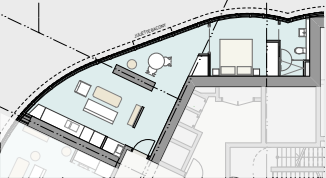
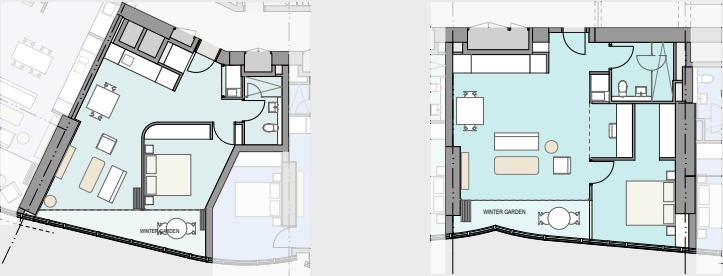


The Star: Modification 13 — Apartment Design Guide Analysis - June 2017					
Clause Number	Clause Title	Objective	Design Criteria	Compliance	fjmt Commentary
	Private Open Space and Balconies	4E-1	<p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p> <ul style="list-style-type: none"> <li>* 1 Bedroom - 8m<sup>2</sup> - min 2m depth</li> <li>* 2 Bedroom - 10m<sup>2</sup> - min 2m depth</li> <li>* 3 Bedroom - 12m<sup>2</sup> - min 2.4m depth</li> </ul> <p>For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m<sup>2</sup> and a minimum depth of 3m.</p>	√	<ul style="list-style-type: none"> <li>To ensure a high level of amenity, all apartments are provided with private open space in the form of a 'winter garden' in lieu of open balconies. All of the proposed apartment 'winter garden' areas satisfy the ADG area objectives. The scheme results in the following range of minimum 'winter garden' sizes: <ul style="list-style-type: none"> <li>* 1 Bed External Area - 8m<sup>2</sup></li> <li>* 2 Bed External Area - 10m<sup>2</sup></li> <li>* 3 Bed External Area - 12m<sup>2</sup></li> </ul> </li> <li>Where 'winter gardens' are not practical due to noise or wind, Juliette balconies are proposed. No more than 10% of all apartments will have Juliette balconies.</li> </ul>  <ul style="list-style-type: none"> <li>In some instances winter garden areas have been redistributed in order to give better visual connection through the apartments, a more usable open plan layout and better connectivity to the facade. This maximises the sunlight through the dwelling and enhances views. Examples of this are shown in the vignettes below.</li> </ul> 
		4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents	√	<ul style="list-style-type: none"> <li>'Winter gardens' are located off the living areas to maximise sunlight and views.</li> </ul>
		4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	√	<ul style="list-style-type: none"> <li>'Winter gardens' are located within the building envelope to become an integral part of the form. Operable screens and louvres are used to control sunlight and winds.</li> </ul>
		4E-4	Private open space and balcony design maximises safety	√	<ul style="list-style-type: none"> <li>The proposed development satisfies the requirements of the objective.</li> </ul>
		4F-1	<p>Common circulation spaces achieve good amenity and properly service the number of apartments</p> <ol style="list-style-type: none"> <li>The maximum number of apartments off a circulation core on a single level is eight</li> <li>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</li> </ol>	√	<ul style="list-style-type: none"> <li>The maximum number of apartments on a single upper level is seven (7). Additionally, the amenity of the circulation space is lifted by providing access to high quality views and natural daylight immediately adjacent to the lifts.</li> </ul>
		4F-2	Common circulation spaces promote safety and provide for social interaction between residents	√	<ul style="list-style-type: none"> <li>Access to views and natural daylight immediately adjacent to the lifts will provide a high amenity to the areas in front of lifts. Additionally corridor widths allow for sufficient circulation space and interaction of residents.</li> </ul>
	Storage	4G-1	<p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <ul style="list-style-type: none"> <li>* 1 Bedroom - 6m<sup>3</sup></li> <li>* 2 Bedroom - 8m<sup>3</sup></li> <li>* 3 Bedroom - 10m<sup>3</sup></li> </ul> <p>At least 50% of the required storage is to be located within the apartment</p>	√	<ul style="list-style-type: none"> <li>Storage has been incorporated in accordance with the nominated requirements.</li> <li>Refer to schedule within the appendices of the Design Statement</li> </ul>
		4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	√	<ul style="list-style-type: none"> <li>Storage has been incorporated in accordance with the nominated requirements. Of the required storage a maximum of 50% is achieved through basement cages, with the remaining 50% achieved within each individual apartment .</li> </ul>
	Acoustic Privacy	4H-1	Noise transfer is minimised through the siting of buildings and building layout	√	<ul style="list-style-type: none"> <li>Apartments are located with the tower at the northern end of the site. Separation between the apartments and the greater site is achieved via positioning of the communal open space. Noise sources such as lift shafts and common corridors have also been minimised by adoption of a side core arrangement which limits the number of apartments adjoining the core.</li> </ul>
		4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	√	<ul style="list-style-type: none"> <li>Proposals have been developed with consideration of this and the detail design can achieve this requirement.</li> </ul>

