevations incorrectly measure the height plane from the site boundary. <ul style="list-style-type: none"> • Reduced Level (RLs) along the existing ground plane and the corresponding top-most points of the building (top of the lift overrun, building parapet etc) to clearly demarcate the building heights at various locations and any basement protrusions above existing ground 	The maximum building height has been revised as a result of project refinement and adjusted GFA calculations from 20,702m (initial submission) to 21,252sqm. As a result, under Section 16(3) of the Housing SEPP, an additional 30% for building height is permitted above the 22m base building height control, pursuant of Section 155 of the Housing SEPP allowing a maximum permissible height of 28.6m – which is exceeded by 3.71m (12.97%). Refer to the Section Plans in the Revised Architecture Plans (Appendix B). This height exceedance is reserved to parts of the building that result from the slope of the site as shown on p.22. On balance, the height exceedance is considered minor as the additional 2,749m ³ of volume above the permissible height plane is considerably lower than the 5,195m ³ of underutilised volume under the 28.6m height limit. Considering the need to provide DDA compliant and accessible floorplates, it is not unusual for residential flat buildings on sloping sites to have some part of their roof or upper levels beyond height controls. Whilst the height exceedance may be visible from the public domain or neighboring properties – as reproduced on p.59, the VIA submitted with the original application and shadow diagrams (p.58) demonstrate that there is no impact arising from the minor non-compliance.

01.02 DPHI & Council Key Issues Response Table

<p>Demonstrate that the variation would not result in additional amenity impacts on the neighbouring properties in terms of visual and overshadowing impacts etc, compared to a compliant building height.</p>	<p>The 3D visual impact analysis in this Report demonstrates that any projections beyond the height control limit do not result in any additional amenity impacts when compared to a compliant building height. The 3D visual analysis highlights that the amount of built form below the height control is greater than the minor amount of built form that projects beyond the height control.</p> <p>The 3D Visual Impact Assessment (VIA) overlay (p.59) and amended shadow diagrams (p.58) demonstrates that any proposed projection beyond the height control do not result in more amenity impacts when compared to a compliant building envelope. Both the shadow diagrams and VIA overlay highlight that the amount of built form below the height control is great than the minor amount of built form that projects beyond the height control.</p> <p>Revised overshadowing diagrams have been provided distinguish between:</p> <ul style="list-style-type: none"> Shadow cast by the proposal within compliant envelope (area within height control), Shadow cast by the proposal beyond compliant envelope (area above height control), and Additional shadow cast by compliant envelope more than proposal. <p>Overall, the diagrams indicate that the proposed development produces less shadow than a compliant envelope and thus actually reduces the potential solar impact to sites to the south.</p> <p>In summary, the diagrams demonstrate that overshadowing caused by the proposed development is minor, notwithstanding the height exceedance, as:</p> <ul style="list-style-type: none"> Neighbouring dwellings to the north, east and west of the site are not overshadowed by the proposed development between 9am and 3pm on 21 June. The additional overshadowing cast by building elements that exceeds the building height control is imperceptible and mostly limited to impacting the road or the north-eastern corner of the existing building on 9-15 Kings Avenue only at 1pm and 2pm. The additional shadow created by the 3.71m additional height is negligible. The site is located in an urban centre undergoing renewal. The proposed development reflects the anticipated future character of the area and the minor exceedance does not create any unreasonable additional impact in terms of overshadowing compared to a compliant envelope. <p>Additionally, privacy to surrounding developments is ensured by supportable setbacks which are increased at higher levels as well as material privacy treatment to minimise overlooking.</p>
<p>SETBACKS & BUILDING SEPARATIONS</p>	
<p>Why the proposal delivers a better outcome on the site compared to a compliant built form</p>	<p>A variety of built forms were investigated and interrogated during the concept stages and were presented and discussed in the first SDRP session on 19 February 2025. The rigorous testing of massing options to determine the preferred (massing) approach was supported by the panel. Matrix of selected studies presented to the SDRP are provided on p.24</p>

01.02 DPHI & Council Key Issues Response Table

<p>The external spaces that are created in these COS areas are approximately 8m wide from building face to building face and do not comply with the min ADG separation of 12m. It is noted that at they may benefit from a northern orientation and are therefore likely to get reasonable solar amenity.</p>	<p>ADG Objective 3D-1 Design Guidance recommends that Communal Open Spaces should have a minimum dimension of 3m, and the proposed design provides significantly more than this minimum. This extra width in the COS spaces allow for significant additional landscaping and planting, enhancing the connection to nature within these spaces, creating high quality communal spaces for residents to use.</p> <p>With regards to building separation distances between the pavilions, the separation distance between buildings where there are apartments facing each other is 9m, and the façade to all apartments that face internally within this 9m zone have been designed to have controlled outlooks to ensure visual privacy is maintained across this separation zone. Reviewing and analysing benchmark precedents, this design strategy was presented and discussed during SDRP 01 and was supported.</p>
<p>COURTYARD RESIDENCES</p>	
<p>Reduce excavation, where possible, to reduce the extent of subterranean apartments</p>	<p>Every effort to minimise the extent of excavation and its impact to sunken courtyard apartments has been interrogated and was raised and discussed at the SDRP regarding site strategies and sensitive building arrangements. This was supported with particular respect to "rigorous testing of massing options to determine the preferred approach", and the resulting "simple approach to the siting of the buildings, which is a logical response to a steeply sloping site" as noted in the SDRP feedback.</p>
<p>COMMUNAL OPEN SPACE</p>	
<p>Relocate the subterranean communal open spaces (COS) (currently up to 7 m below the existing ground) on raised podiums/ rooftops to improve its amenity and solar access</p>	<p>Raising the Communal Open Space paths between the pavilions disconnects their accessibility through direct access from Pavilion B & Pavilion C Ground Floor lobbies. Keeping the COS connections at these respective "Ground" levels, maintain visual and physical connection to greenery through the pockets of landscaping along these spaces, as well as through the visibility of the terracing landscaped walls on the North & South – as noted and supported from the SDRP, "the open circulation spaces between the buildings provide an opportunity to connect with nature"</p>
<p>Increase internal building separation to improve amenity of communal open space areas and maximise solar access to apartments where possible and align the separation distances with Objective 3F-1 of the Apartment Design Guide (ADG)</p>	<p>As above, site strategies and sensitive building arrangements were raised and discussed at the SDRP. The proposed massing was supported with particular respect to "rigorous testing of massing options to determine the preferred approach", and the resulting "simple approach to the siting of the buildings, which is a logical response to a steeply sloping site".</p> <p>Additionally, precedent benchmarks of reduced building separations which still yielded high quality outcomes were presented in the SDRP (p.), which these design strategies were generally supported, specifically that these spaces between the buildings are not leftover spaces, but instead were thoughtfully designed "open circulation spaces which connect with nature".</p>
<p>Delineate the principal COS and provide additional shadow analysis to confirm how much of this area would receive 2 hours of direct sunlight between 9 am - 3 pm, mid-winter, having regard to the ADG design criteria (50%)</p>	<p>Principal COS areas are located on the rooftop of each pavilion, and thusly 100% of the Principal COS areas achieve a minimum of 2 hours direct sunlight between 9am - 3pm on 21 June</p>
<p>Clarify the intended use of the 88m2 amenity room located in Building B</p>	<p>The internal amenity rooms are intended to be used as shared amenity facility for all residents. These rooms can accommodate a variety of amenities such as a multi-function resident space, event space for hire, workshop space, health & wellness space – however is undetermined at this stage.</p>

01.02 DPHI & Council Key Issues Response Table

COMPLIANCE	
Explore any alternate building configurations or apartment layouts to maximise solar access to apartments	Pavilion C has been reconfigured to increase the number of apartments that are North facing, and in turn increasing the total number of apartments within the proposed development that receive two hours of direct sunlight between 9am – 3pm midwinter (from 59% to 63%).
Provide analysis which quantifies how much solar access (in hours/minutes) is achieved for apartments which receive less than 2 hours	A detailed breakdown of the amount of solar access, in hours and minutes, to apartments which receive less than 2 hours is provided in the ADG checklist on ch.07.04
Improve the % of apartments with no direct sunlight (including the subterranean apartments)	Due to the nature of the site being a South facing sloping site, it is inherently difficult to achieve apartments in which all receive direct sunlight. However, it is our belief that the South facing apartments with no direct sunlight still receive a high level of quality daylight as demonstrated in the exhibited Design Report ch07.03 (p.116).
Revisit the sun eye diagrams and clarify the level of solar access to apartments on the northern elevation of the buildings	The ADG compliance table and solar access diagrams provided in the Addendum Design Report confirm that the apartments on the northern elevation of the buildings all receive at least a minimum 2hr solar access between 9am – 3pm at midwinter.
IMPACT TO NEIGHBOURS	
Provide additional solar access analysis with hourly shadow diagrams to demonstrate the impacts of the proposal on the five-storey residential developments at 4-10 Maclaurin Parade (currently under construction) and 9-15 King Avenue. This analysis should demonstrate that these buildings would continue to receive two hours of direct sunlight to 70% of apartments between 9 am - 3 pm, midwinter, post development of the site	Hourly sun eye views in the Addendum Design Report demonstrate that the development of the site will maintain existing solar access to the developments at 4-10 Maclaurin Parade and 9-15 King Avenue for a minimum 2hrs between 9am-3pm, midwinter

01.02 DPHI & Council Key Issues Response Table

If any variations are proposed to the height control, this analysis must demonstrate that these elements do not have any overshadowing impacts on surrounding properties, beyond that of a complying building height	<p>Revised overshadowing diagrams have been provided in the Addendum Design Report and distinguish between:</p> <ul style="list-style-type: none"> Shadow cast by the proposal within compliant envelope (area within height control), Shadow cast by the proposal beyond compliant envelope (area above height control), and Additional shadow cast by compliant envelope more than proposal. <p>Overall, the diagrams indicate that the proposed development produces less shadow than a compliant envelope and thus actually reduces the potential solar impact to sites to the south.</p> <p>In summary, the diagrams demonstrate that overshadowing caused by the proposed development is minor, notwithstanding the height exceedance, as:</p> <ul style="list-style-type: none"> Neighbouring dwellings to the north, east and west of the site are not overshadowed by the proposed development between 9am and 3pm on 21 June. The additional overshadowing cast by building elements that exceeds the building height control is imperceptible and mostly limited to impacting the road or the north-eastern corner of the existing building on 9-15 Kings Avenue only at 1pm and 2pm. The additional shadow created by the 3.71m additional height is negligible. The site is located in an urban centre undergoing renewal. The proposed development reflects the anticipated future character of the area and the minor exceedance does not create any unreasonable additional impact in terms of overshadowing compared to a compliant envelope. <p>Additionally, privacy to surrounding developments is ensured by supportable setbacks which are increased at higher levels as well as material privacy treatment to minimise overlooking.</p>
AREAS	
Clarify which apartments will be held as affordable housing in perpetuity	The GFA Diagrams provided in the Addendum Design Report identify the allocation apartments to be held as affordable housing in perpetuity.
Detailed GFA diagrams indicating a clear breakdown of the floor space attributed to both the affordable and market rate dwellings contained within the development has not been provided. The consent authority must ensure that the proposed FSR attributable to the affordable housing complies with the requirements of the Housing SEPP.	A detailed GFA breakdown of market residential GFA and infill affordable housing GFA is provided in the Area Schedule and also diagrammatically represented on ch09.02

02

Context and Analysis

02.01	Planning Controls
02.02	Topography and Future Context
02.03	Existing Context Massing
02.04	Ku-ring-gai Preferred Scenario Future Context Massing

02.01 Planning Controls Summary

Address	2-16 Pockley Avenue, Roseville, NSW
Council	Ku-ring-gai
LEP	Ku-ring-gai LEP
Lot Area	Combined area 6,539m ²
Zone	R2 Low Density
Height	Residential (Housing SEPP 2024 override)
Height (IAH SEPP Bonus)	22m
FSR	2.50: 1
FSR (IAH SEPP Bonus)	3.25: 1
Heritage	No
Available GFA	21,252m ²
Proposed GFA	21,252m ²

Permissibility

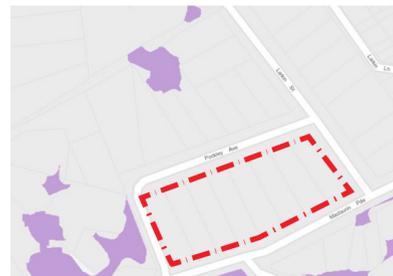
- Development permitted with Consent per Ch2, Part 2, Div 1, s15C:
 - a) development permitted under Ch5, and
 - b) affordable component at least 10% GFA, and
 - c) within Six Cities Region, in an accessible area
- Within 800m walking distance of the public entrance to Roseville Railway station (sch10).

Affordable Housing Requirements

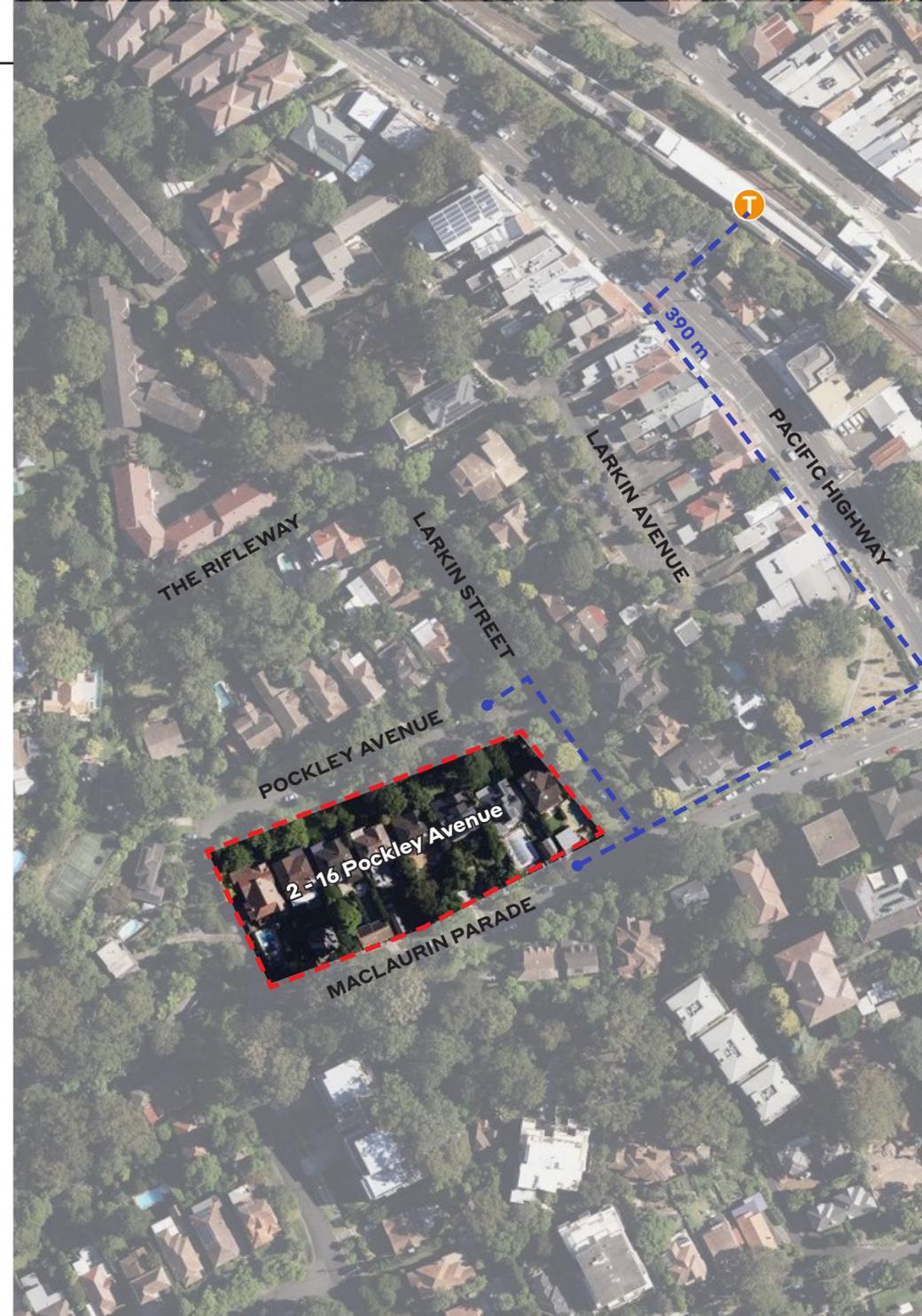
- TOD: Min. 2% affordable housing in perpetuity
- Infill Bonus (to unlock +30% HOB and FSR) : Min. 15% affordable housing for 15 years
- Total: 17% total affordable housing GFA required (2% TOD + 15% infill bonus)

