

Crown Group
EASTLAKES CENTRE NORTH

SEPP 65 Design Report
10-07-17

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We confirm that Richard Francis-Jones of Francis-Jones Morehen Thorp is registered as an architect (registration 5301) under the Architects Act 2003 and has directed the concept design of the buildings and changes in terms of the provisions of the S75W application process for the Crown Group of which it forms a part.

We confirm that the enclosed documentation achieves the intent on the design principles set out in the State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development. This statement is intended to be read in conjunction with the architectural plans prepared by Francis-Jones Morehen Thorp Pty Ltd (the architect).

Richard Francis-Jones
Design Director

Section 75W Layout List		
Layout ID	Layout Name	Drawing Scales
S75W 130000	Cover Sheet	
S75W 130001	Site Plan	1:500
S75W 130002	Ground Floor	1:200
S75W 130003	Podium Level Floor Plans	1:200
S75W 130004	Building 1B Floor Plans	1:100
S75W 130005	Basement 2	1:200
S75W 130006	Basement 1	1:200
S75W 130007	Elevations	1:200
S75W 130008	Elevations	1:200
S75W 130009	Sections	1:200
S75W 130010	Adaptable Units	1:50
S75W 130011	Area Schedule	1:1.1
S75W 130012	Shadow Analysis	
S75W 130013	Photomontage 1	
S75W 130014	Photomontage 2	

Executive Summary

BACKGROUND AND PROCESS

The redevelopment of the Eastlakes' Town Centre by the Crown Group is a much anticipated project for the Eastlakes' community. The project presents an opportunity to transform the existing shopping centre on Evans Avenue into a high-quality mixed-use complex including retail, hospitality and housing.

The Section 75W modifications to the Part 3A application includes additional improvements to the housing offering in Building 1B which are more abreast with market expectations, and a totally transformed ground floor retail experience which pays greater attention to the public domain and day-to-day food shopping and dining culture that is sorely needed in the community.

ARCHITECTURAL DESIGN STATEMENT

FJMT's vision is to revitalise Eastlakes by activating a new set of exciting places for its diverse community to enjoy. The redeveloped local centre is conceived in terms of the Greater Sydney Commission District Plan to be an environmentally and economically sustainable development in an important location in need of improved amenity. Providing for families, the young and the old, the development will provide a unique collection of retail and hospitality experiences interfacing with the town centre's natural amenity, Eastlake's Reserve. For more detailed design responses see the SEPP 65 9 Design Principles that follow in this report.

DEVELOPMENT STATISTICS

• Site Area	6046 m2
• Building Levels	9
• Basement Levels	2
• Gross Floor Area	15 813 m2
• Building Height	50.150 AHD
• Total Apartments	134
• Adaptable Apartments	11
• Car Parking	124
• Motor Bike Parking	8

SITE LOCATION AND CONTEXT

The site is located in the suburb of Eastlakes, between Gardeners Road and Evans Avenue, and forms part of a larger Part 3A development application that was approved in 2013. The context is suburban in nature, but with a relatively high density of housing provided by 1960's blocks of three to four storey buildings, usually set on a level of parking garages. As such the street interfaces of the majority of existing buildings in the neighbourhood is poor, and the high street of Gardeners Road to the west of Eastlake's has been in decline. The architectural character of the existing red-brick 1960's buildings is also fairly monotonous and austere as they lack articulation and decorative elements in comparison to some of Sydney's older suburbs.

TOPOGRAPHY AND ORIENTATION

The natural slope of the site is towards the south-west, and the orientation is north, with street frontages north (Gardener's Road) and south (Evan's Avenue). The landscape is relatively flat with a high water table being relatively close to Botany Bay.

EXISTING SITE AND CURRENT USES

The North Site is currently a mini-mall (strip mall) with a series of buildings that are on the Gardeners Road boundary (but to not interface with Gardeners Road at all). An at-grade parking lot faces onto Evan's Avenue, further emphasising the car-oriented nature of the original modernist plan for Eastlakes.