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Clause Number	Clause Title	Objective	Design Criteria	Compliance	fjmt Commentary
	Noise and Pollution	4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	√	<ul style="list-style-type: none"> <li>Apartments are located within the tower at the northern end of the site. Separation between the apartments and the greater site is achieved via positioning of the communal open space. Apartments are separated from street level and the existing public domain by the podium, approximately 38m high as measured from Jones Bay Road.</li> </ul>
		4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	√	<ul style="list-style-type: none"> <li>Insulation will be provided to the solid facade walls to minimise noise. Glazing systems have been selected with consideration of acoustic requirement. Elements of solid walls are provided to the 'winter garden' areas to further minimise noise transfer. Refer to the Acoustic Report that accompanies this submission.</li> </ul>
	Apartment Mix	4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	√	<ul style="list-style-type: none"> <li>The proposals include a range of apartment types ranging from 1 bed to 3 bed plus study. The proposals mix reflects 39.7% 1B, 51% 2B, and 9.3% 3B.</li> </ul>
		4K-2	The apartment mix is distributed to suitable locations within the building	√	<ul style="list-style-type: none"> <li>The mix is distributed across the floors with the premium/larger apartments typically taking up higher floors and orientated to primary views.</li> </ul>
	Ground Floor Apartments	4L-1	Street frontage activity is maximised where ground floor apartments are located	n/a	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
		4L-2	Design of ground floor apartments delivers amenity and safety for residents	n/a	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
	Facades	4M-1	Building facades provide visual interest along the street while respecting the character of the local area	√	<ul style="list-style-type: none"> <li>The proposals have been developed with careful podium articulation, facade treatments and materiality that respond to the local precinct, street scale and wider Pyrmont character.</li> </ul>
		4M-2	Building functions are expressed by the facade	√	<ul style="list-style-type: none"> <li>The facades vary in articulation and materiality in response to function and overall requirements to create a highly varied and contextual response. Refer to the Design Report for greater detail.</li> </ul>
	Roof Design	4N-1	Roof treatments are integrated into the building design and positively respond to the street	√	<ul style="list-style-type: none"> <li>The proposals for the top of the tower have developed with high regard to high visibility of the tower from the local and wider public domain.</li> </ul>
		4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	√	<ul style="list-style-type: none"> <li>The top of the building incorporate functions as related to the hotel component of the tower.</li> </ul>
		4N-3	Roof design incorporates sustainability features	√	<ul style="list-style-type: none"> <li>The top of the building incorporates opportunities for photo voltaic arrays and sustainable features as nominated in the Design Report and ESD Report.</li> </ul>
	Landscape Design	4O-1	Landscape design is viable and sustainable	√	<ul style="list-style-type: none"> <li>Detailed landscape proposals have been developed by Urbis and are included in the Landscape Design Report as form part of this submission.</li> </ul>
		4O-2	Landscape design contributes to the streetscape and amenity	√	<ul style="list-style-type: none"> <li>Detailed landscape proposals have been developed by Urbis and are included in the Landscape Design Report as form part of this submission. A key component of this is upgrades to the existing street planting and trees.</li> </ul>
	Planting on structures	4P-1	Appropriate soil profiles are provided	√	<ul style="list-style-type: none"> <li>Raised planters within the upper levels will provide sufficient soil depth for planting appropriately scaled plants.</li> </ul>
		4P-2	Plant growth is optimised with appropriate selection and maintenance	√	<ul style="list-style-type: none"> <li>Plant selection will be selected to achieve this requirement.</li> </ul>
		4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	√	<ul style="list-style-type: none"> <li>Detailed landscape proposals for the communal open space have been developed by Urbis and are included in the Landscape Design Report as form part of this submission.</li> </ul>
	Universal Design	4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members <ul style="list-style-type: none"> <li>Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features</li> </ul>	√	<ul style="list-style-type: none"> <li>20% of the total apartments can incorporate the Liveable Housing Guideline's silver level universal design features.</li> </ul>
		4Q-2	A variety of apartments with adaptable designs are provided	√	<ul style="list-style-type: none"> <li>The proposals achieve this requirement with 15% Adaptable and 20% Universal Design. Please refer to the schedule in Section 11.5 of the Design Statement for an adaptable apartment mix and level distribution, along with Section 11.11 for illustrations.</li> </ul>
		4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	√	<ul style="list-style-type: none"> <li>Equitable access is provided to all apartment doors in accordance with AS1428.2</li> </ul>
	Adaptive Reuse	4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	n/a	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
		4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	n/a	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
	Mixed Use	4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	√	<ul style="list-style-type: none"> <li>The project is a compliant mixed use development within the approved boundaries and given the retail locations and expected pedestrian activation of the precinct, the proposed development will achieve the objective.</li> </ul>
		4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	√	<ul style="list-style-type: none"> <li>The proposed development satisfies the requirements of the objective.</li> </ul>
	Awning and Signage	4T-1	Awnings are well located and complement and integrate with the building design	√	<ul style="list-style-type: none"> <li>The proposed development will satisfy the requirements of the objective.</li> </ul>

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Clause Number	Clause Title	Objective	Design Criteria	Compliance	fjmt Commentary
		<b>4T-2</b>	Signage responds to the context and desired streetscape character	√	<ul style="list-style-type: none"> <li>The proposed development will satisfy the requirements of the objective.</li> </ul>
	<b>Energy Efficiency</b>	<b>4U-1</b>	Development incorporates passive environmental design <ul style="list-style-type: none"> <li>Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)</li> <li>Well located, screened outdoor areas should be provided for clothes drying</li> </ul>	√	<ul style="list-style-type: none"> <li>See ‘Solar and Daylight Access’ for natural daylighting.</li> <li>All apartments in proposal have internal drying facilities and ‘winter garden’ spaces.</li> </ul>
		<b>4U-2</b>	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	√	<ul style="list-style-type: none"> <li>The proposed development will satisfy the requirements of the objective via a high performance triple-glazed facade system with interstitial curtains and horizontal shade devices across the north facades of the residential floors.</li> </ul>
		<b>4U-3</b>	Adequate natural ventilation minimises the need for mechanical ventilation	√	<ul style="list-style-type: none"> <li>Natural ventilation is provided to all apartments.</li> </ul>
	<b>Water Management and Conservation</b>	<b>4V-1</b>	Potable water use is minimised	√	Water efficiency will be achieved via: <ul style="list-style-type: none"> <li>Water efficient fixtures and fitting selection</li> <li>Water meters with BMS connection will be installed at all major water use areas for hot and cold and recycled water services</li> <li>The existing site recycled water system will be extended to the new development for public amenity WC flushing</li> <li>Refer to the MOD 13 Star Water Management Report for further details.</li> </ul>
		<b>4V-2</b>	Urban storm water is treated on site before being discharged to receiving waters	√	On-site treatment and discharge reduction of collected stormwater will be achieved via: <ul style="list-style-type: none"> <li>The existing disused northern stormwater harvesting tank is to be reinstated. New drainage from MOD 13 areas will be diverted where practical to the reinstated harvesting tank</li> <li>Rainwater collected shall be directed to interface with the existing site recycled flushing water distribution system.</li> <li>Install new rainwater pumps and filtration equipment at level B4 and interface with the existing site recycled flushing water distribution system</li> <li>New building area catchment will be directed to either the northern or southern collection systems, and utilise the existing stormwater quality treatment devices.</li> <li>Refer to the MOD 13 Star Water Management Report for further details.</li> </ul>
		<b>4V-3</b>	Flood management systems are integrated into site design	√	<ul style="list-style-type: none"> <li>A number of modifications to existing stormwater infrastructure surrounding the site have been proposed on Pyrmont and Edward Streets. The result of these works will be lower flood levels in the modelled 1 in 100 year ARI flood depth.</li> <li>Refer to the MOD 13 Star Flood Assessment Report for further details.</li> </ul>
	<b>Waste Management</b>	<b>4W-1</b>	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	√	<ul style="list-style-type: none"> <li>All waste storage and management facilities are not accessible nor visible to the general public.</li> </ul>
		<b>4W-2</b>	Domestic waste is minimised by providing safe and convenient source separation and recycling	√	<ul style="list-style-type: none"> <li>Source separation and recycling facilities have been incorporated.</li> </ul>
	<b>Building Maintenance</b>	<b>4X-1</b>	Building design detail provides protection from weathering	√	<ul style="list-style-type: none"> <li>The materiality, quality and detailing of the proposed development are in keeping with the high requirements of the client brief, building typology, climate adaptation plan, and expected building life.</li> <li>The circular nature of the buildings form enhances the free stream flow of water, resulting in a more even although still turbulent flow with no stagnation points and thus a more even distribution of wet area.</li> <li>The sofit created by the building form creates a drip line and the water detaches to become rainfall again.</li> <li>The ledges created by the buildings form will utilise a first flush drainage system to deal with light rain (so run-off has a high dirt content) however handles intense flow by normal overtopping.</li> <li>Refer to section 13 of the Design Statement for facade details.</li> </ul>
		<b>4X-2</b>	Systems and access enable ease of maintenance	√	<ul style="list-style-type: none"> <li>All facades are accessible for cleaning and maintenance via a combination of BMU, and rope access.</li> </ul>
		<b>4X-3</b>	Material selection reduces ongoing maintenance costs	√	<ul style="list-style-type: none"> <li>Materials will be of high quality with final selections made with the intent for minimum ongoing maintenance.</li> </ul>
	<b>Building Configuration - Safety of Children</b>		<ul style="list-style-type: none"> <li>Windows have safety screens, window locks or other safety devices to prevent falls.</li> <li>Room layouts minimise the need to locate furniture immediately adjacent windows or balustrades</li> </ul>	√	<ul style="list-style-type: none"> <li>All windows located at fall height will be capable of being fitted with restrictors that limit openings to 125mm. Windows to bedrooms and living areas (with the exception of wintergarden operable</li> </ul>