Biodiversity

- Sites have been identified as having biodiversity values. The proposal must show minimal impact on significant existing trees and vegetation

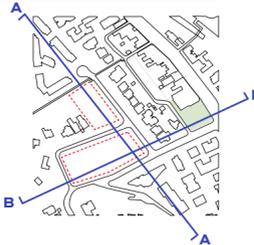


Source: NSW Government Biodiversity Values Map and Threshold Tool

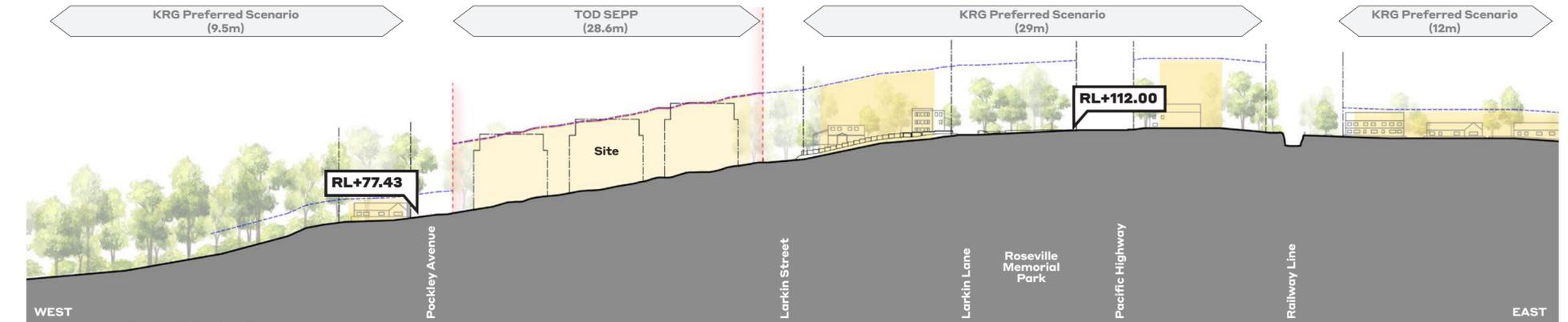


02.02 Topography and Future Context

Long Sections Through Broader Future Context

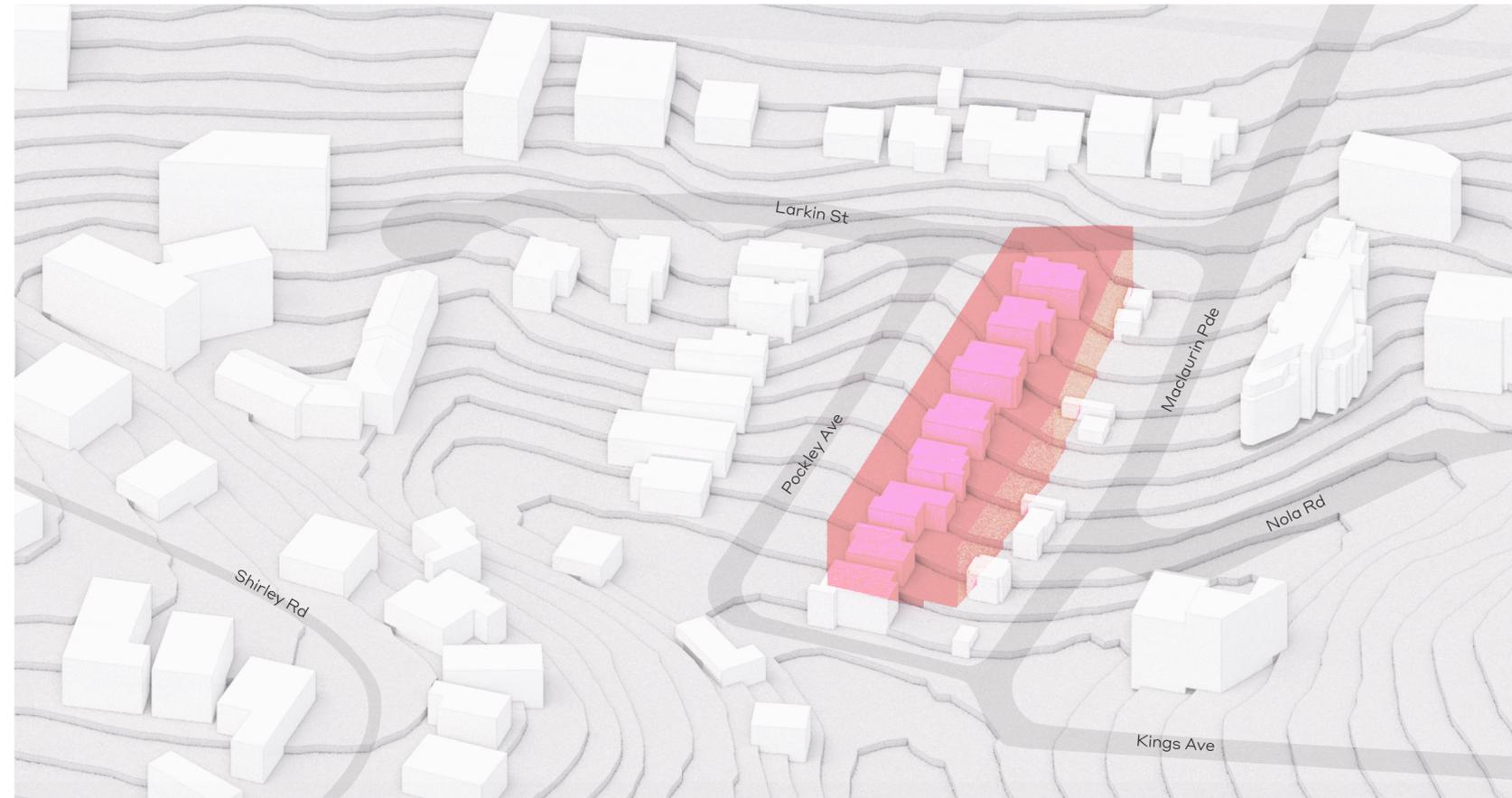


Section A: South-North Through Larkin St



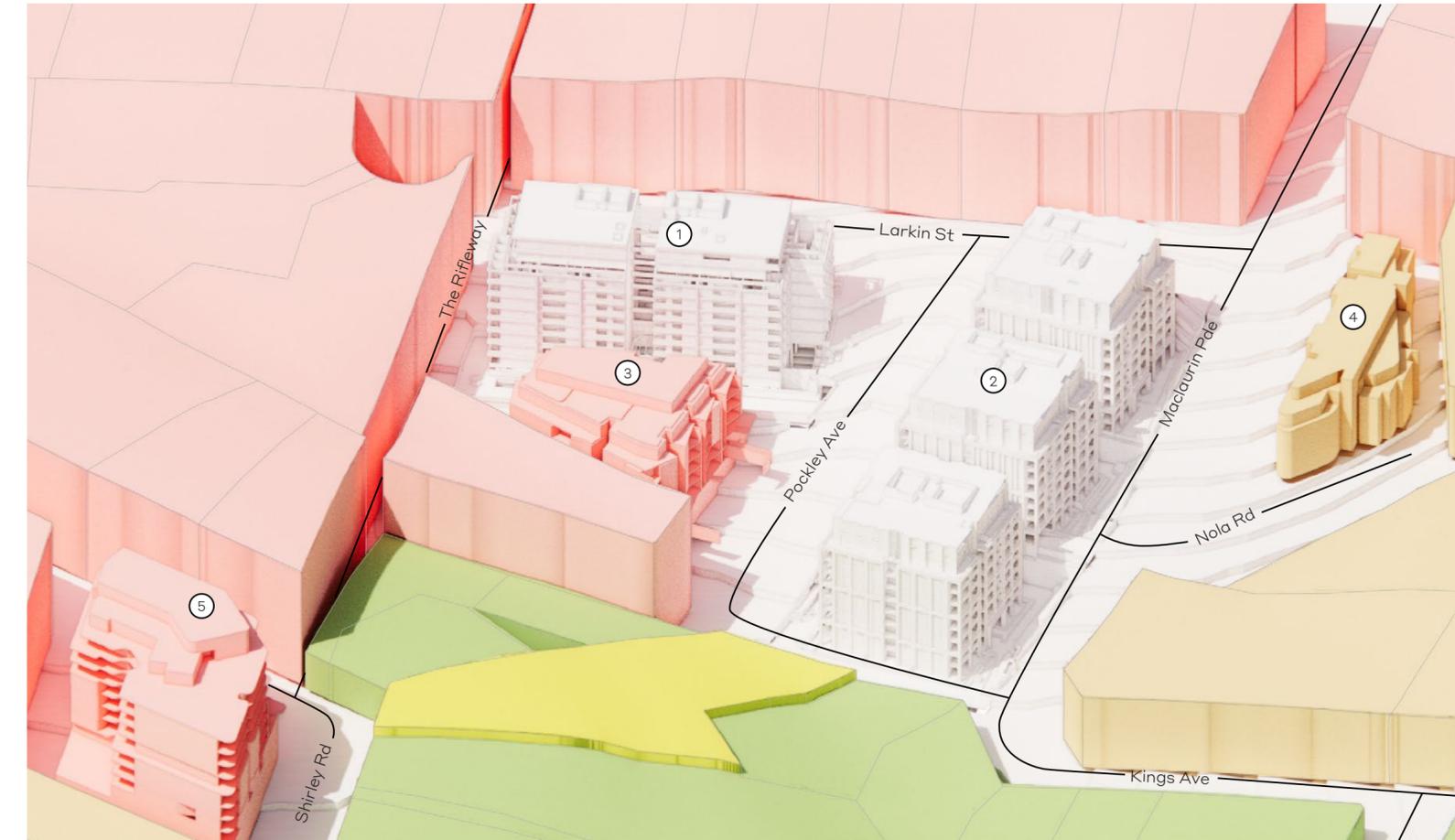
Section B: West-East Through Maclaurin Parade

02.03 Context Height Analysis Existing Context Massing



■ Subject Proposal

02.04 Context Height Analysis Ku Ring Gai Preferred Scenario Future Massing



- 1 Subject Proposal
- 2 SSD-77825469
- 3 7-11 Pockley Ave (KRG eDA0189/25)
- 4 6-10 Maclaurin Pde (Under Construction)
- 5 17-21 Shirley St (SSD-81943462)

Key:

- 9.5m
- 12m
- 18.5m
- 29m

03

Height Non-Compliance

03.01 3D Height Control Diagram

03.02 Building Elevations

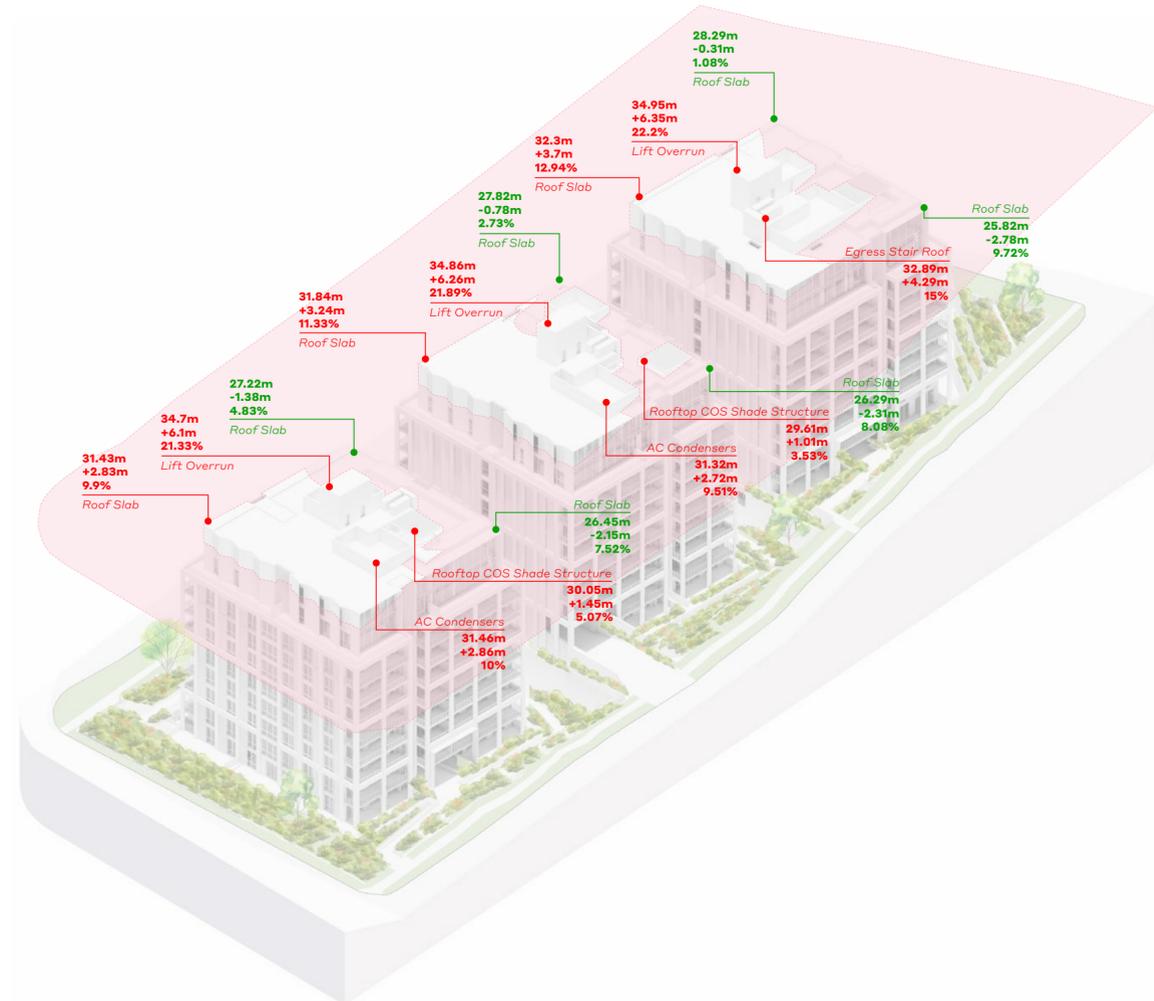
03.01 Building Height Height Control

Height Control

Due to the complex nature of the site topography, the proposed pavilions step with the site slope in an effort to minimise any significant height complications. Additionally, all effort has been made to locate any roof elements such as lift overruns and all required plant equipment for the pavilions towards the East where the height control has more relief.

All architectural roof features that previously provided visual and acoustic protection that breached the height control have been removed.

While there are minor breaches of the height control, these breaches contribute significantly to the architectural outcome, and as demonstrated in overshadowing diagrams and in View Impact Analysis, are significantly less harmful than if a larger "compliant" built form were to be on site.