BUILT FORM

The modification of the original buildings approved on the North Site explores the idea of Building 1B as a taller "gateway building", which is altogether more organic and expressive. By increasing the height and softening the form, the revised building establishes a clearer sense of address for the residences. The new curvilinear awning to Evan's Avenue responds to the various entry points into the retail mall and creates a sense of place for the eateries anticipated on Evans Avenue.

ACCESS , TRANSPORT & PARKING

The site has good road and bus linkages, and is accessible from Circular Quay in Sydney by the 301/302/303 and X03 buses at a typical trip time of around forty minutes. The new light railway line under construction will terminate at Kingsford, a 16 minute bus ride away.

PEDESTRIAN ENVIRONMENT

Given the predominance of elderly residents and young families in Eastlakes, the existing pedestrian activity around the site remains a public domain priority. The development will have exceptional pedestrian amenity with special regard to accessible access. It is intended that the Evans Avenue "High Street" component will have an active environment after business hours giving good passive surveillance to the residential occupants and an active public domain.

PUBLIC DOMAIN

The North Site ground floor plane is conceived as an extension of the urban realm with two entrances into the mall, one directly off Evans Avenue, and one off a setback to the eastern boundary which will be styled as a "laneway" for casual dining and cafe culture. The laneway is an important modification to the scheme as it will provide for a sunny morning space for people to meet.

LOADING AND UNLOADING

The retail loading dock is situated on the ground floor off Evans Avenue, and provides facilities for retail garbage removal, general deliveries, removal trucks and space for service trucks to park while attending to ground floor related services spaces.

The basement levels have been designed to accommodate retail parking, residential parking, garbage removal and general deliveries.

WATER MANAGEMENT

The Hydraulic and Fire Systems Report provides a number of water management measures for the new development, refer to the specific services reports.

WASTE MANAGEMENT FACILITIES

Waste facilities are to located in the basement with compaction and recycling facilities provided. The waste storage area is of sufficient size to accommodate both general waste and recyclable materials for storage.

ESD / NOISE / INFRASTRUCTURE & UTILITIES

ESD initiatives have been addressed in the ESD Report, BASIX and BCA Section J compliance with the facade. The client is working towards achieving "best practice" ESD outcomes over a range of environmental initiatives. An acoustic report has been prepared for the new development which addresses both the potential noise impact of the development on surrounding properties and the control of internal noise levels within the building. All issues associated with storm water management, water supply, sewerage services and gas services have been addressed in the relevant services reports.

Incorporation of the Sept 65 Design Principles

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

“Good design responds and contributes to its context Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas,those undergoing change or identified for change.”

Eastlake's Town Centre is situated 13km South East of Sydney’s CBD, on either side of Evans Avenue in Eastlakes ~ a medium-density residential neighbourhood of mid-20th Century four-storey apartment buildings that are fairly uniform in their scale and austere in their architectural character.

The northern part of the site flanks Gardeners Road and while accessible via Sydney Transport’s bus routes, it is otherwise a typical suburban shopping centre of the 1960’s within the previously car-oriented suburb of Eastlakes.

Eastlakes Town Centre borders on Eastlakes' Reserve and was originally planned as shopping destination, commercial centre and place of pause for its residents. In recent years the neighbourhood has become increasingly older, and more culturally diverse, and indeed the centre's cafes on Evans Avenue have become a somewhat of a social hub, while other non-food retail and commercial tenants are struggling.

This change in character is something the currently approved Development Application and this Section 75W modification seeks to amplify and extend to younger generations with an even greater range of residential, retail and dining options.

The design of the proposal has been developed with an understanding of Bayside Council’s mandate in terms of the Sydney Central District Strategy that classifies Eastlake's Town Centre as a Local Centre, and proposes to:

- **increase housing capacity in Sydney generally**
- **co-ordinate the urban renewal of Eastlake's Shopping Centre and Surrounds specifically**
- **address diversity and demand in Local Centres**

The proposal for the modification of the 1B building in particular adds further units to the Northern site, but more importantly creates a new feature “Gateway Building” which breaks the monotony of the context by being articulated as an organically shaped tower via which consolidated visitor access to the residences is achieved, in addition to a profound sense of address for Eastlakes' Centre North.

PRINCIPLE 2: BUILT FORM AND SCALE

“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form designed to the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.”