17.4 Apartment Storage Schedule

STOREY / REFERENCE			Type	Storage (m3)				Area Achieved
Level	Fir code	Apartment No.		Briefed Area (m3)	In-apartment	Basement	TOTAL	
Level 38	A30	387	2 BED	8.0	7.5	5.8	13.3	✓
		386	2 BED	8.0	6.0	5.6	11.6	✓
		385	2 BED	8.0	7.8	5.6	13.4	✓
		384	1 BED	6.0	11.1	5.6	16.7	✓
		383	2 BED	8.0	17.6	5.6	23.2	✓
		382	3 BED	10.0	7.0	6.0	13.0	✓
Level 37	A29	381	2 BED	8.0	5.1	5.6	10.7	✓
		377	2 BED	8.0	7.5	5.6	13.1	✓
		376	2 BED	8.0	6.0	5.6	11.6	✓
		375	2 BED	8.0	7.8	5.6	13.4	✓
		374	1 BED	6.0	11.1	5.6	16.7	✓
		373	2 BED	8.0	17.6	5.6	23.2	✓
Level 36	A28	372	3 BED	10.0	7.0	10.6	17.6	✓
		371	2 BED	8.0	5.1	5.6	10.7	✓
		367	2 BED	8.0	7.5	5.6	13.1	✓
		366	2 BED	8.0	6.0	5.6	11.6	✓
		365	2 BED	8.0	7.8	5.6	13.4	✓
		364	1 BED	6.0	11.1	5.6	16.7	✓
Level 35	A27	363	2 BED	8.0	17.6	5.6	23.2	✓
		362	3 BED	10.0	7.0	7.1	14.1	✓
		361	2 BED	8.0	5.1	5.6	10.7	✓
		357	2 BED	8.0	7.5	5.6	13.1	✓
		356	2 BED	8.0	6.0	5.6	11.6	✓
		355	2 BED	8.0	7.8	5.6	13.4	✓
Level 34	A26	354	1 BED	6.0	11.1	6.0	17.2	✓
		353	2 BED	8.0	17.6	6.0	23.6	✓
		352	3 BED	10.0	7.0	6.2	13.1	✓
		351	2 BED	8.0	5.1	6.0	11.1	✓
		347	2 BED	8.0	7.5	6.0	13.5	✓
		346	2 BED	8.0	6.0	6.0	12.0	✓
Level 33	A25	345	2 BED	8.0	7.8	6.0	13.8	✓
		344	1 BED	6.0	11.1	6.0	17.2	✓
		343	2 BED	8.0	17.6	6.0	23.6	✓
		342	3 BED	10.0	7.0	6.5	13.5	✓
		341	2 BED	8.0	5.1	6.0	11.1	✓
		337	2 BED	8.0	7.5	6.7	14.2	✓
Level 32	A24	336	2 BED	8.0	6.0	6.7	12.7	✓
		335	2 BED	8.0	7.8	5.0	12.8	✓
		334	1 BED	6.0	11.1	5.0	16.2	✓
		333	2 BED	8.0	17.6	6.8	24.4	✓
		332	3 BED	10.0	7.0	6.5	13.5	✓
		331	2 BED	8.0	5.1	6.8	11.9	✓
Level 31	A23	327	2 BED	8.0	7.5	5.0	12.6	✓
		326	2 BED	8.0	6.0	5.0	11.0	✓
		325	2 BED	8.0	7.8	8.8	16.5	✓
		324	1 BED	6.0	11.1	7.5	18.6	✓
		323	2 BED	8.0	17.6	8.8	26.3	✓
		322	3 BED	10.0	7.0	5.7	12.7	✓
		321	2 BED	8.0	5.1	5.0	10.1	✓
		317	2 BED	8.0	7.5	5.0	12.6	✓
		316	2 BED	8.0	6.0	5.0	11.0	✓