03.01 Building Height Rooftop COS Height Breach Elements

Height Control

Total Volume Over Height Control : 2,749m³

Total Unused Volume Under Height Control : 5,195m³

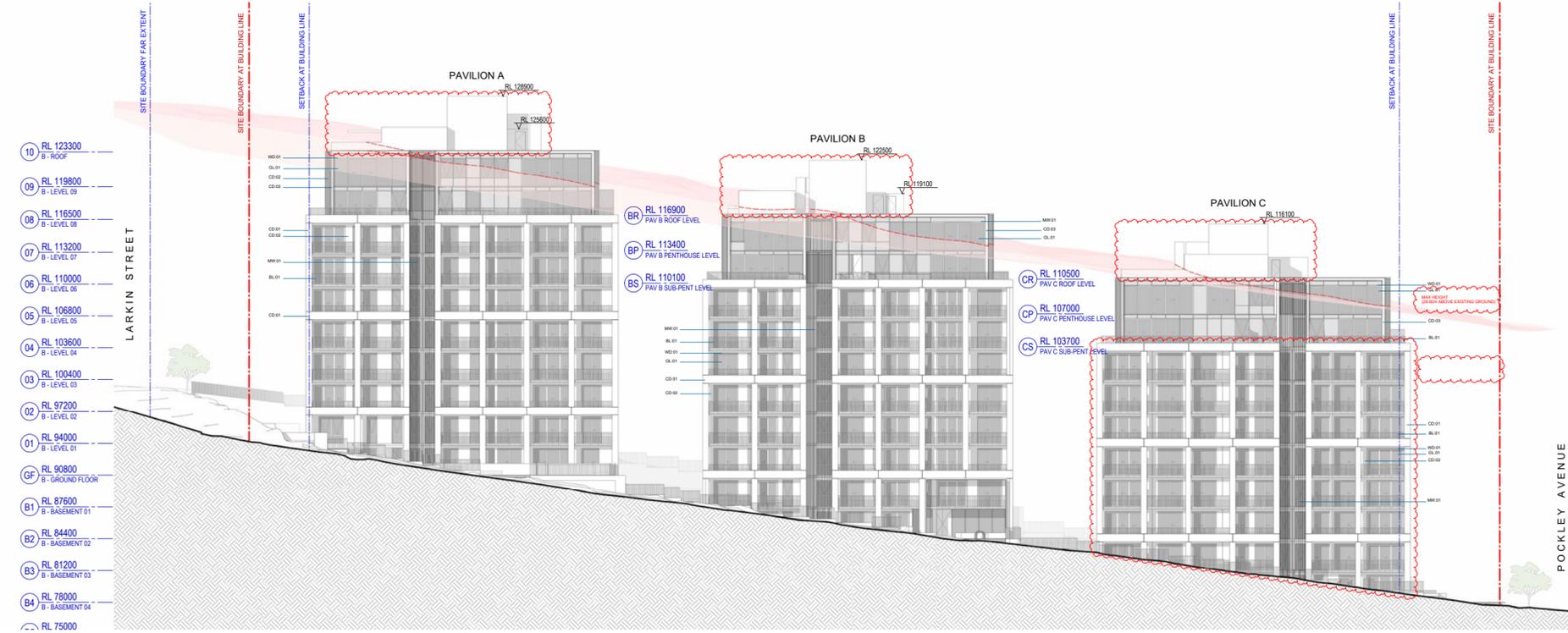
With the inclusion of Communal Open Space on the rooftops of each pavilion, additional plant & services have had to be included on the roof levels that breach the height control. Among these are:

- Lift Overrun
- Egress Stair Core
- Pergola Shading Structure For COS Areas
- Plant & Services



Key :
■ Volume Over Height Control
■ Volume Under Height Control

03.02 Building Elevations North Elevation



North Elevation



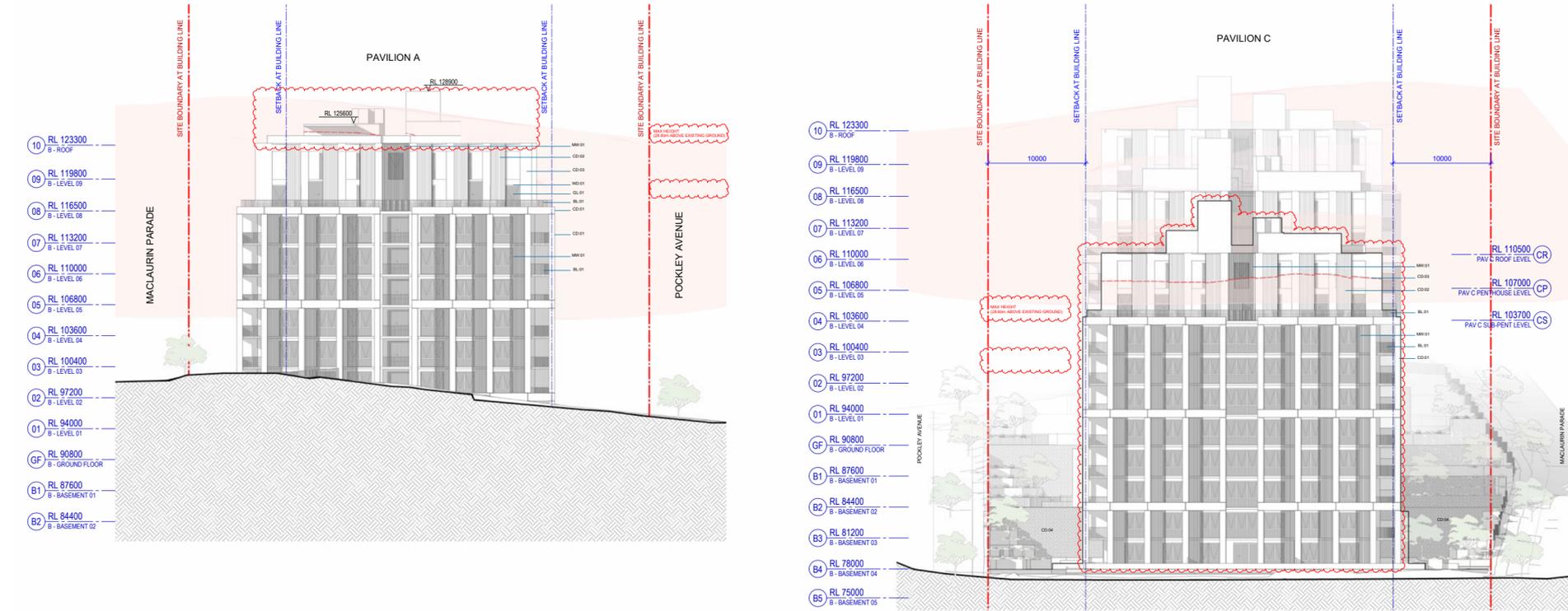
03.02 Building Elevations South Elevation



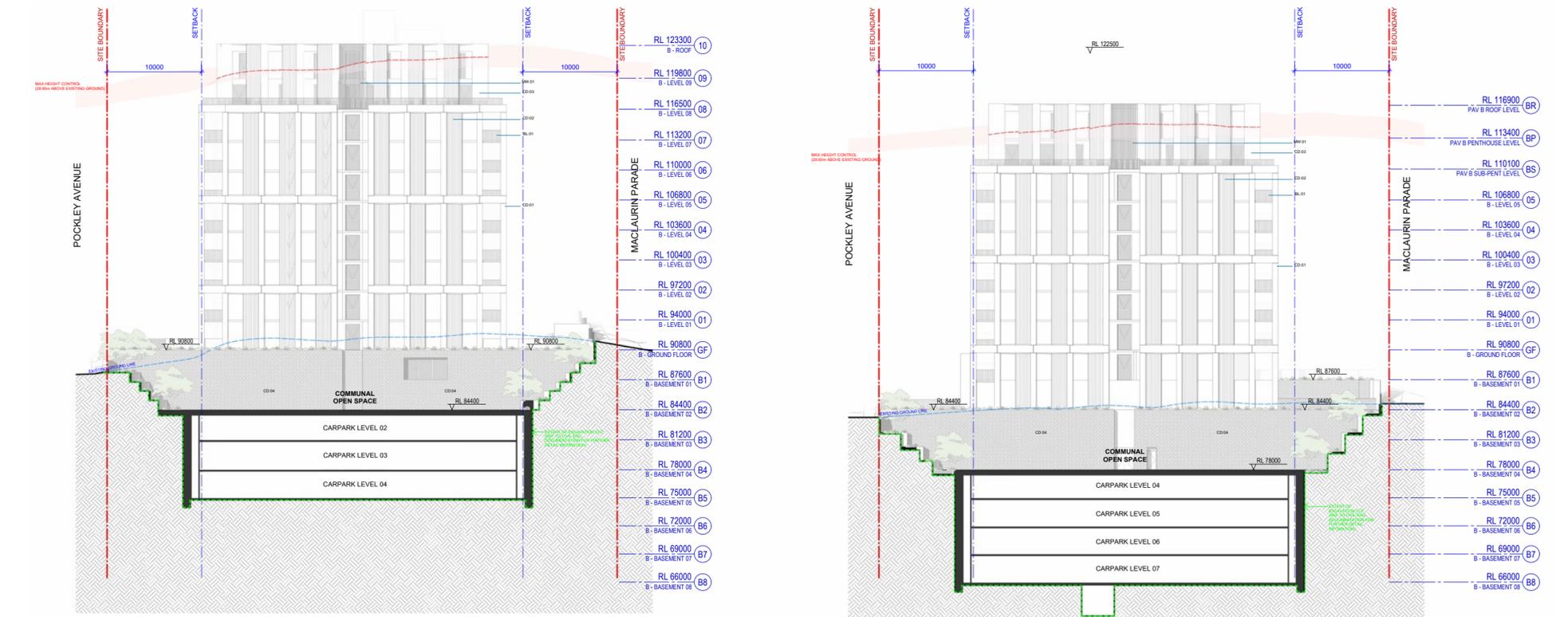
South Elevation



03.02 Building Elevations East & West Elevation

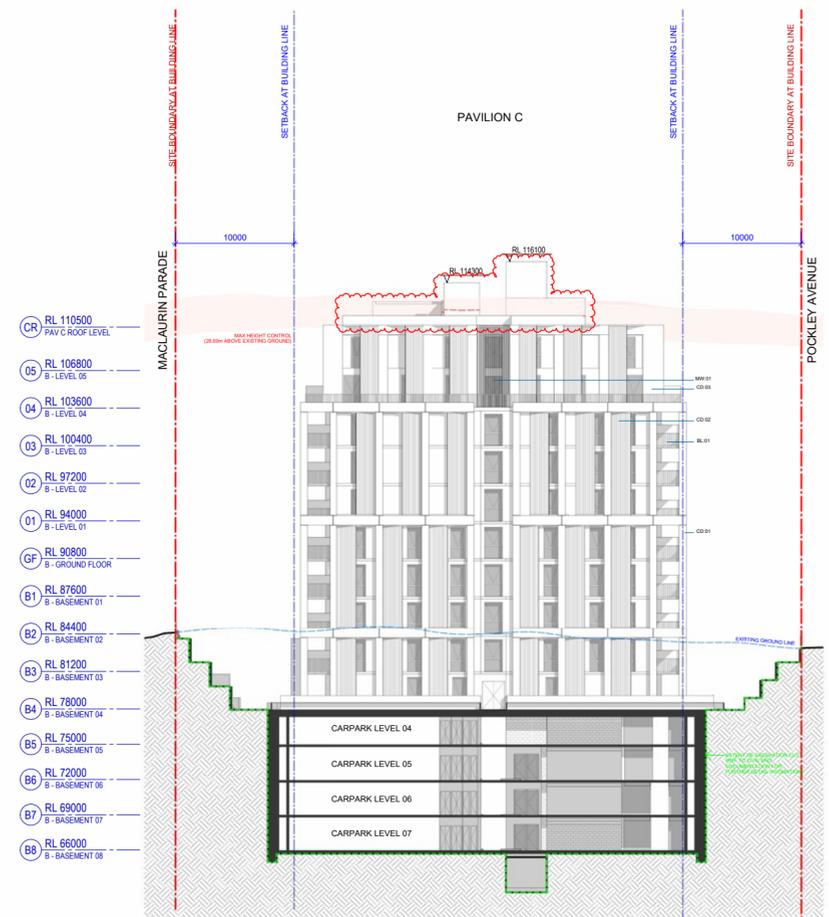
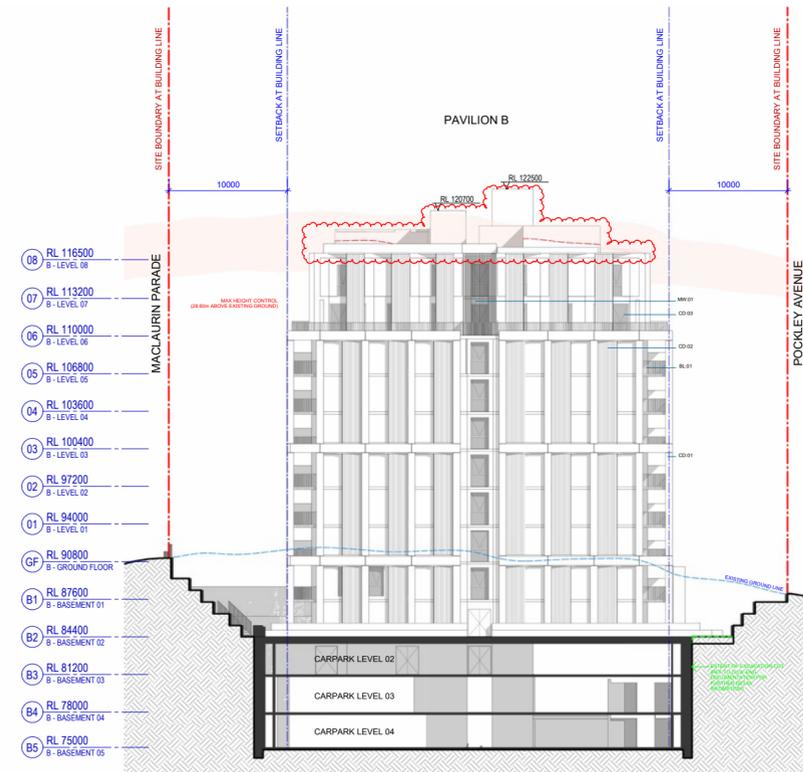


03.02 Building Elevations Pavilion B & Pavilion A West Facades - Communal Open Space



03.02 Building Elevations

Pavilion B & Pavilion C East Facades



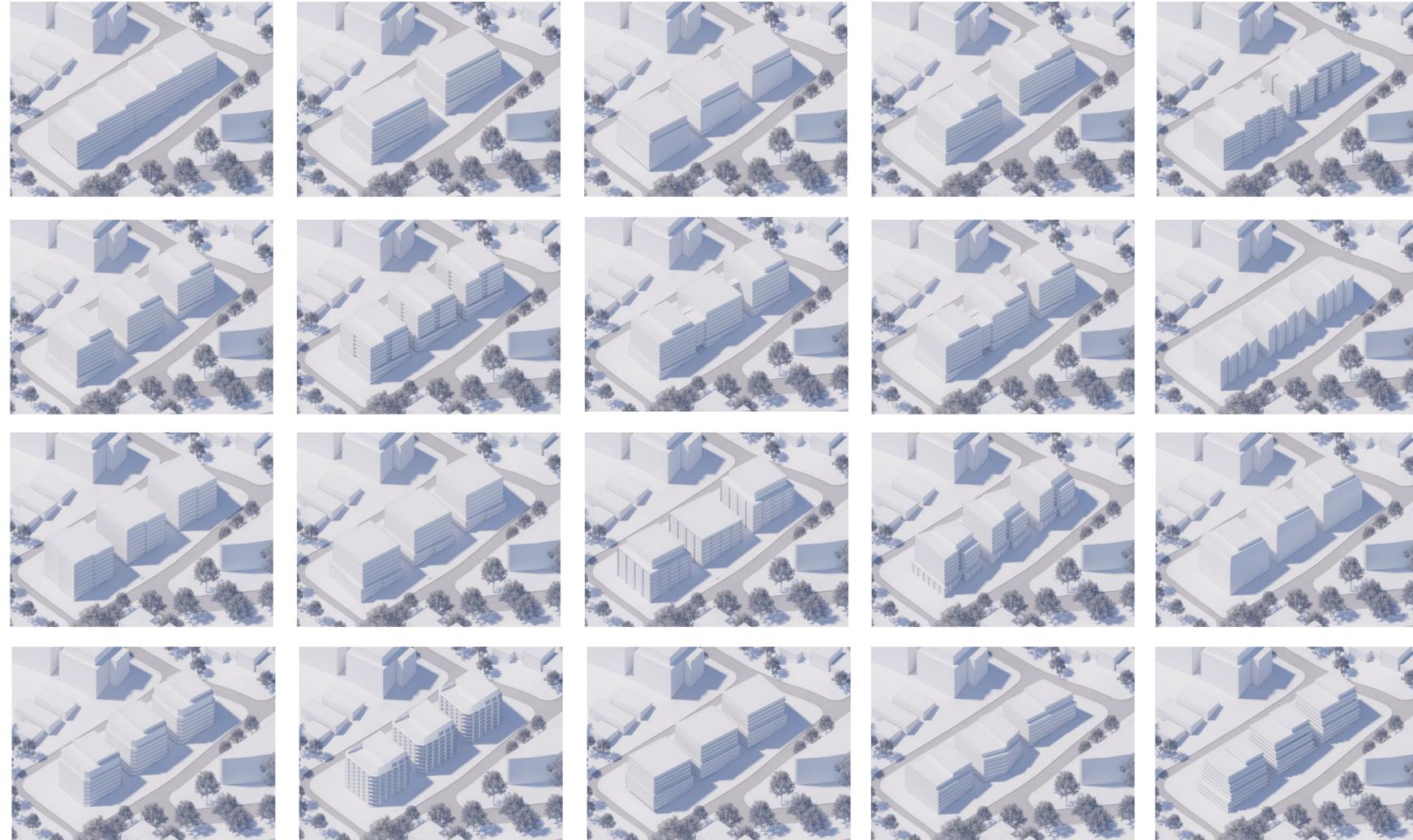
04

Building Separation & Setbacks

04.01 SDRP Selected Massing Studies

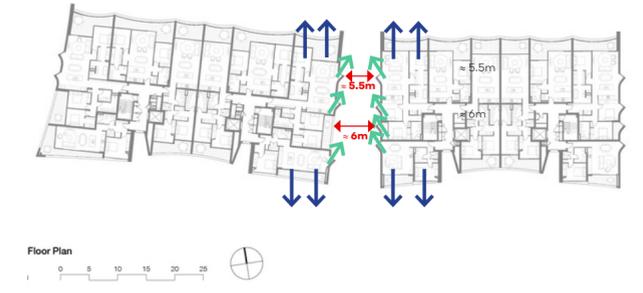
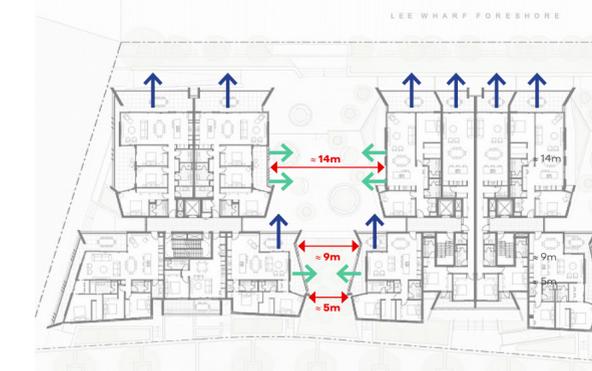
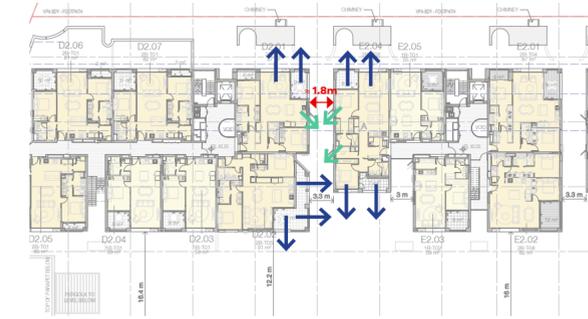
04.02 Precedent Review & Analysis

04.01 SDRP Massing Studies Selected Shortlist



04.02 Building Separation Precedent Review & Analysis

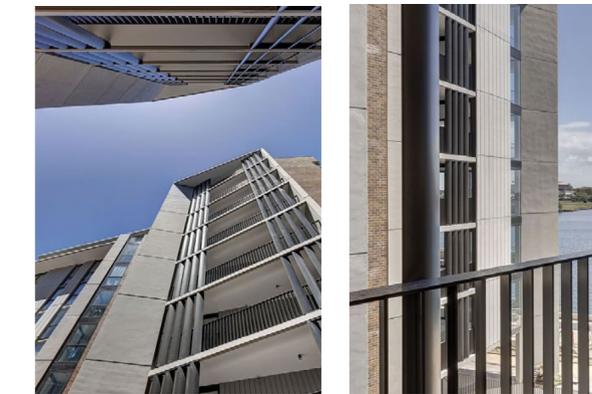
➔ Primary frontage
➔ Secondary frontage



Surry Hills Village & Wunderlich Lane, Sydney - SJB (2024)

Building separation: 3m to 3.3m

Primary frontage facing out, secondary frontages are mitigated through angled bay windows.



Horizon Apartments, Newcastle - Hill Thalys (2024)

Building separation: 5m to 14m

Primary frontage facing out, secondary frontages are mitigated through screening.



Lume, Newcastle - SJB (2020)

Building separation: 5.5m to 7m

Primary frontage facing out, secondary frontages are mitigated through angled bay windows.

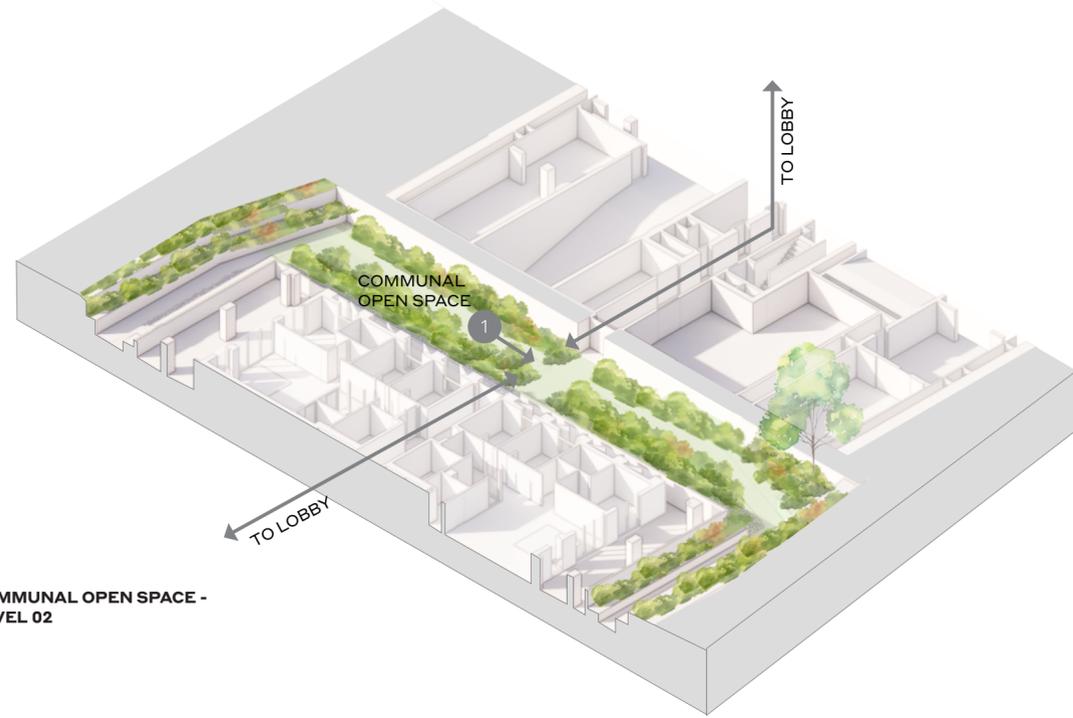
05

Communal Open Space

05.01 Communal Open Space Design

05.02 Principal COS Solar Access

05.01 Communal Open Space Designed Landscape Connectivity



COMMUNAL OPEN SPACE - LEVEL 02

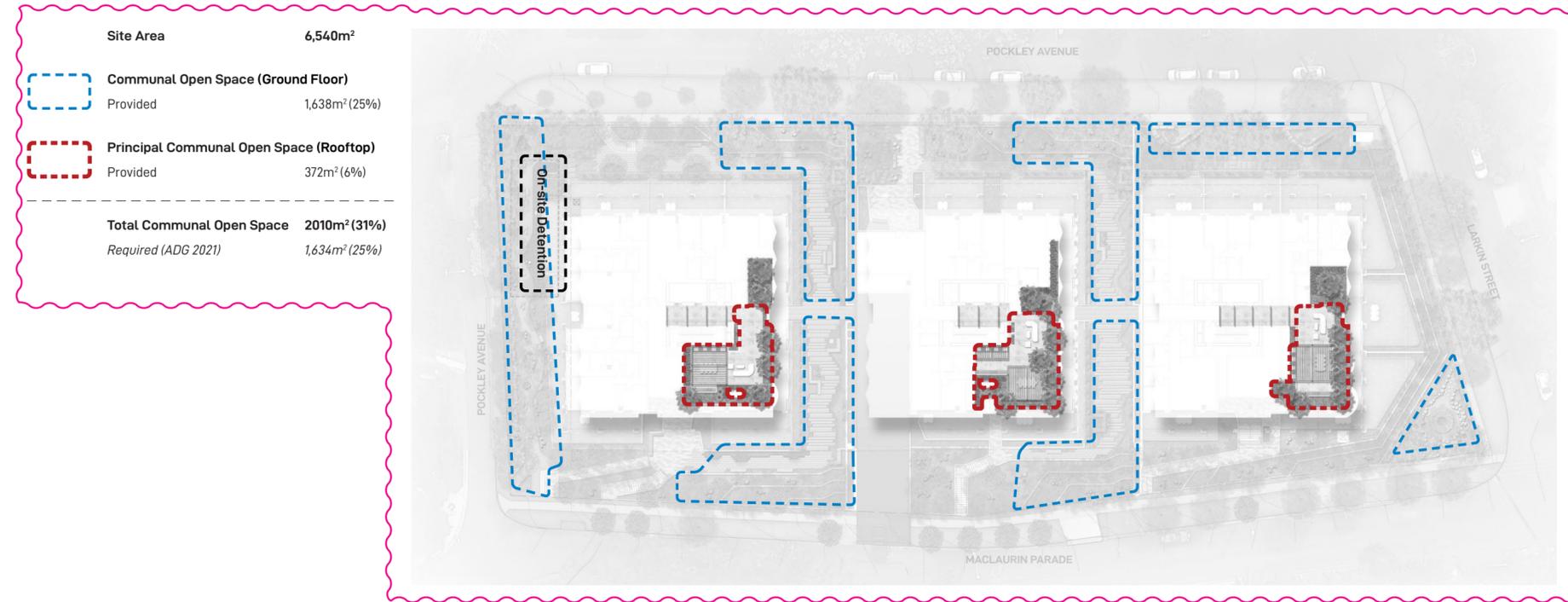
Connected Outdoor Spaces

The two communal open spaces between the pavilions have been designed to maximise community engagement with the spaces. Each space can be accessed from a variety of entry points connecting to the lobbies of both adjacent pavilions, with meandering paths linking to Maclaurin Parade and Pockley Avenue.



05.02 Principal COS Solar Access

Area Receiving 2hr Direct Sunlight Between 9am - 3pm On 21 June



Principal Communal Open Space - Rooftops

As all Principal COS for each pavilion is now located on the rooftops of each building, 100% of all Principal COS areas achieve a minimum of 2 hours direct sunlight between 9am & 3pm on 21 June

05.03 Rooftop COS Impact On Height Control Elements Breaching

Height Control Breach

With the inclusion of Communal Open Space on the rooftops of each pavilion, additional plant & services have had to be included on the roof levels that breach the height control. Among these are:

- Lift Overrun
- Egress Stair Core
- Pergola Shading Structure For COS Areas
- Plant & Services

- Key :
- Height Control
 - Egress Stair
 - Lift Overrun
 - Condensers
 - Hot Water Plant
 - Rooftop COS Pergola Shading Structure

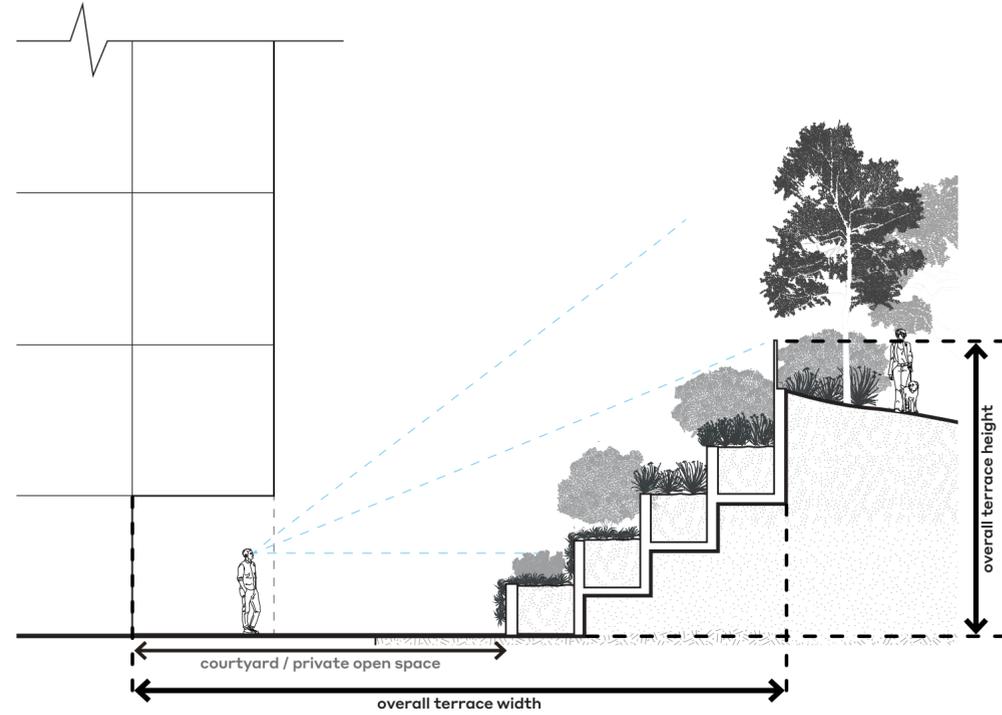


06

Sunken Courtyard Residences

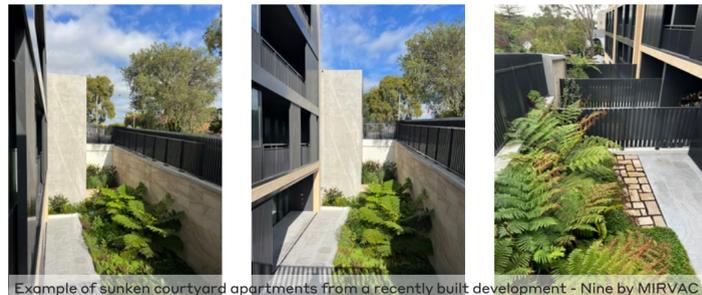
06.01	Key Concept
06.02	Design Studies

06.01 Sunken Courtyard Residences Key Concept



Designing Sunken Courtyard Residences With Views To The Sky And Landscaped Terracing

The proposed perimeter landscaping of the proposal, especially along the North and South (Pockley Ave & Maclairin Pde), are carefully and thoughtfully designed with the sunken courtyard residences in mind. These landscaped terraces are meticulously designed so that the overall setback width of the terraced landscape is always remains greater than the overall height (see diagram above). This ensures that the top of the terracing is always further away than it is high. This design maximises the amount of visible open sky from the courtyard residence, as well as creating a deep, landscaped buffer that extends horizontally.