STOREY / REFERENCE			Type	Storage (m3)				Area Achieved
Level	Fir code	Apartment No.		Briefed Area (m3)	In-apartment	Basement	TOTAL	
		315	2 BED	8.0	7.8	5.0	12.8	✓
		314	1 BED	6.0	11.1	5.0	16.2	✓
		313	2 BED	8.0	17.6	5.0	22.6	✓
		312	3 BED	10.0	7.0	7.2	14.2	✓
		311	2 BED	8.0	5.1	5.0	10.1	✓
		307	2 BED	8.0	7.5	5.0	12.6	✓
Level 30	A22	306	2 BED	8.0	6.0	5.0	11.0	✓
		305	2 BED	8.0	7.8	5.0	12.8	✓
		304	1 BED	6.0	11.1	5.0	16.2	✓
		303	2 BED	8.0	17.6	5.0	22.6	✓
		302	3 BED	10.0	7.0	5.0	12.0	✓
		301	2 BED	8.0	5.1	5.0	10.1	✓
Level 29	A21	297	2 BED	8.0	7.5	5.0	12.6	✓
		296	2 BED	8.0	6.0	5.0	11.0	✓
		295	2 BED	8.0	7.8	5.0	12.8	✓
		294	1 BED	6.0	11.1	5.0	16.2	✓
		293	2 BED	8.0	17.6	5.0	22.6	✓
		292	3 BED	10.0	7.0	6.3	13.3	✓
Level 28	A20	291	2 BED	8.0	5.1	5.0	10.1	✓
		287	1 BED	6.0	3.7	5.0	8.7	✓
		286	2 BED	8.0	10.1	5.0	15.1	✓
		285	2 BED	8.0	7.6	7.9	15.5	✓
		284	1 BED	6.0	11.7	5.0	16.7	✓
		283	2 BED	8.0	17.0	5.0	22.1	✓
Level 27	A19	282	3 BED	10.0	7.0	6.7	13.7	✓
		281	2 BED	8.0	5.1	5.0	10.1	✓
		277	1 BED	6.0	3.7	5.0	8.7	✓
		276	2 BED	8.0	10.1	5.0	15.1	✓
		275	2 BED	8.0	7.6	5.0	12.6	✓
		274	1 BED	6.0	11.1	5.0	16.1	✓
Level 26	A18	273	2 BED	8.0	16.9	5.0	22.0	✓
		272	3 BED	10.0	7.0	5.7	12.7	✓
		271	2 BED	8.0	5.1	5.0	10.1	✓
		267	1 BED	6.0	3.7	5.0	8.7	✓
		266	2 BED	8.0	9.6	5.0	14.6	✓
		265	2 BED	8.0	7.6	5.0	12.6	✓
Level 25	A17	264	1 BED	6.0	11.1	5.0	16.1	✓
		263	2 BED	8.0	16.9	5.0	22.0	✓
		262	3 BED	10.0	7.0	9.0	16.0	✓
		261	2 BED	8.0	5.1	5.0	10.2	✓
		257	1 BED	6.0	3.7	5.0	8.7	✓
		256	2 BED	8.0	9.7	5.0	14.7	✓
Level 24	A16	255	2 BED	8.0	7.3	5.0	12.3	✓
		254	1 BED	6.0	11.1	5.0	16.1	✓
		253	2 BED	8.0	16.9	5.0	22.0	✓
		252	3 BED	10.0	7.0	5.8	12.8	✓
		251	2 BED	8.0	5.1	5.0	10.1	✓
		247	2 BED	8.0	5.6	5.0	10.7	✓
		246	1 BED	6.0	3.1	5.0	8.1	✓
		245	2 BED	8.0	7.6	5.0	12.6	✓
		244	1 BED	6.0	8.6	5.0	13.6	✓



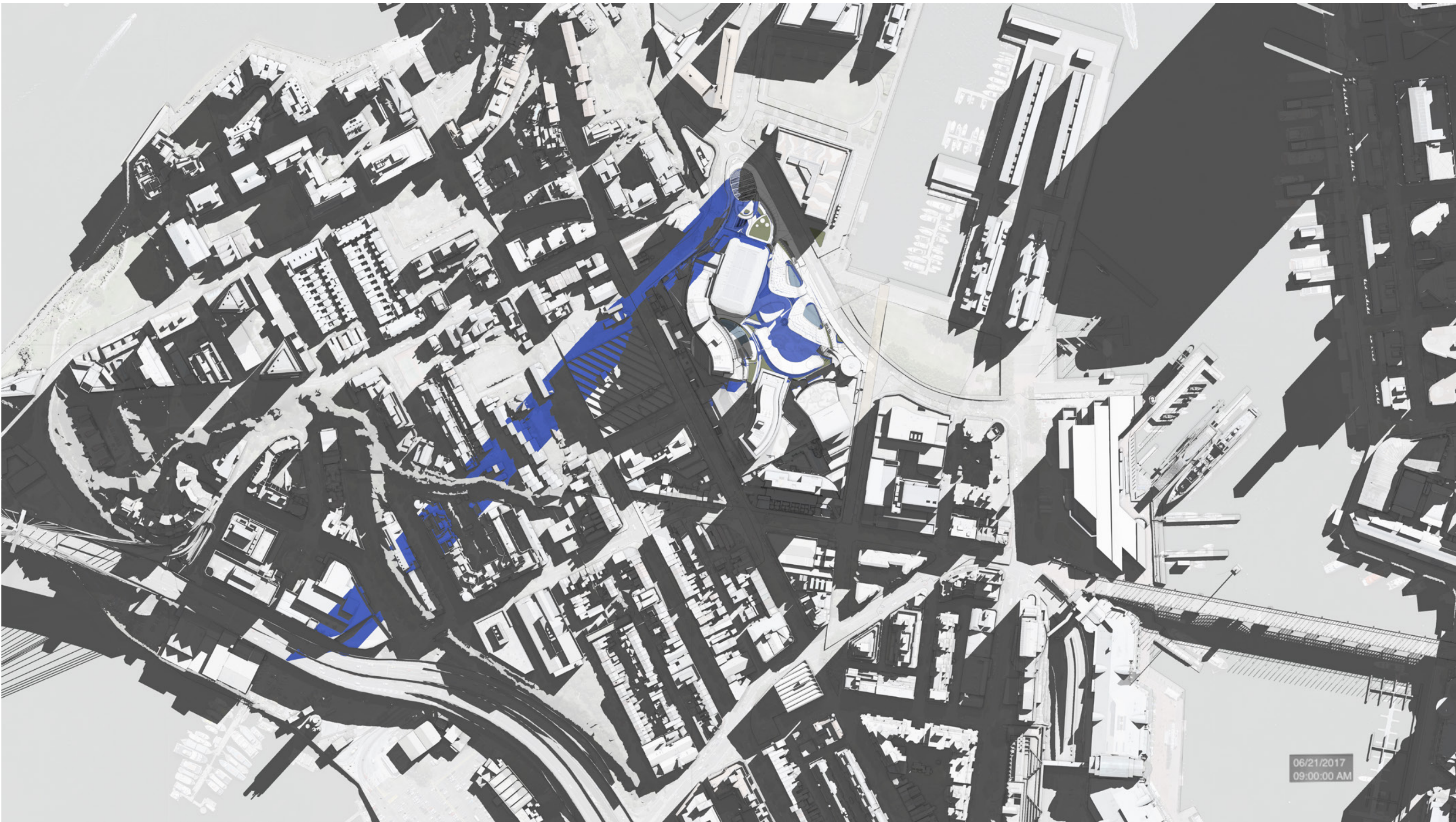
STOREY / REFERENCE				Storage (m3)				
Level	Fir code	Apartment No.	Type	Briefed Area (m3)	In-apartment	Basement	TOTAL	Area Achieved
Level 23	A15	243	2 BED	8.0	15.2	5.5	20.7	✓
		242	3 BED	10.0	6.9	5.0	11.9	✓
		241	2 BED	8.0	5.1	5.0	10.1	✓
		237	1 BED	6.0	6.1	5.0	11.1	✓
		236	1 BED	6.0	3.2	5.0	8.2	✓
		235	2 BED	8.0	4.4	5.0	9.5	✓
		234	1 BED	6.0	8.6	8.5	17.1	✓
Level 22	A14	233	2 BED	8.0	15.2	5.5	20.7	✓
		232	3 BED	10.0	6.9	5.0	11.9	✓
		231	2 BED	8.0	5.1	8.3	13.4	✓
		227	1 BED	6.0	3.6	5.0	8.6	✓
		226	1 BED	6.0	3.0	5.0	8.1	✓
		225	2 BED	8.0	4.4	5.0	9.5	✓
		224	1 BED	6.0	3.5	5.0	8.5	✓
Level 21	A13	223	2 BED	8.0	15.2	5.5	20.7	✓
		222	3 BED	10.0	6.9	5.1	12.0	✓
		221	2 BED	8.0	5.1	5.0	10.1	✓
		216	2 BED	8.0	5.9	5.0	11.0	✓
		215	2 BED	8.0	5.2	6.4	11.6	✓
		214	1 BED	6.0	5.4	6.4	11.8	✓
		213	2 BED	8.0	15.4	5.0	20.5	✓
Level 20	A12	212	3 BED	10.0	6.2	5.3	11.5	✓
		211	2 BED	8.0	5.1	5.0	10.1	✓
		206	2 BED	8.0	4.9	5.1	9.9	✓
		205	2 BED	8.0	5.8	5.0	10.8	✓
		204	1 BED	6.0	5.4	5.0	10.4	✓
		203	2 BED	8.0	16.0	5.0	21.1	✓
		202	3 BED	10.0	6.7	8.9	15.6	✓
Level 19	A11	201	2 BED	8.0	5.1	6.5	11.6	✓
		196	1 BED	6.0	7.0	6.4	13.4	✓
		195	2 BED	8.0	5.2	5.0	10.3	✓
		194	1 BED	6.0	10.7	5.0	15.7	✓
		193	1 BED	6.0	9.9	5.0	14.9	✓
		192	2 BED	8.0	7.0	5.0	12.1	✓
		191	2 BED	8.0	5.0	5.0	10.0	✓
Level 18	A10	186	1 BED	6.0	5.4	5.0	10.5	✓
		185	2 BED	8.0	4.4	5.0	9.4	✓
		184	1 BED	6.0	10.7	5.0	15.7	✓
		183	1 BED	6.0	9.9	5.0	14.9	✓
		182	2 BED	8.0	7.5	5.0	12.6	✓
		181	2 BED	8.0	5.5	5.0	10.5	✓
		176	1 BED	6.0	3.7	5.0	8.8	✓
Level 17	A9	175	2 BED	8.0	5.2	5.0	10.3	✓
		174	2 BED	8.0	8.7	5.0	13.7	✓
		173	1 BED	6.0	3.2	5.0	8.2	✓
		172	2 BED	8.0	5.9	5.0	10.9	✓
		171	1 BED	6.0	4.3	5.0	9.4	✓
		166	1 BED	6.0	4.0	5.0	9.0	✓
		165	2 BED	8.0	5.1	5.7	10.8	✓
Level 16	A8	164	2 BED	8.0	8.7	5.7	14.3	✓
		163	1 BED	6.0	3.2	5.0	8.2	✓