Example of sunken courtyard apartments from a recently built development - Nine by MIRVAC

06.02 Sunken Courtyard Residences Design Studies & Evaluation

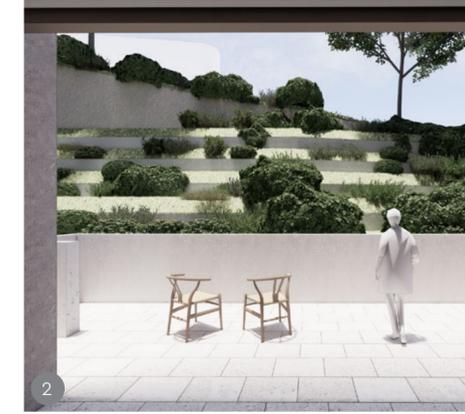
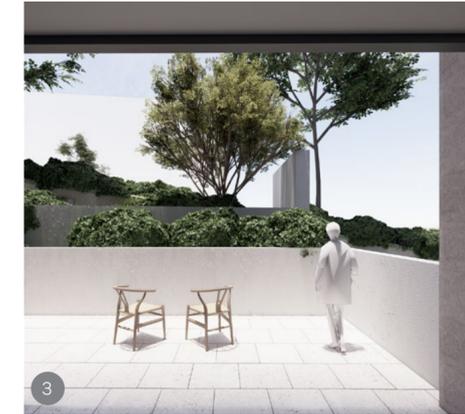


Designing Landscape for Green Outlook

The design of the terraced, cascading landscape has been carefully considered to improve outlooks for ground floor apartments. Where possible, the steps of the terraced planting have been reduced to 1000mm high, with the landscape gently mounded to increase the proportion of greenery that is visible.

On all site boundaries, fencing has been set back behind planting to reduce visibility from the street and create an inclusive, friendly public domain.

Taller planting has been placed along private courtyard walls to increase visual privacy for residents of ground floor apartments.



06.01 Sunken Courtyard Residences Precedent / Reference Case Studies



Sunken Courtyard Apartments Recently Built - Nine by MIRVAC



Sunken Courtyard Apartments Under Construction - Babylon Rouse Hill by Denvell Group

Compliance

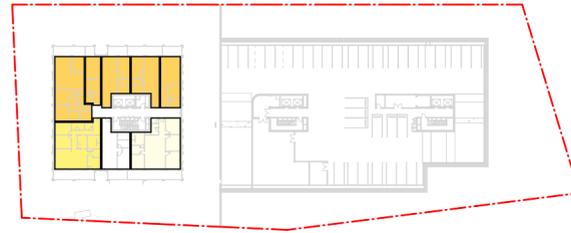
07.01	Solar Access
07.02	Cross Ventilation
07.03	Sun Eye Views
07.04	Key ADG Criteria Summary Table

07.01 Solar Access

- Receives at least 2 hours sun between 9am-3pm on June 21.
- Receives at least 2 hours sun between 9am-4:30 pm on June 21.
- Receives sunlight.
- No direct sunlight. Receives increased daylight access due to dual aspect.



Basement 04



Basement 03



Basement 02



Basement 01



Ground Floor



Level 01



Level 02



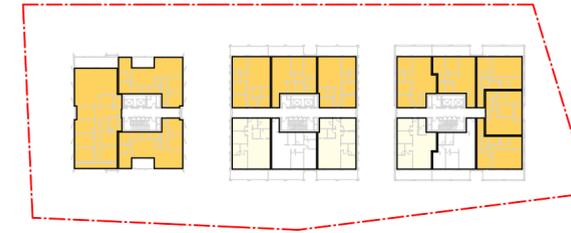
Level 03



Level 04

07.01 Solar Access

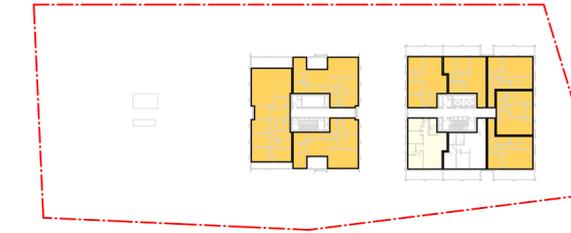
- Receives at least 2 hours sun between 9am-3pm on June 21.
- Receives at least 2 hours sun between 9am-4:30 pm on June 21.
- Receives sunlight.
- No direct sunlight. Receives increased daylight access due to dual aspect.



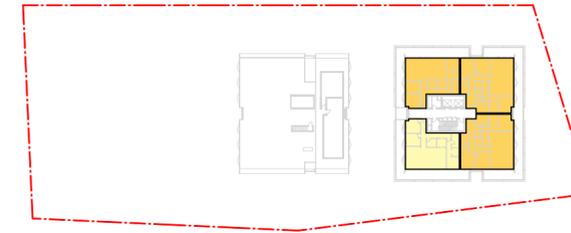
Level 05



Level 06



Level 07



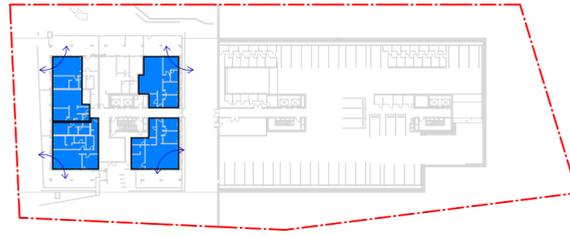
Level 08



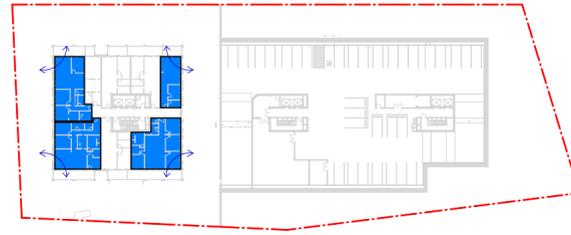
Level 09

	ADG 4A-1 Solar Access (9am-3pm 21 June)			ADG 4A-1 (Supplementary) Solar Access (Any Time 21 June)		
	2hrs	Total Apt	%	2hrs	Total Apt	%
Roof						
Level 9	3	3	100%	3	3	100%
Level 8	3	4	75%	4	4	100%
Level 7	8	10	80%	8	10	80%
Level 6	7	11	64%	8	11	73%
Level 5	11	16	69%	11	16	69%
Level 4	10	17	59%	11	17	65%
Level 3	13	21	62%	14	21	67%
Level 2	13	21	62%	14	21	67%
Level 1	10	18	56%	11	18	61%
Ground Floor	13	20	65%	14	20	70%
Level B01	8	13	62%	9	13	69%
Level B02	7	12	58%	8	12	67%
Level B03	5	8	63%	6	8	75%
Level B04	3	6	50%	5	6	83%
Level B05						
Level B06						
Level B07						
Total	114	180	63%	126	180	70%

● Achieves cross ventilation.



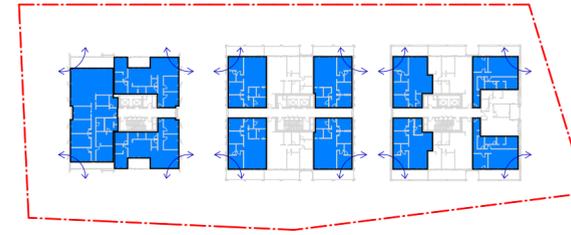
Basement 04



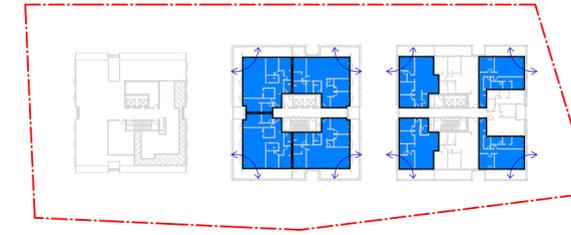
Basement 03



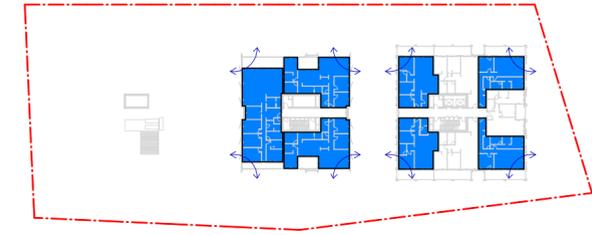
Basement 02



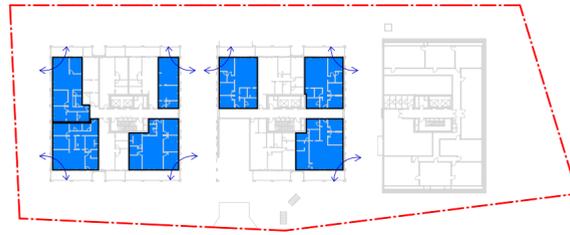
Level 05



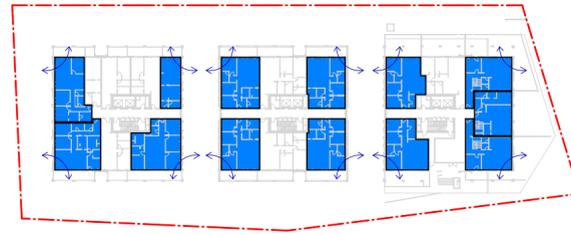
Level 06



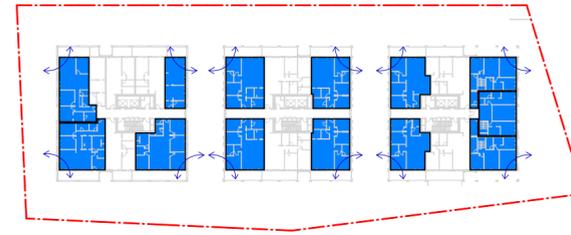
Level 07



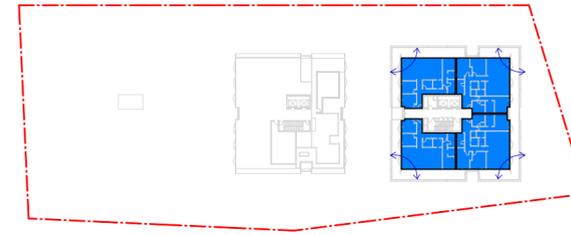
Basement 01



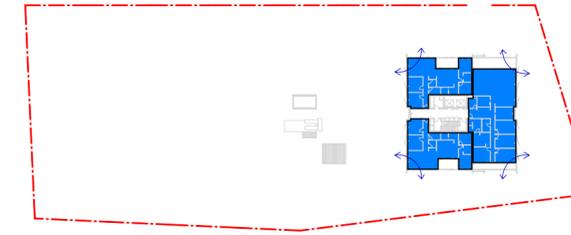
Ground Floor



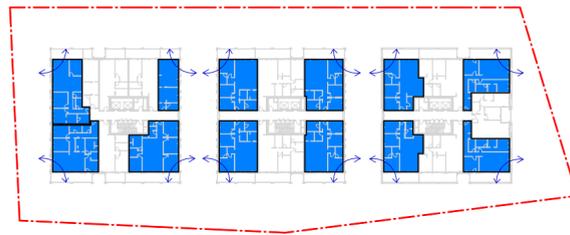
Level 01



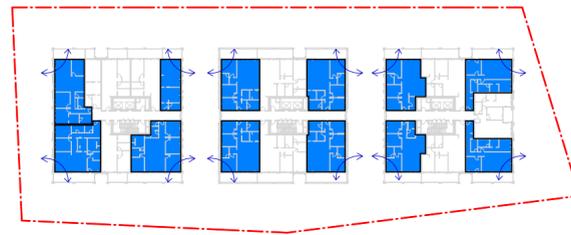
Level 08



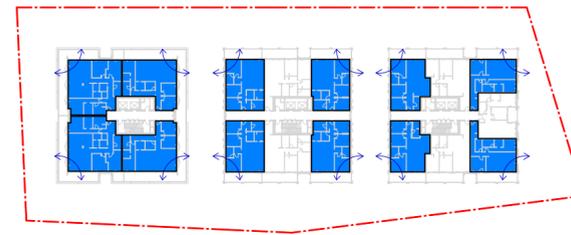
Level 09



Level 02



Level 03



Level 04

	CROSS VENT (MIN 60%)		
	Cross Vent	Total	
Roof			
Level 9	3	3	100%
Level 8	4	4	100%
Level 7	7	10	70%
Level 6	8	11	73%
Level 5	11	16	69%
Level 4	12	17	71%
Level 3	12	21	57%
Level 2	12	21	57%
Level 1	10	18	56%
Ground Floor	13	20	65%
Level B01	7	13	54%
Level B02	6	12	50%
Level B03	4	8	50%
Level B04	4	6	67%
Level B05			
Level B06			
Level B07			
Total	113	180	63%

07.03 Sun Eye Views Existing Context



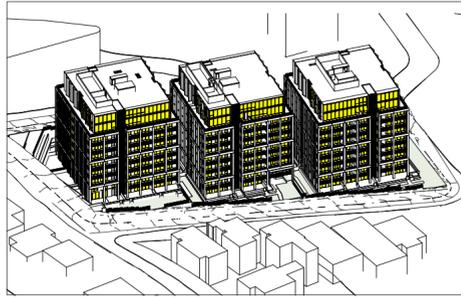
June 21 - 9am



June 21 - 10am



June 21 - 11am



June 21 - 12pm



June 21 - 1pm



June 21 - 2pm



June 21 - 3pm



June 21 - 4pm

07.03 Sun Eye Views Future Context



June 21 - 9am



June 21 - 10am



June 21 - 11am



June 21 - 12pm



June 21 - 1pm



June 21 - 2pm



June 21 - 3pm



June 21 - 4pm

07.04 Apartment Compliance Schedule Summary Of Key Criteria Compliance

BASEMENT 04	UNIT NO.	UNIT TYPE	4A-1 Solar Compliant Access (9am-3pm 21 June)	4A-1 Solar: Alternative Access (At Any Time 21 June)	4A-2 Solar:	4B Natural Ventilation	4D-1 Apartment sizes	4D-2 Maximum habitable room depth	4D-3 Living room sizes & dimensions	4E-1 Balcony / Private Open Space min size & dimensions	4G-1 Storage min volume	4G-1 Storage cages (less than 50% of total)	Storage volume proposed within the Unit (m3)
	C.GR.01	3 BED Courtyard	Yes	N/A	Yes	Yes	Yes	No	Yes	Yes	No	Yes	8.3
	C.GR.02	3 BED Courtyard	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	No	Yes	12.2
	C.GR.03	2 BED Courtyard	No (53min)	2hr (14:07-16:18)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0
	C.GR.04	2 BED Courtyard	No (50min)	2hr (14:10-16:16)	Yes	No	Yes	No	No	Yes	Yes	Yes	11.3
	C.GR.05	2 BED Courtyard	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	9.8
	C.GR.06	2 BED Courtyard	Yes	N/A	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	10.1
TOTAL	6												
BASEMENT 03	UNIT NO.	UNIT TYPE	4A-1 Solar Compliant Access (9am-3pm 21 June)	4A-1 Solar: Alternative Access (At Any Time 21 June)	4A-2 Solar:	4B Natural Ventilation	4D-1 Apartment sizes	4D-2 Maximum habitable room depth	4D-3 Living room sizes & dimensions	4E-1 Balcony / Private Open Space min size & dimensions	4G-1 Storage min volume	4G-1 Storage cages (less than 50% of total)	Storage volume proposed within the Unit (m3)
	C.01.01	1 Bed - A	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	8.6
	C.01.02	1 Bed - A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6.4
	C.01.03	4 Bed	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3
	C.01.04	1 Bed - A	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	8.6
	C.01.05	3 Bed	No (1hr)	2hr (14:00-16:29)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0
	C.01.06	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	12.4
	C.01.07	Studio - AP	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	6.0
	C.01.08	1 Bed - A	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	8.6
TOTAL	8												
BASEMENT 02	UNIT NO.	UNIT TYPE	4A-1 Solar Compliant Access (9am-3pm 21 June)	4A-1 Solar: Alternative Access (At Any Time 21 June)	4A-2 Solar:	4B Natural Ventilation	4D-1 Apartment sizes	4D-2 Maximum habitable room depth	4D-3 Living room sizes & dimensions	4E-1 Balcony / Private Open Space min size & dimensions	4G-1 Storage min volume	4G-1 Storage cages (less than 50% of total)	Storage volume proposed within the Unit (m3)
	B.GR.01	3 Bed Courtyard	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	17.2
	B.GR.02	3 Bed Courtyard	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	No	Yes	17.2
	B.GR.03	2 Bed Courtyard	No (No Sun)	N/A	No	No	Yes	Yes	Yes	Yes	Yes	Yes	11.6
	B.GR.04	2 Bed Courtyard	Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	15.3
	C.02.01	1 Bed - A	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	8.6
	C.02.02	1 Bed - A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6.4
	C.02.03	4 Bed	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3
	C.02.04	1 Bed - A	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	8.6
	C.02.05	3 Bed	No (1hr)	2hr (14:00-16:41)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0
	C.02.06	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	12.4
	C.02.07	Studio - AP	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	6.0
	C.02.08	1 Bed - A	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	8.6
TOTAL	12												