STOREY / REFERENCE				Storage (m3)				
Level	Fir code	Apartment No.	Type	Briefed Area (m3)	In-apartment	Basement	TOTAL	Area Achieved
Level 15	A7	162	2 BED	8.0	6.4	5.7	12.1	✓
		161	1 BED	6.0	7.3	5.2	12.5	✓
		156	1 BED	6.0	3.6	5.0	8.6	✓
		155	1 BED	6.0	4.3	5.0	9.3	✓
		154	2 BED	8.0	5.5	5.0	10.6	✓
		153	1 BED	6.0	4.4	5.0	9.5	✓
		152	2 BED	8.0	4.7	5.0	9.8	✓
Level 14	A6	151	1 BED	6.0	7.3	5.0	12.4	✓
		146	1 BED	6.0	3.2	5.0	8.3	✓
		145	1 BED	6.0	4.3	5.0	9.3	✓
		144	1 BED	6.0	5.3	5.0	10.4	✓
		143	2 BED	8.0	5.4	5.0	10.4	✓
		142	1 BED	6.0	14.4	5.0	19.4	✓
		141	1 BED	6.0	6.9	5.0	12.0	✓
Level 12	A5	126	1 BED	6.0	3.1	5.0	8.1	✓
		125	1 BED	6.0	4.3	5.0	9.3	✓
		124	1 BED	6.0	5.6	5.0	10.7	✓
		123	2 BED	8.0	5.4	5.0	10.4	✓
		122	1 BED	6.0	14.7	5.0	19.8	✓
		121	1 BED	6.0	3.9	5.0	8.9	✓
		116	1 BED	6.0	3.2	5.0	8.2	✓
Level 11	A4	115	1 BED	6.0	4.3	5.0	9.3	✓
		114	1 BED	6.0	5.6	5.0	10.7	✓
		113	2 BED	8.0	5.4	5.0	10.4	✓
		112	1 BED	6.0	13.8	5.0	18.9	✓
		111	1 BED	6.0	5.1	5.0	10.2	✓
		106	1 BED	6.0	3.0	5.0	8.1	✓
		105	1 BED	6.0	4.3	5.0	9.3	✓
Level 10	A3	104	1 BED	6.0	5.8	5.0	10.8	✓
		103	2 BED	8.0	5.4	5.0	10.4	✓
		102	1 BED	6.0	4.5	5.0	9.5	✓
		101	1 BED	6.0	3.3	5.0	8.4	✓
		096	1 BED	6.0	3.0	5.0	8.1	✓
		095	1 BED	6.0	4.3	5.0	9.3	✓
		094	1 BED	6.0	5.8	5.0	10.8	✓
Level 09	A2	093	2 BED	8.0	5.4	5.0	10.4	✓
		092	1 BED	6.0	4.5	5.0	9.5	✓
		091	1 BED	6.0	3.3	7.0	10.3	✓
		085	1 BED	6.0	3.9	5.0	8.9	✓
		084	1 BED	6.0	5.8	5.0	10.8	✓
		083	2 BED	8.0	6.1	5.0	11.1	✓
		082	1 BED	6.0	4.5	5.0	9.5	✓
Level 08	A1	081	1 BED	6.0	3.3	5.0	8.4	✓
		064	1 BED	6.0	5.4	5.0	10.5	✓
		063	1 BED	6.0	3.6	5.0	8.6	✓
		062	1 BED	6.0	4.5	5.0	9.5	✓
		061	1 BED	6.0	3.3	10.1	13.4	✓
		054	1 BED	6.0	5.4	8.1	13.5	✓
		053	1 BED	6.0	3.4	5.0	8.5	✓
Level 06	A0	052	1 BED	6.0	4.5	5.0	9.5	✓
		051	1 BED	6.0	3.3	5.0	8.4	✓