07.04 Apartment Compliance Schedule Summary Of Key Criteria Compliance

BASEMENT 01	UNIT NO.	UNIT TYPE	4A-1 Solar Compliant Access (9am-3pm 21 June)	4A-1 Solar: Alternative Access (At Any Time 21 June)	4A-2 Solar:	4B Natural Ventilation	4D-1 Apartment sizes	4D-2 Maximum habitable room depth	4D-3 Living room sizes & dimensions	4E-1 Balcony / Private Open Space min size & dimensions	4G-1 Storage min volume	4G-1 Storage cages (less than 50% of total)	Storage volume proposed within the Unit (m3)
	B.01.01	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	19.3
	B.01.02	3 Bed	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	10.2
	B.01.03	2 Bed - AP	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	19.9
	B.01.04	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.2
	B.01.05	2 Bed	Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	15.3
	C.03.01	1 Bed - A	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	8.6
	C.03.02	1 Bed - A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6.4
	C.03.03	4 Bed	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3
	C.03.04	1 Bed - A	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	8.6
	C.03.05	3 Bed	No (1hr)	2hr (14:00 onward)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0
	C.03.06	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	12.4
	C.03.07	Studio - AP	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	6.0
	C.03.08	1 Bed - A	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	8.6
TOTAL	13												
GROUND FLOOR	UNIT NO.	UNIT TYPE	4A-1 Solar Compliant Access (9am-3pm 21 June)	4A-1 Solar: Alternative Access (At Any Time 21 June)	4A-2 Solar:	4B Natural Ventilation	4D-1 Apartment sizes	4D-2 Maximum habitable room depth	4D-3 Living room sizes & dimensions	4E-1 Balcony / Private Open Space min size & dimensions	4G-1 Storage min volume	4G-1 Storage cages (less than 50% of total)	Storage volume proposed within the Unit (m3)
	A.GR.01	2 Bed Courtyard	Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	10.1
	A.GR.02	3 Bed TH L1 Townhouse Duplex	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	22.8
	A.GR.03	3 Bed TH L1 Townhouse Duplex	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	25.2
	A.GR.04	3 Bed TH L1 Townhouse Duplex	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	22.8
	A.GR.05	3 Bed Courtyard	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3
	A.GR.06	3 Bed Courtyard	Yes	N/A	Yes	Yes	Yes	No	Yes	Yes	No	Yes	8.3
	B.02.01	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	19.3
	B.02.02	3 Bed	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	19.3
	B.02.03	2 Bed - A	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	15.4
	B.02.04	3 Bed	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.2
	B.02.05	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	15.3
	B.02.06	2 Bed	Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	15.3
	C.04.01	1 Bed - A	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	8.6
	C.04.02	1 Bed - A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6.4
	C.04.03	4 Bed	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3
	C.04.04	1 Bed - A	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	8.6
	C.04.05	3 Bed	No (1hr)	2hr (14:00 onward)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0
	C.04.06	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	12.4
	C.04.07	Studio - AP	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	6.0
	C.04.08	1 Bed - A	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	8.6
TOTAL	20												

07.04 Apartment Compliance Schedule Summary Of Key Criteria Compliance

LEVEL 01	UNIT NO.	UNIT TYPE	4A-1 Solar Compliant Access (9am-3pm 21 June)	4A-1 Solar: Alternative Access (At Any Time 21 June)	4A-2 Solar:	4B Natural Ventilation	4D-1 Apartment sizes	4D-2 Maximum habitable room depth	4D-3 Living room sizes & dimensions	4E-1 Balcony / Private Open Space min size & dimensions	4G-1 Storage min volume	4G-1 Storage cages (less than 50% of total)	Storage volume proposed within the Unit (m3)	
	A.01.01	2 Bed	Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	10.4	
	A.01.02	2 Bed - A	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	10.1	
	A.01.03	3 Bed	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3	
	A.01.04	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3	

	3 Bed TH L2 - Townhouse Duplex													
		3 Bed TH L2	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	21.3	

	3 Bed TH L2 - Townhouse Duplex													
		3 Bed TH L2	No	N/A	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	24.8	

	3 Bed TH L2 - Townhouse Duplex													
		3 Bed TH L2	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	21.3	

	3 Bed TH L2 - Townhouse Duplex													
		3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	19.3	
	B.03.01	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	19.3	
	B.03.02	3 Bed	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	19.3	
	B.03.03	2 Bed - A	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	15.4	
	B.03.04	3 Bed	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.2	
	B.03.05	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	15.3	
	B.03.06	2 Bed	Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	15.3	

	C.05.01	1 Bed - A	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	8.6	
	C.05.02	1 Bed - A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	6.4	
	C.05.03	4 Bed	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3	
	C.05.04	1 Bed - A	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	8.6	
	C.05.05	3 Bed	No (1hr)	2hr (14.00 onward)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0	
	C.05.06	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	12.4	
	C.05.07	Studio - AP	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	6.0	
	C.05.08	1 Bed - A	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	8.6	

	TOTAL	18												

LEVEL 02	UNIT NO.	UNIT TYPE	4A-1 Solar Compliant Access (9am-3pm 21 June)	4A-1 Solar: Alternative Access (At Any Time 21 June)	4A-2 Solar:	4B Natural Ventilation	4D-1 Apartment sizes	4D-2 Maximum habitable room depth	4D-3 Living room sizes & dimensions	4E-1 Balcony / Private Open Space min size & dimensions	4G-1 Storage min volume	4G-1 Storage cages (less than 50% of total)	Storage volume proposed within the Unit (m3)	
	A.02.01	2 Bed	Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	10.4	
	A.02.02	2 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0	
	A.02.03	2 Bed - A	Yes	N/A	Yes	No	Yes	Yes	No	Yes	Yes	Yes	14.1	
	A.02.04	2 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0	
	A.02.05	2 Bed - A	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	10.4	
	A.02.06	3 Bed	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3	
	A.02.07	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3	

	B.04.01	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	19.3	
	B.04.02	3 Bed	No	N/A	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	19.3	
	B.04.03	2 Bed - A	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	15.3	
	B.04.04	3 Bed	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	15.3	
	B.04.05	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	15.3	
	B.04.06	2 Bed	Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	15.3	

	C.06.01	1 Bed - A	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	No	Yes	8.6	
	C.06.02	1 Bed - A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	6.4	
	C.06.03	4 Bed	No (No Sun)	N/A	No	Yes	No	Yes	Yes	Yes	Yes	Yes	10.1	
	C.06.04	1 Bed - A	No (No Sun)	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	8.6	
	C.06.05	3 Bed	No (1hr)	2hr (14.00 onward)	Yes	Yes	Yes	No	Yes	No	Yes	Yes	14.1	
	C.06.06	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	12.4	
	C.06.07	Studio - AP	Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	6.0	
	C.06.08	1 Bed - A	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	8.6	

	TOTAL	17												

07.04 Apartment Compliance Schedule Summary Of Key Criteria Compliance

LEVEL 03	UNIT NO.	UNIT TYPE	4A-1 Solar Compliant Access (9am-3pm 21 June)	4A-1 Solar: Alternative Access (At Any Time 21 June)	4A-2 Solar:	4B Natural Ventilation	4D-1 Apartment sizes	4D-2 Maximum habitable room depth	4D-3 Living room sizes & dimensions	4E-1 Balcony / Private Open Space min size & dimensions	4G-1 Storage min volume	4G-1 Storage cages (less than 50% of total)	Storage volume proposed within the Unit (m3)	
	A.03.01	2 Bed	Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	10.4	
	A.03.02	2 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0	
	A.03.03	2 Bed - A	Yes	N/A	Yes	No	Yes	No	No	Yes	Yes	Yes	14.1	
	A.03.04	2 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0	
	A.03.05	2 Bed - A	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	10.4	
	A.03.06	3 Bed	No (No Sun)	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3	
	A.03.07	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3	

	B.05.01	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	19.3	
	B.05.02	3 Bed	No (No Sun)	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	19.3	
	B.05.03	2 Bed - A	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	15.3	
	B.05.04	3 Bed	No (No Sun)	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	15.3	
	B.05.05	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	15.3	
	B.05.06	2 Bed	Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	15.3	

	C.07.01	1 Bed - A	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	No	Yes	8.6	
	C.07.02	1 Bed - A	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	6.4	
	C.07.03	4 Bed	No (No Sun)	N/A	No	Yes	No	Yes	Yes	Yes	Yes	Yes	10.1	
	C.07.04	1 Bed - A	No (No Sun)	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	8.6	
	C.07.05	3 Bed	No (1hr)	2hr (14.00 onward)	Yes	Yes	Yes	No	No	No	Yes	Yes	14.1	
	C.07.06	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	12.4	
	C.07.07	Studio - AP	Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	6.0	
	C.07.08	1 Bed - A	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	8.6	

	TOTAL	21												

LEVEL 04	UNIT NO.	UNIT TYPE	4A-1 Solar Compliant Access (9am-3pm 21 June)	4A-1 Solar: Alternative Access (At Any Time 21 June)	4A-2 Solar:	4B Natural Ventilation	4D-1 Apartment sizes	4D-2 Maximum habitable room depth	4D-3 Living room sizes & dimensions	4E-1 Balcony / Private Open Space min size & dimensions	4G-1 Storage min volume	4G-1 Storage cages (less than 50% of total)	Storage volume proposed within the Unit (m3)	
	A.04.01	2 Bed	Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	10.4	
	A.04.02	2 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0	
	A.04.03	2 Bed - A	Yes	N/A	Yes	No	Yes	No	No	Yes	Yes	Yes	14.1	
	A.04.04	2 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0	
	A.04.05	2 Bed - A	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	10.4	
	A.04.06	3 Bed	No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3	
	A.04.07	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3	

	B.06.01	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	19.3	
	B.06.02	3 Bed	No (No Sun)	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	19.3	
	B.06.03	2 Bed	No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	15.3	
	B.06.04	3 Bed	No (No Sun)	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	15.3	
	B.06.05	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	15.3	
	B.06.06	2 Bed	Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	15.3	

	C.08.01	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	14.9	
	C.08.02	3 Bed	No (No Sun)	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	14.9	
	C.08.03	3 Bed	No (1hr)	2hr (14.00 onward)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	25.7	
	C.08.04	3 Bed	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	25.7	

	TOTAL	17												

07.04 Apartment Compliance Schedule Summary Of Key Criteria Compliance

LEVEL 05	UNIT NO.	UNIT TYPE	4A-1 Solar Compliant Access (9am-3pm 21 June)	4A-1 Solar: Alternative Access (At Any Time 21 June)	4A-2 Solar:	4B Natural Ventilation	4D-1 Apartment sizes	4D-2 Maximum habitable room depth	4D-3 Living room sizes & dimensions	4E-1 Balcony / Private Open Space min size & dimensions	4G-1 Storage min volume	4G-1 Storage cages (less than 50% of total)	Storage volume proposed within the Unit (m3)
A.05.01	2 Bed		Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	10.4
A.05.02	2 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0
A.05.03	2 Bed		Yes	N/A	Yes	No	Yes	No	No	No	Yes	Yes	14.1
A.05.04	2 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0
A.05.05	2 Bed		No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	10.4
A.05.06	3 Bed		No (No Sun)	N/A	No	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3
A.05.07	3 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3
B.07.01	3 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	19.3
B.07.02	3 Bed		No (No Sun)	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	19.3
B.07.03	2 Bed		No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	15.3
B.07.04	3 Bed		No (No Sun)	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	15.3
B.07.05	3 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	15.3
B.07.06	3 Bed		Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	15.3
C.09.01	3 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.8
C.09.02	3 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	17.8
C.09.03	4 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	33.3
TOTAL	16												
LEVEL 06	UNIT NO.	UNIT TYPE	4A-1 Solar Compliant Access (9am-3pm 21 June)	4A-1 Solar: Alternative Access (At Any Time 21 June)	4A-2 Solar:	4B Natural Ventilation	4D-1 Apartment sizes	4D-2 Maximum habitable room depth	4D-3 Living room sizes & dimensions	4E-1 Balcony / Private Open Space min size & dimensions	4G-1 Storage min volume	4G-1 Storage cages (less than 50% of total)	Storage volume proposed within the Unit (m3)
A.06.01	2 Bed		Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	10.4
A.06.02	2 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0
A.06.03	2 Bed		Yes	N/A	Yes	No	Yes	No	No	No	Yes	Yes	14.1
A.06.04	2 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0
A.06.05	2 Bed		No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	10.4
A.06.06	3 Bed		No (No Sun)	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3
A.06.07	3 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3
B.08.01	3 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	13.9
B.08.02	3 Bed		No (No Sun)	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	13.9
B.08.03	3 Bed		No (5min)	2hr (14:55 onward)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	14.8
B.08.04	3 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	14.8
TOTAL	11												

07.04 Apartment Compliance Schedule Summary Of Key Criteria Compliance

LEVEL 07	UNIT NO.	UNIT TYPE	4A-1 Solar Compliant Access (9am-3pm 21 June)	4A-1 Solar: Alternative Access (At Any Time 21 June)	4A-2 Solar:	4B Natural Ventilation	4D-1 Apartment sizes	4D-2 Maximum habitable room depth	4D-3 Living room sizes & dimensions	4E-1 Balcony / Private Open Space min size & dimensions	4G-1 Storage min volume	4G-1 Storage cages (less than 50% of total)	Storage volume proposed within the Unit (m3)
A.07.01	2 Bed		Yes	N/A	Yes	No	Yes	No	Yes	Yes	Yes	Yes	10.4
A.07.02	2 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0
A.07.03	2 Bed		Yes	N/A	Yes	No	Yes	No	No	No	Yes	Yes	14.1
A.07.04	2 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	11.0
A.07.05	2 Bed		No (No Sun)	N/A	No	No	Yes	No	Yes	Yes	Yes	Yes	10.4
A.07.06	3 Bed		No (No Sun)	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3
A.07.07	3 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	8.3
B.09.01	3 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	18.8
B.09.02	3 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	18.8
B.09.03	4 Bed		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	36.4
TOTAL	10												
LEVEL 08	UNIT NO.	UNIT TYPE	4A-1 Solar Compliant Access (9am-3pm 21 June)	4A-1 Solar: Alternative Access (At Any Time 21 June)	4A-2 Solar:	4B Natural Ventilation	4D-1 Apartment sizes	4D-2 Maximum habitable room depth	4D-3 Living room sizes & dimensions	4E-1 Balcony / Private Open Space min size & dimensions	4G-1 Storage min volume	4G-1 Storage cages (less than 50% of total)	Storage volume proposed within the Unit (m3)
A.08.01	3 BED		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	25.3
A.08.02	3 BED		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	25.3
A.08.03	3 BED		No (5min)	2hr (14:55 onward)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	14.3
A.08.04	3 BED		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	14.3
TOTAL	4												
LEVEL 09	UNIT NO.	UNIT TYPE	4A-1 Solar Compliant Access (9am-3pm 21 June)	4A-1 Solar: Alternative Access (At Any Time 21 June)	4A-2 Solar:	4B Natural Ventilation	4D-1 Apartment sizes	4D-2 Maximum habitable room depth	4D-3 Living room sizes & dimensions	4E-1 Balcony / Private Open Space min size & dimensions	4G-1 Storage min volume	4G-1 Storage cages (less than 50% of total)	Storage volume proposed within the Unit (m3)
A.09.01	4 BED		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	13.6
A.09.02	3 BED		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	13.6
A.09.03	3 BED		Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	33.3
TOTAL	3												
TOTALS	UNITS												
180													