## 17.5 **Shadow Diagrams** - Winter Solstice



June 21 - 9am



06/21/2017  
09:00:00 AM



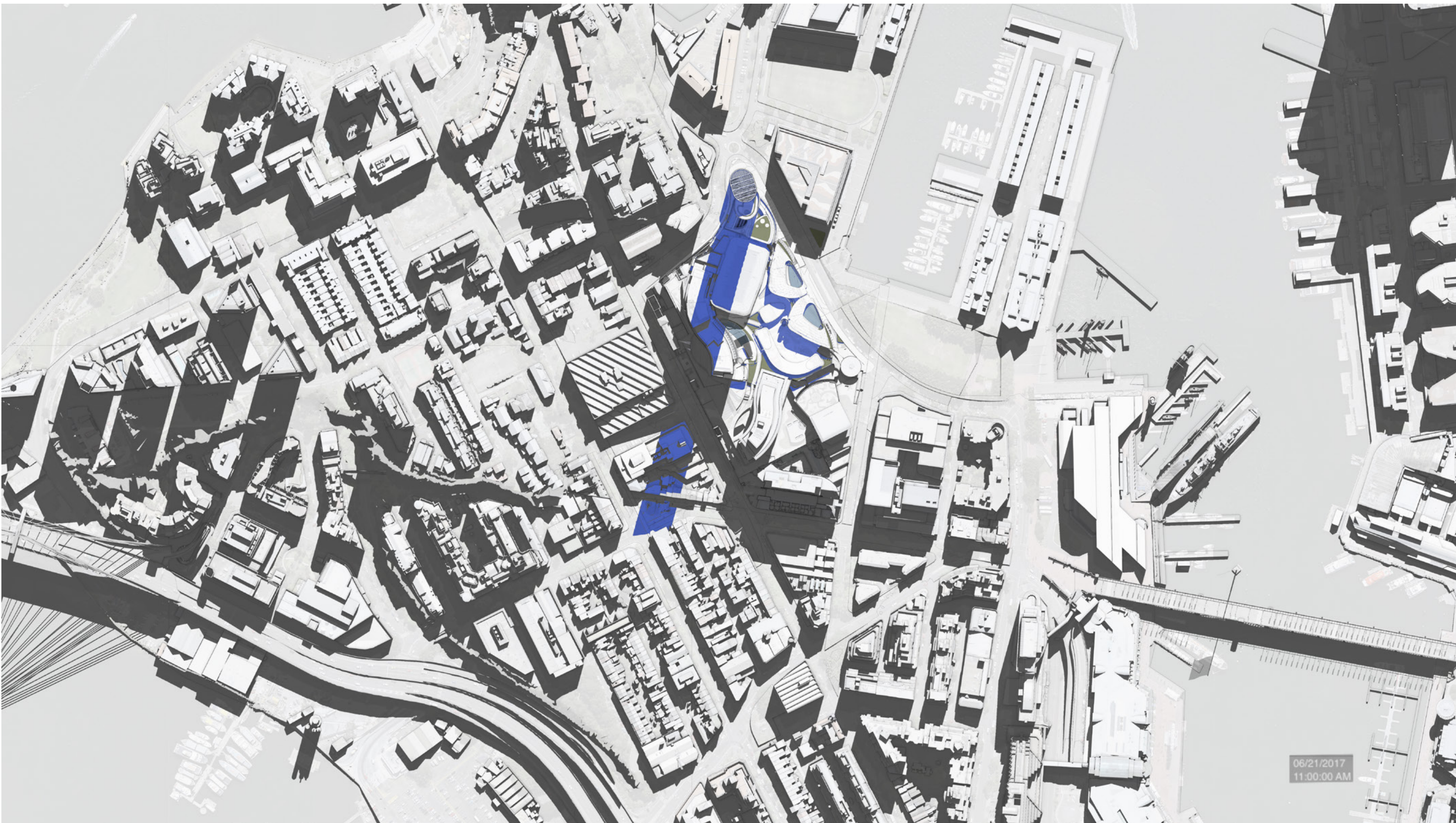
June 21 - 10am



06/21/2017  
10:00:00 AM



June 21 - 11am



06/21/2017  
11:00:00 AM



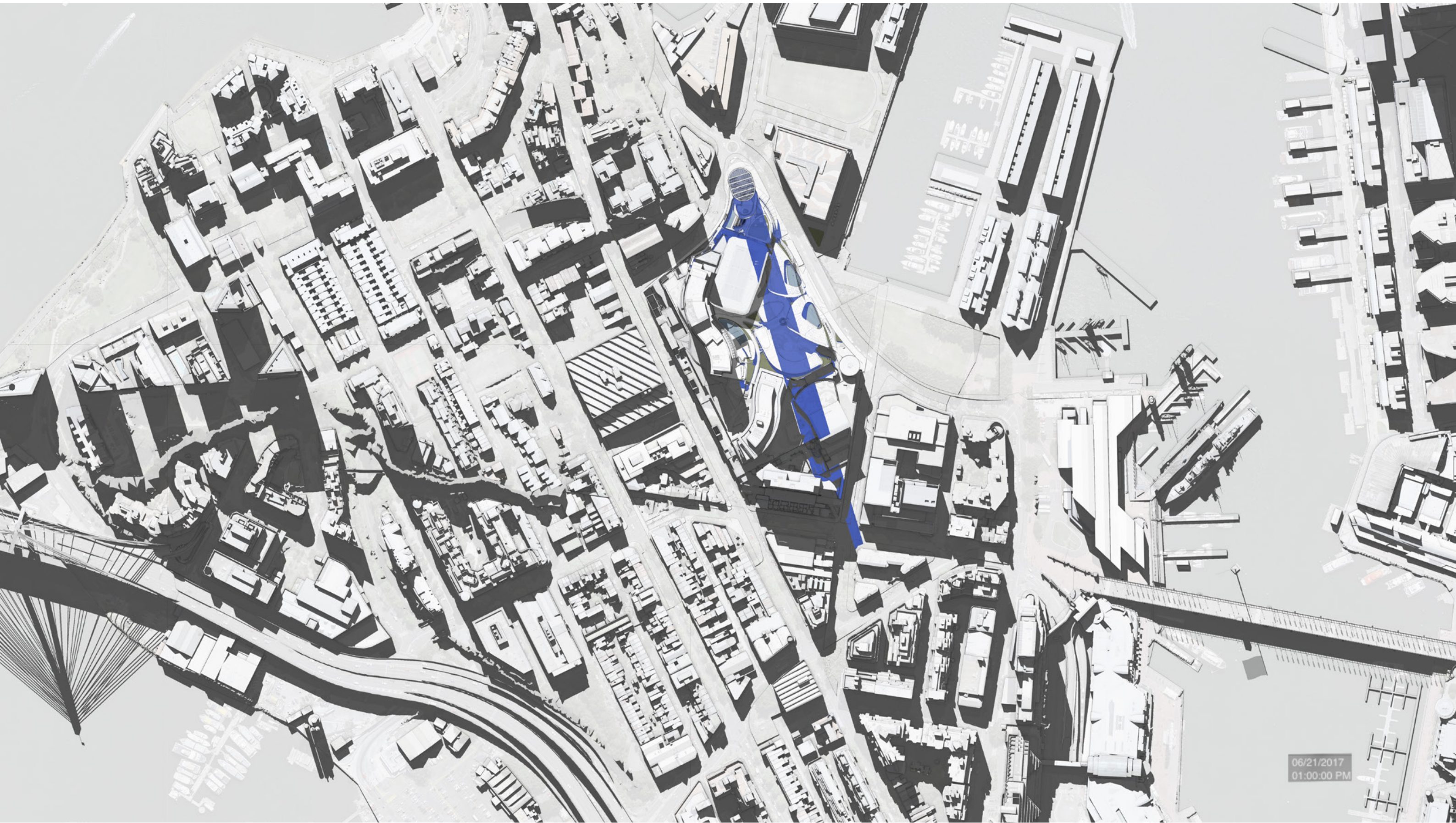
June 21 - 12pm