07.05 Daylight Access

Access To Daylight - GBCA Green Star Pathway

- In addition to direct sunlight under the ADG which ensures that apartments have access to sunlight, GBCA's Green Star Pathway for Apartment Buildings outlines "daylight" levels for apartments that support visual comfort for residents
- This is particularly beneficial for high levels of direct sun that can cause glare and visual discomfort to occupants, especially those who face North and will have to manually intervene to reduce the glare and harsh bright light entering their apartments
- Typical minimum daylight levels to be achieved in habitable rooms (living and bedroom) is **160 Lux**
- Kitchen areas are not included
- The recommended measurement to calculate "daylight" is Daylight Autonomy - the total percentage of the tested floor area that achieves the minimum level (160 Lux) during nominated hours (in this case 9am - 3pm on 21 June)
- The following page outlines a 'typical' baseline floor plate (a 'shoebox') to analyse daylighting conditions of a typical apartment floor plate. The central pavilion was chosen as an appropriate base case analysis. More studies can be undertaken

Daylight levels

80% of apartment units meet 160Lux for 60% of the combined living and bedroom areas with each room achieving daylight for 20% of its area

The remaining 20% of apartment units must meet 160 lux for at least 40% of living and bedroom areas, with each room achieving daylight for 20% of its area

Kitchens are not included in the calculations.

Daylight must be calculated using Daylight Autonomy.

High levels of daylight

High levels of daylight are deemed to have at least 160 lux due to daylight during 80% of the nominated hours.

Nominated hours

Nominated hours shall be defined by the project team. The project team shall provide a summary of space types, uses, and nominated hours. Projects that are operational outside of daylight hours only need to demonstrate compliance for operational daylight hours.

Excerpt from GBCA Green Star Buildings - Apartments Pathway v1 revision A 24 February 2025

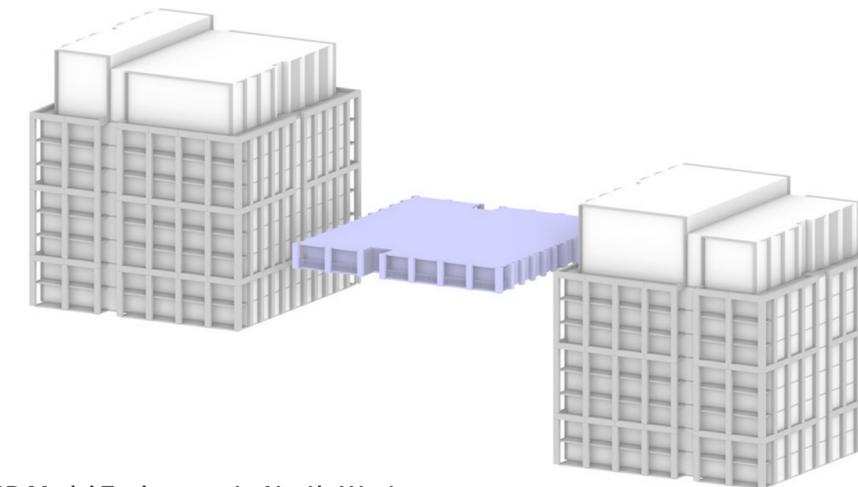


07.05 Daylight Access

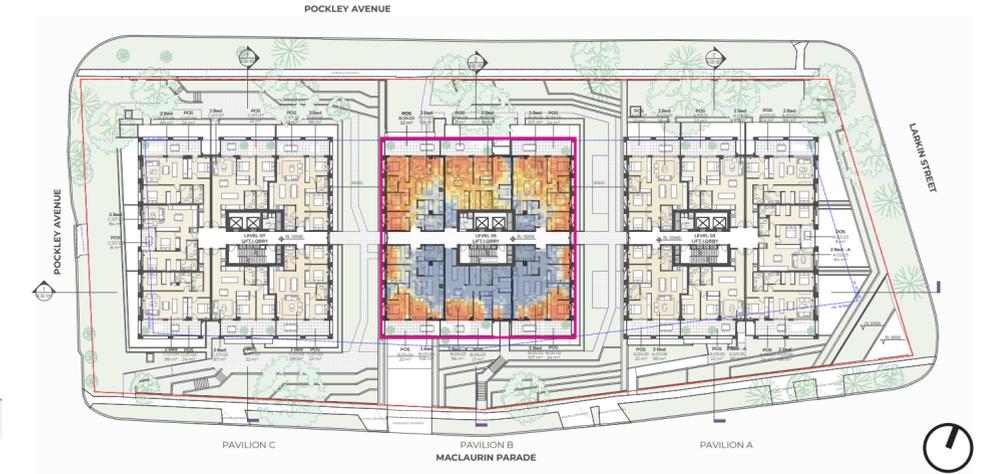
Selected 3D Analysis Environment - Level 03 (Pavilion B Level 05)



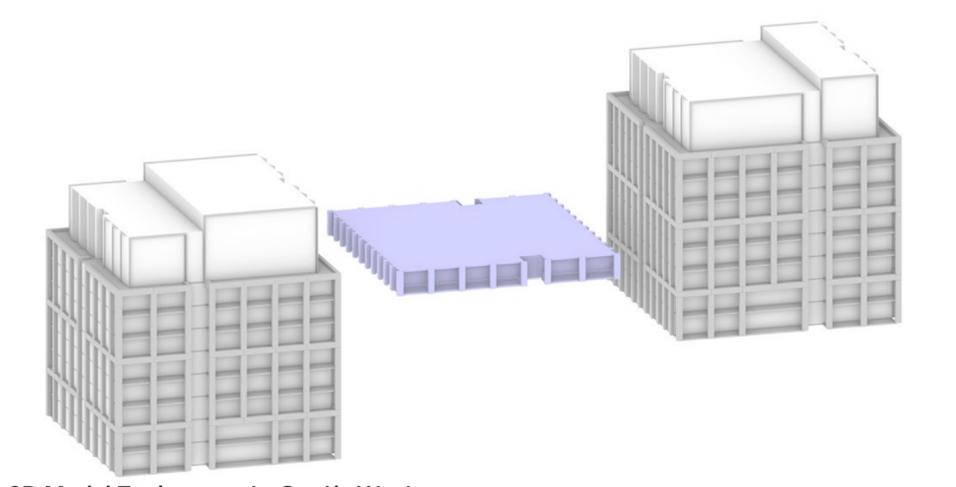
North Elevation



3D Model Environment - North-West



Selected Floor Level Plan (Level 03)

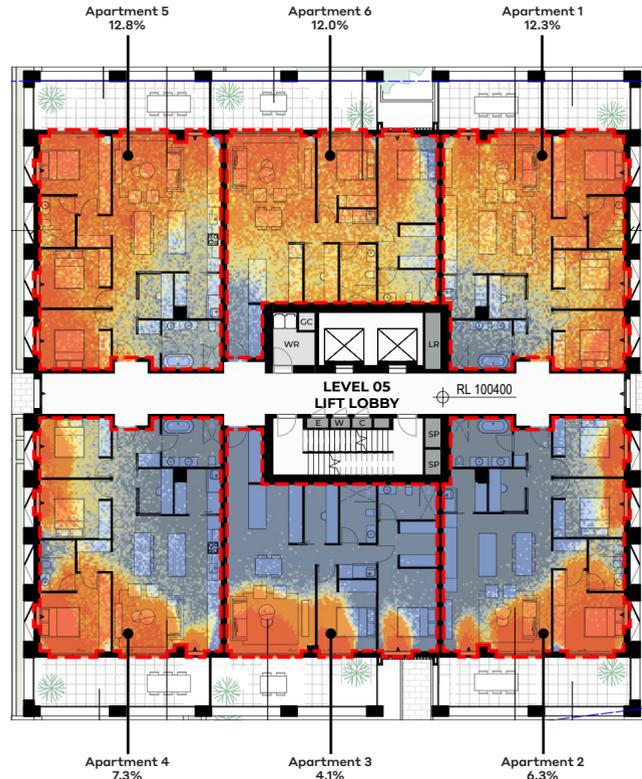


3D Model Environment - South-West

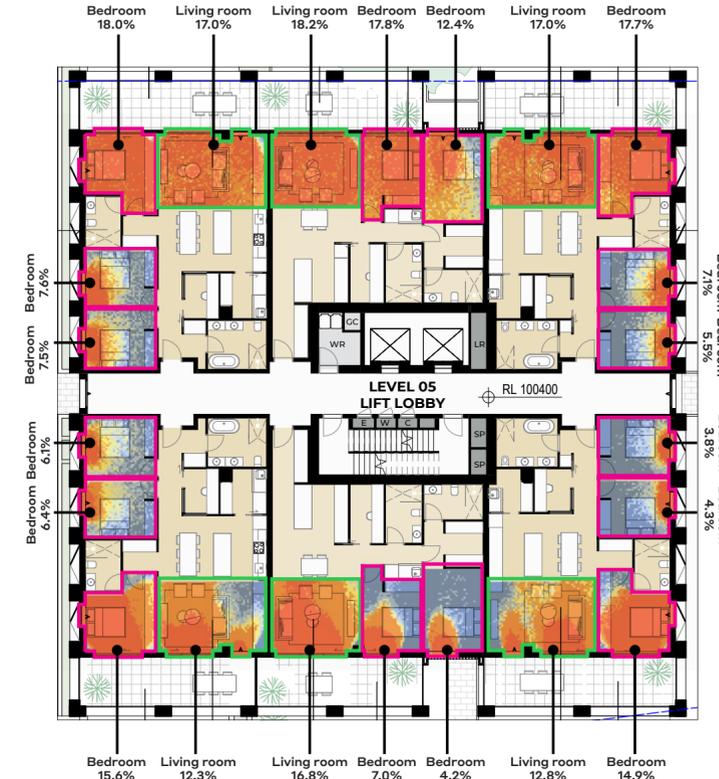
07.05 Daylight Access

Defining Spaces To Assess Daylight Autonomy

- Daylight illuminance is measured using Lux, which is a calculation of the amount of light that falls onto a particular surface - in this case, the floor. This illuminance helps to define the 'brightness' of a space
- The diagrams to the right outline the amount of time, in percentage, that each respective apartment or room, achieves the minimum 160 Lux between 9am - 3pm on 21 June
- When calculating Daylight availability, Greenstar requirements define spaces to assess are living and bedroom areas, excluding kitchens
- As the overall apartment includes areas that are not necessary for this analysis, such as toilets, kitchens, pantries, etc., a more detailed analysis per bedroom and living rooms is undertaken
- Typical living room depth is measured at 4m from the facade line

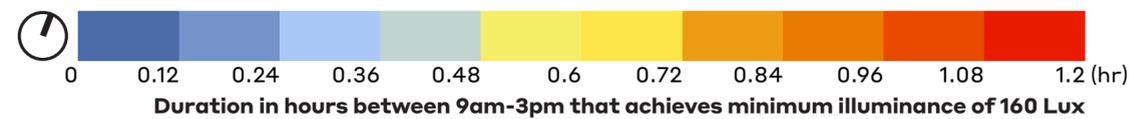


Daylight Autonomy (min. 160 Lux)
Average duration in % achieved per apartment
Between 9am-3pm @ 21 June



Daylight Autonomy (min. 160 Lux)
Average duration in % achieved per room
Between 9am-3pm @ 21 June

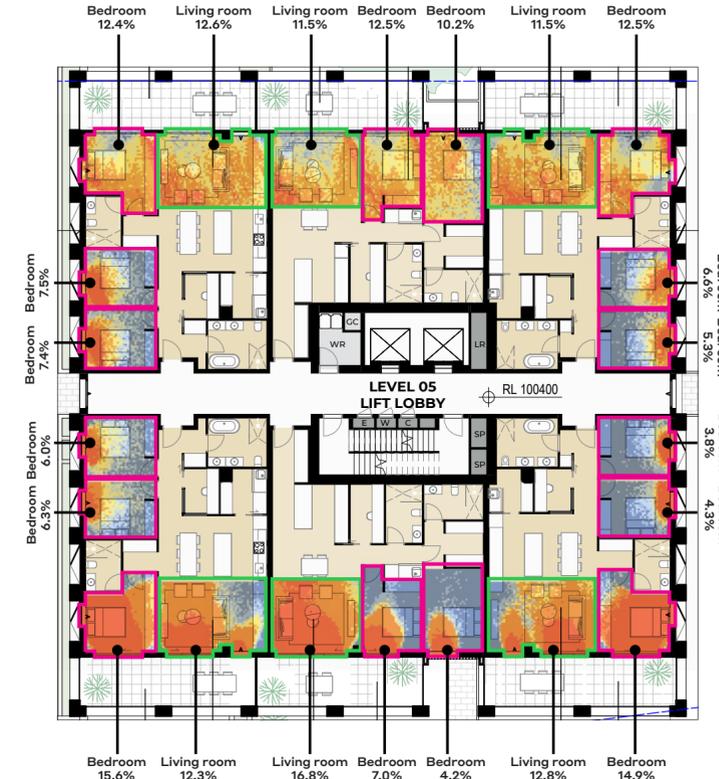
Bedroom
Livingroom



07.05 Daylight Access

Useful Daylight Illuminance (160 - 2,000 Lux)

- While Daylight Autonomy calculates any illuminance level above the minimum 160 Lux, this method is not a comprehensive measure as it does not limit a "maximum" illuminance which would determine when a space is too bright for comfort
- Generally accepted upper limit for illuminance to enable a space to be visually comfortable is typically a maximum of 2,000 Lux
- This range of a lower and upper limit is referred to as Useful Daylight Illuminance (UDI)
- In this case, the UDI range is determined to be between 160 - 2,000 Lux
- When defining these constraints and looking at the UDI of each room individually, it is clear that the **South facing apartments have equal to, or greater than, visually comfortable daylight levels as opposed to North facing apartments**



Useful Daylight Illuminance (160 - 2,000 Lux)
Average duration in % achieved per room
Between 9am-3pm @ 21 June

Bedroom
Livingroom



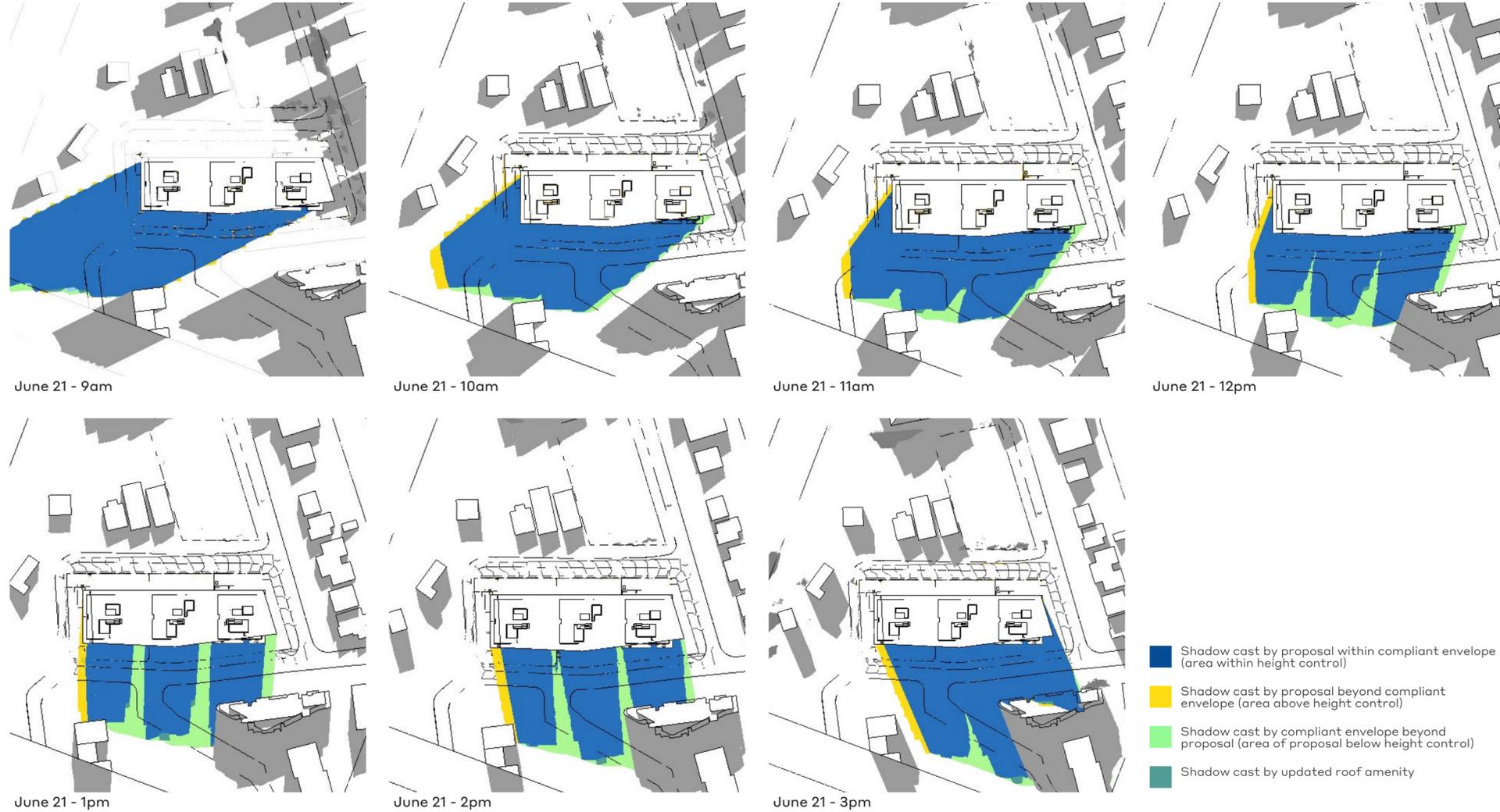
08

Impact To Neighbours

08.01	Shadow Diagrams
08.02	View Impact Assessment
08.03	Sun Eye Views To Neighbours

08.01 Shadow Diagrams

Comparing Proposed Shadow Vs Compliant Envelope



08.02 View Impact Assessment

Viewpoint 02 - 5-7 Larkin Street (North), Roseville



View Impact Assessment Prepared By Virtual Ideas - 15 April 2025

Key :

- Volume Over Max Height Control
- Volume Under Max Height Control
- Proposed Building

08.02 View Analysis

Low Point Of Site 01 - South-West Corner Looking Up Maclaurin Pde At West & South Facade



08.02 View Analysis

Low Point Of Site 01 - South-West Corner Looking Up Maclaurin Pde At West & South Facade



Original Exhibited Scheme



Current Scheme

08.02 View Analysis

Low Point Of Site 02 - North-West Corner Looking Up Pockley Avenue At West & North Facade



08.02 View Analysis

Low Point Of Site 02 - North-West Corner Looking Up Pockley Avenue At West & North Facade

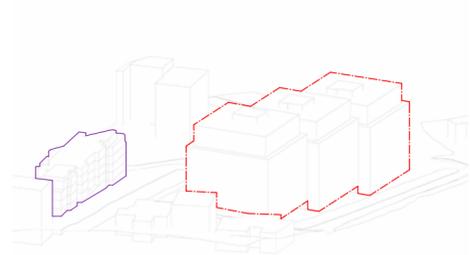


Original Exhibited Scheme

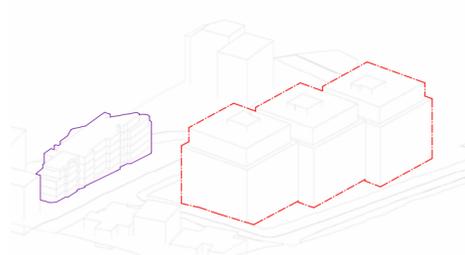


Current Scheme

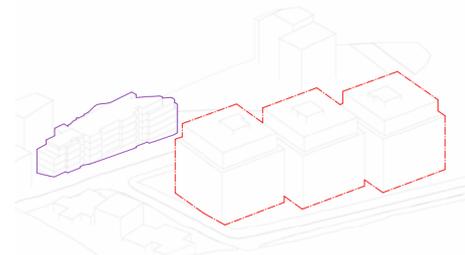
08.03 Neighbouring Development 4-10 Maclaurin Parade (Rosewood Residences)



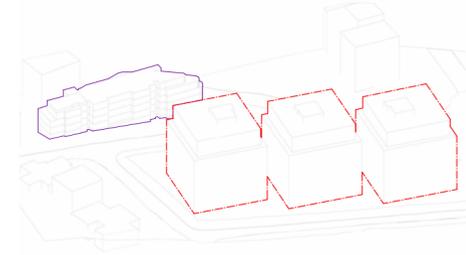
June 21 - 9am



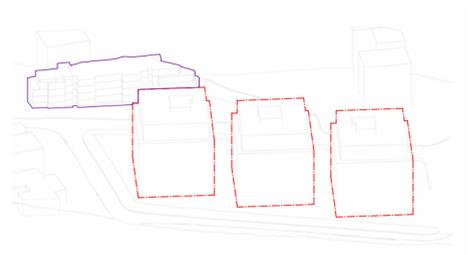
June 21 - 10am



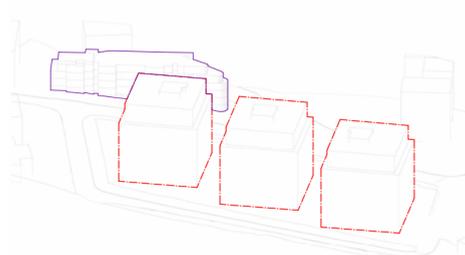
June 21 - 11am



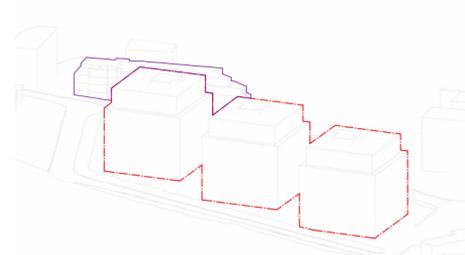
June 21 - 12pm



June 21 - 1pm



June 21 - 2pm

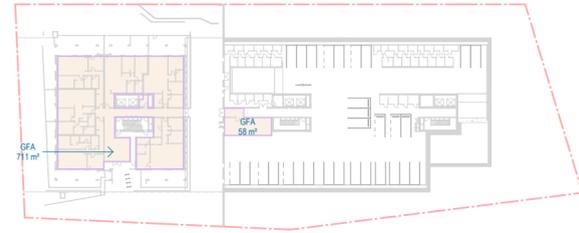


June 21 - 3pm

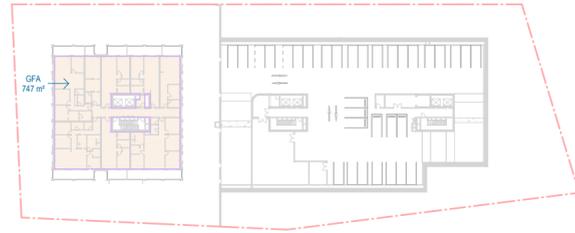
Areas

09.01	GFA Diagrams
09.02	Residential GFA Diagrams
09.03	GFA Summary Table

09.01 GFA Diagrams Overall Proposed GFA



Basement 04



Basement 03



Basement 02



Basement 01



Ground Floor



Level 01



Level 02



Level 03



Level 04

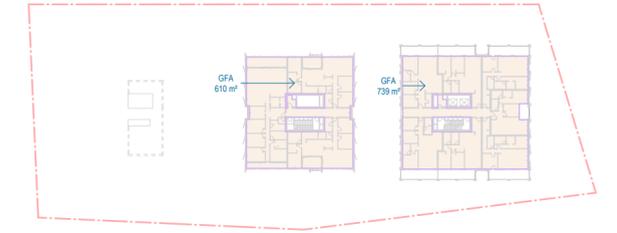
09.01 GFA Diagrams Overall Proposed GFA



Level 05



Level 06



Level 07

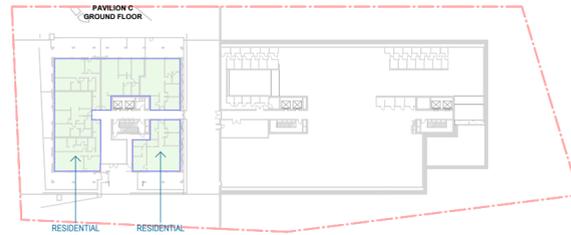


Level 08

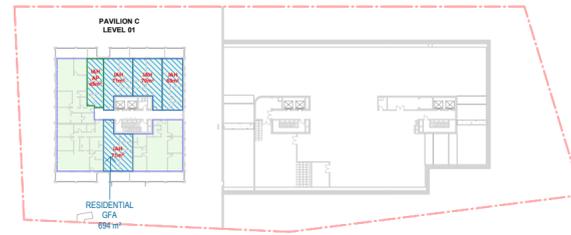


Level 09

09.02 GFA Diagrams Residential GFA Component



Basement 04



Basement 03

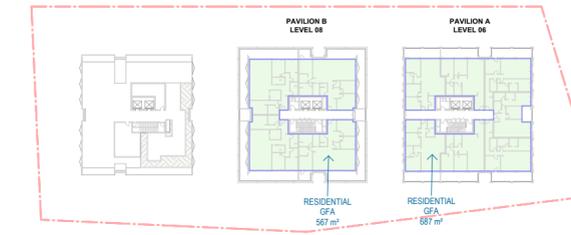


Basement 02

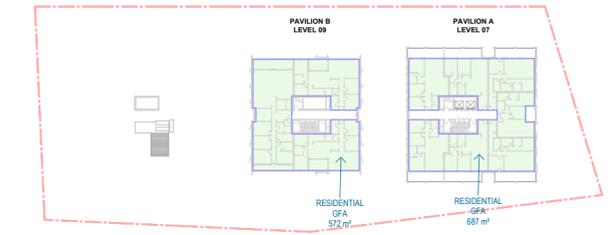
09.02 GFA Diagrams Residential GFA Component



Level 05



Level 06



Level 07



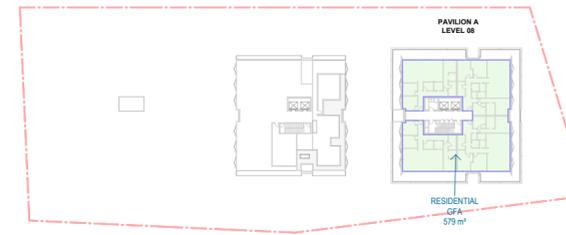
Basement 01



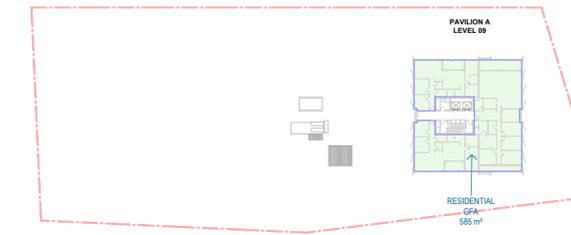
Ground Floor



Level 01



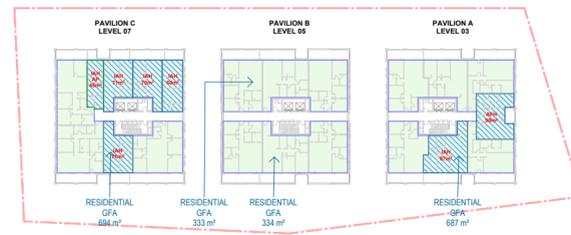
Level 08



Level 09



Level 02



Level 03



Level 04

09.03 Area Schedule GFA Breakdown

Site Area				PAVILION C						PAVILION B						PAVILION A						CARPARK						
6,632 sqm				RESIDENTIAL GFA			COMMON GFA			17%			RESIDENTIAL GFA			COMMON GFA			17%									
Base Level	FI To FI	RL	Use	NO. OF IAH APTS	IAH RESI GFA	BTS RESI GFA	IAH COMMON GFA	BTS COMMON GFA	Total Common GFA	RESI GFA TOTAL	TOTAL GFA	NO. OF IAH APTS	IAH RESI GFA	BTS RESI GFA	IAH COMMON GFA	BTS COMMON GFA	Total Common GFA	RESI GFA TOTAL	TOTAL GFA	NO. OF IAH APTS	IAH RESI GFA	BTS RESI GFA	IAH COMMON GFA	BTS COMMON GFA	Total Common GFA	RESI GFA TOTAL	TOTAL GFA	
Roof	2	123.3	Plant																									
Level 9	3.5	119.8	Residential																									
Level 8	3.3	116.5	Residential																									
Level 7	3.3	113.2	Residential																									
Level 6	3.2	110.0	Residential																									
Level 5	3.2	106.8	Residential			585			31	31	585	616																
Level 4	3.2	103.6	Residential			580			40	40	580	620																
Level 3	3.2	100.4	Residential	5	317	377	9	44	53	694	747																	
Level 2	3.2	97.2	Residential	5	317	377	9	44	53	694	747																	
Level 1	3.2	94.0	Residential	5	317	377	9	44	53	694	747																	
Ground Floor	3.2	90.8	Residential	5	317	377	9	44	53	694	747																	
Level B01	3.2	87.6	Services Residential	5	317	377	9	44	53	694	747																	
Level B02	3.2	84.4	Parking Residential	5	317	377	9	44	53	694	747																	
Level B03	3.2	81.2	Parking Residential	5	317	377	9	44	53	694	747																	
Level B04	3.2	78.0	Parking Residential			612	17	82	99	612	711																	
Level B05	3	75.0	Parking																									
Level B06	3	72.0	Parking																									
Level B07	3	69.0	Parking																									
Level B08	3	66.0	Parking																									
Totals				35	2,219	4,416	80	461	541	6,635	7,176	4	428	5,720	116	646	762	6,148	6,910	7	657	5,867	97	545	642	6,524	7,166	

RESIDENTIAL GFA	Percent	Total (m ²)	No. Units
TOD Affordable GFA in Perpetuity	2%	386	8
IAH GFA - min. 15 YEARS	15%	2,896	36
Total Affordable Housing GFA	17%	3,282	46
Total Market GFA	83%	16,025	134
Total RESIDENTIAL GFA	100%	19,307	180

TOTAL GFA	Percent	Amount	FSR
Total Affordable Housing GFA*	17%	3,613	
Total PROPOSED GFA	100%	21,262	3.25

*Includes proportional allocation of shared common spaces



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