06/21/2017  
12:00:00 PM



June 21 - 1pm



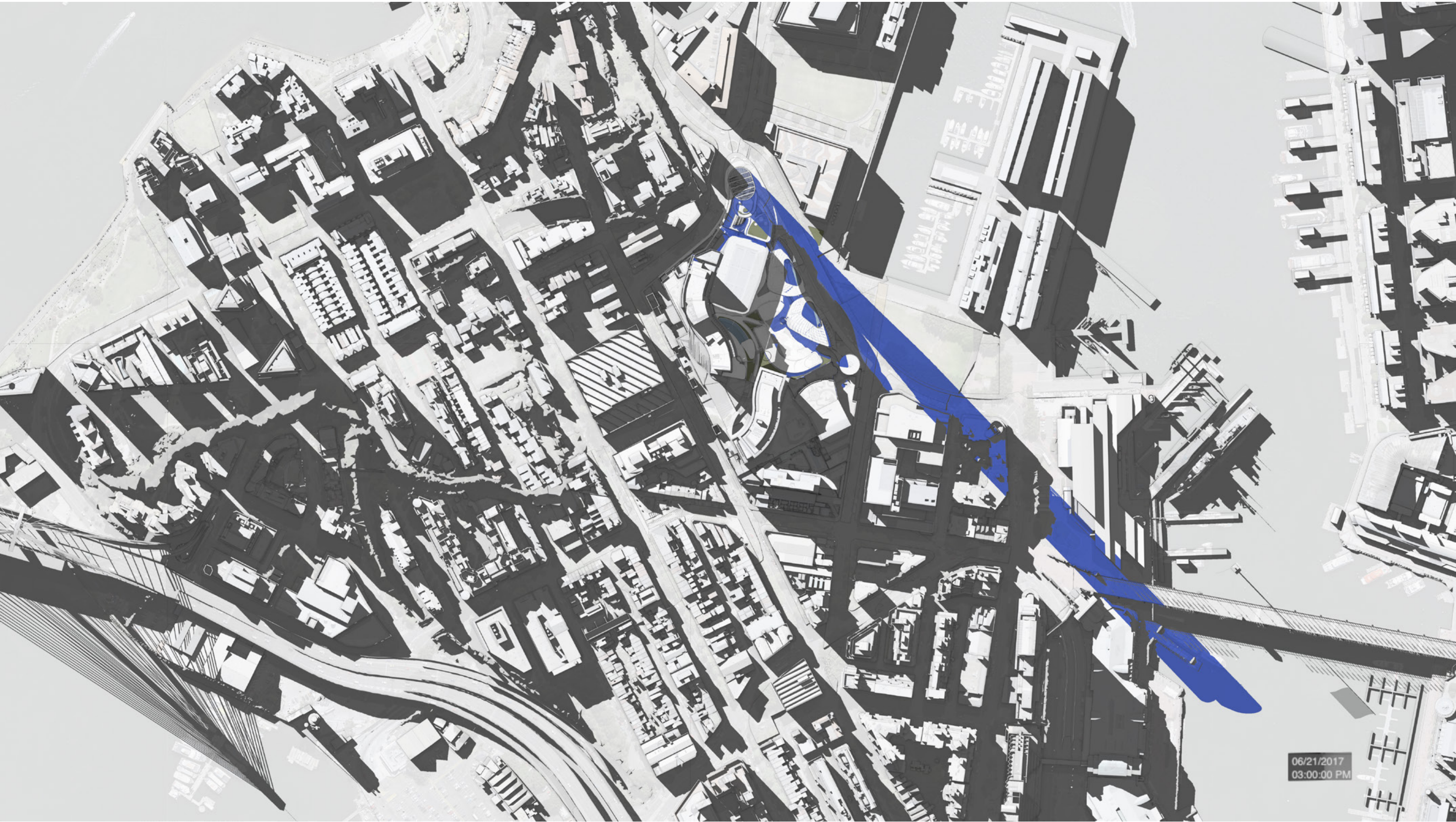


June 21 - 2pm



06/21/2017  
02:00:00 PM





06/21/2017  
03:00:00 PM

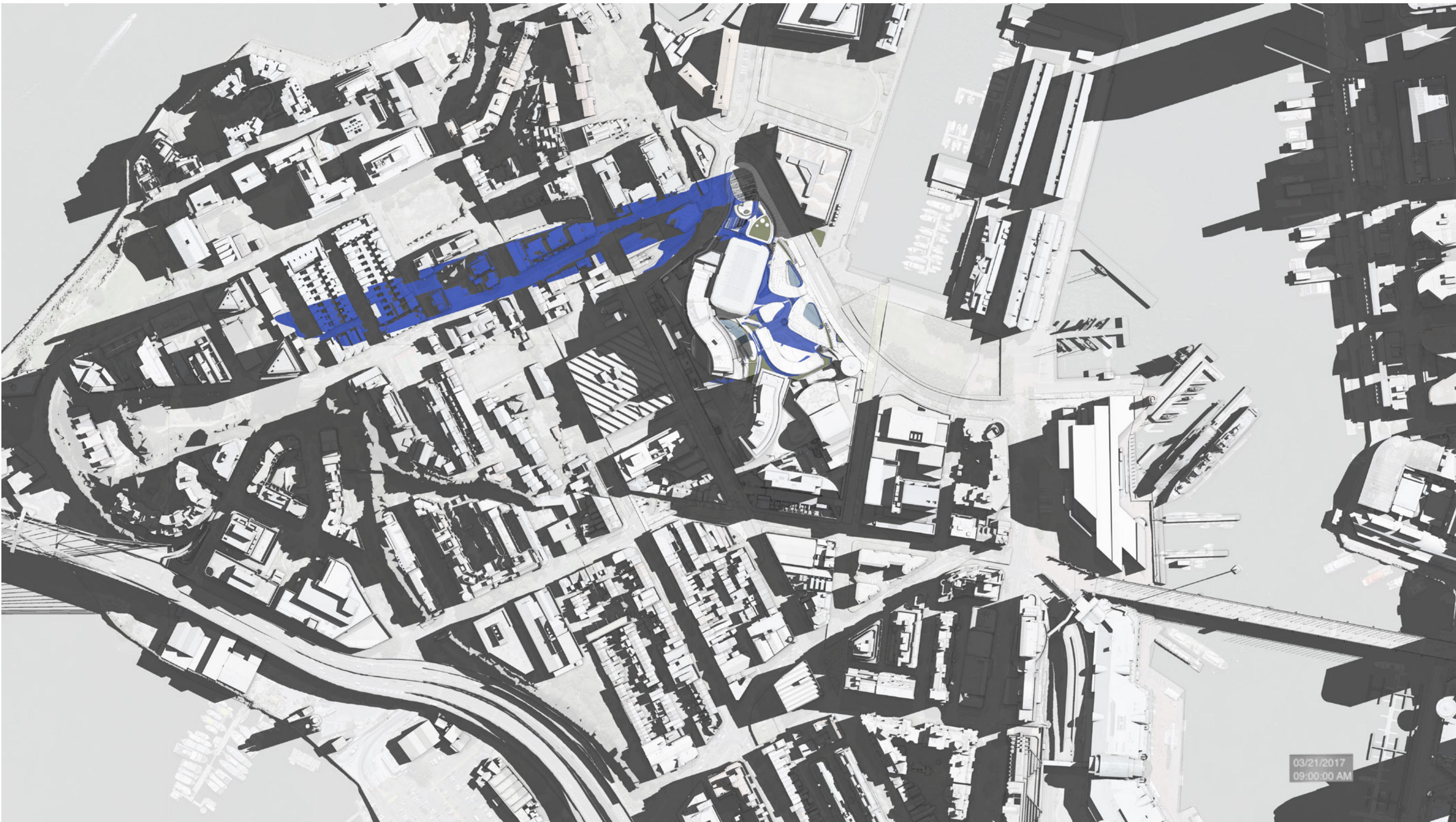


17.6 **Shadow Diagrams** - Equinox

*(Equinox shadow diagrams included are based on March 21st, with daylight savings still in effect. September 23rd equinox is pre-daylight savings.)*



March 21 Equinox - 9am



03/21/2017  
09:00:00 AM









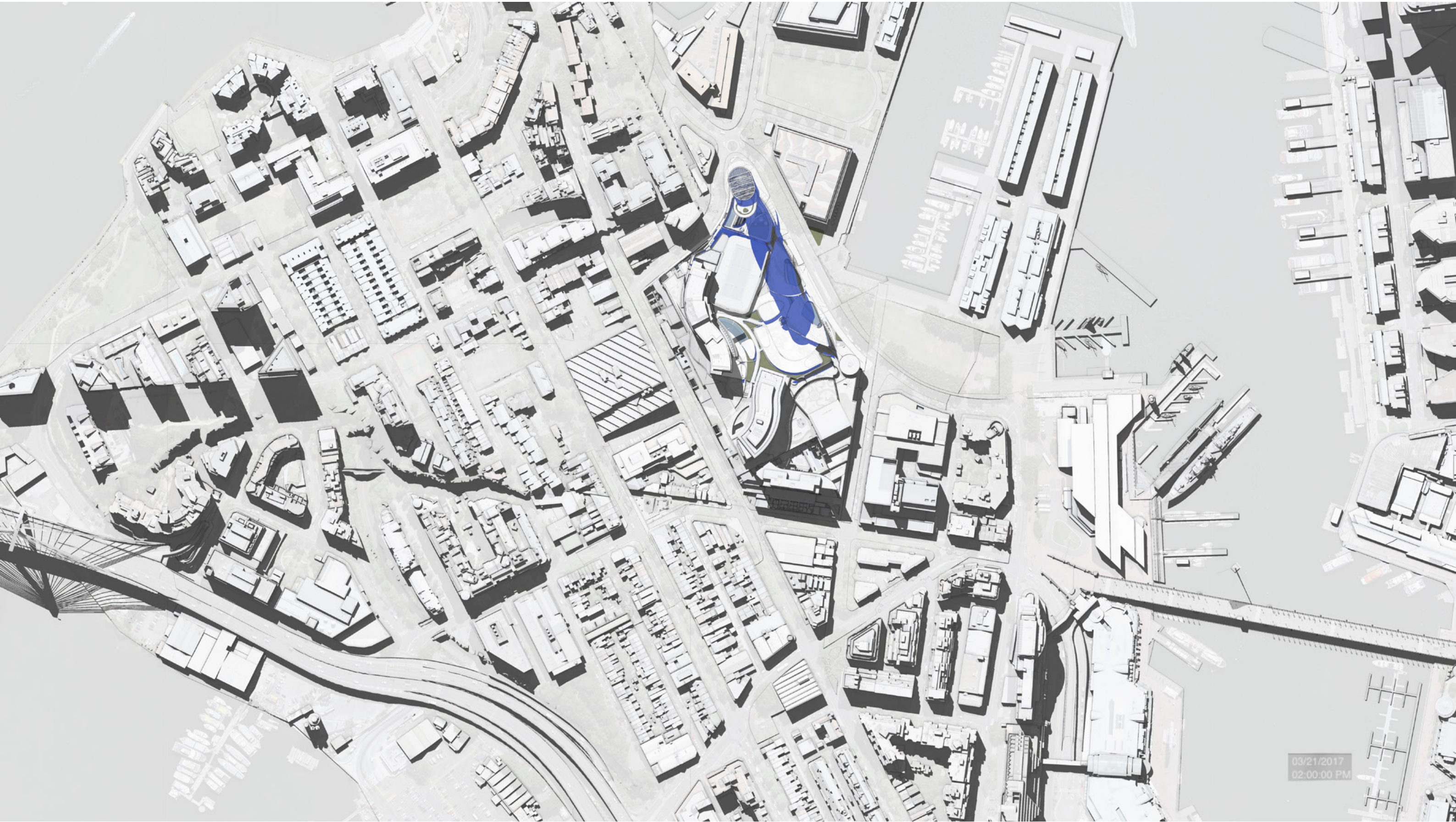
03/21/2017  
12:00:00 PM





03/21/2017  
01:00:00 PM





03/21/2017  
02:00:00 PM