The Section 75W modification for building 1B and the ground floor of Eastlake's Centre North has emerged from a close and detailed analysis of this important Sydney site, its streetscape, environmental effects and urban form.

The existing context immediately around Eastlake's Centre is of hipped roofed red-brick residential buildings of three of four floors in height built on top of one storey of parking garages.

Our objective has been to create a very high quality building of distinctive architectural character that addresses the broader objectives of urban renewal in Eastlakes generally, and Eastlakes’ Centre’s North and South sites design objectives specifically, where building 1B is designed as a transitional marker bridging between the former austere character of buildings in the suburb built in the past and a more green, soft and forward-looking future being proposed on the South Site under separate application.

As one moves further outwards from the Centre, other much taller residential buildings exist and densify the neighbourhood ensuring viability and demand for this Local Centre as an original planning premise.

This modification proposal advocates altering building 1B for the following reasons:

- **Context** - to create an identifiable “Gateway Building” to the first phase of the Local Centre urban renewal,
- **Access** - to create a clear sense of address and better access of visitors to the podium level of Eastlakes’ Centre North.
- **Built Form and Aesthetics** - to ensure that there is sufficient variety in the appearance of buildings to make the development feel like a vital part of the city; and
- **Streetscape** - the massing along the street edge considers the impact of sun and views across the site from adjoining buildings and also from within the site itself.

The rounding of the corners of 1B, and the way in which 1B responds to the curve on Evan’s Avenue has the effect of softening the bulk of the building and making unique building which is a welcome relief in the context of the monotonous austerity of the buildings on Racecourse Way, Evans Avenue and Barber Avenue.

PRINCIPLE 3: DENSITY

“Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.”

The modification of building 1B takes the previously approved residential GFA of 34,636 m2 to and the apartments area increased on 1B from 6 duplex units to 27 single level units that are now ADG compliant compared with the previously approved scheme.

The increase in density, although minimal, has broader implication for the vitality of the local centre as a community.

Incorporation of the Sept 65 Design Principles

PRINCIPLE 4: SUSTAINABILITY

“Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.”

The modifications to 1B has met the targets set out in the Building & Sustainability Index (BASIX).

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

- **Excellent passive solar gain and loss properties;**

- **Optimising the number of apartments with Northerly aspects to living spaces to maximise solar access; daylight penetration and reduced heating and electrical lighting requirements;**

- **Collection and reuse of rainwater as well as the capture, reuse and storage of hydraulic and fire service testing flows;**

- **Master switching to enable lighting and AC to be switched off via a single switch when leaving the apartment.**

Waste and recycling facilities are provided on the Ground Floor, with a designated recycling room for resident use. A split system garbage chute separates garbage and recycling.

Sustainability is enhanced by the use of performance glazing, high levels of insulation along with water sensitive design, the selection of water and energy efficient services plant, fittings and fixtures.

PRINCIPLE 5: LANDSCAPE

“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity, A positive image and contextual it of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishment and long term management.”

The public domain is categorised by tree-lined Evans Avenue to the South and the much busier urban arterial Gardeners Road to the North. Refer to the amended landscape and public domain improvement plans by Turf.

The previously approved development involves the construction of a multi-use private communal landscape built over the podium structure.

There is no significant change to the landscape concept as a consequence of the modifications to building 1B.

PRINCIPLE 6: AMENITY

“Good design positively enhances internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.”

The modified building 1B proposal is for a mixed-use residential building addition to the ground floor retail and below grade carpark. The building provides a range of apartment types to suit a variety of lifestyles and aspirations the following mix:

- **1 - Studio units**
- **7 - One Bedroom units**
- **13 - Two Bedroom two bathroom units**
- **6 - Three Bedroom two bathroom units**

A total of 6 adaptable units are provided in Building 1B. These units are also provided with dedicated accessible storage units and car spaces.

Equitable access is provided to the entrance of all apartments.

Each apartment has private open space in the form of an ADG compliant balcony with a minimum depth of 2m.

Ceiling heights are set as a minimum of 2.7m to living rooms and bedrooms and 2.4m elsewhere.

ADG compliant storage is provided for all apartments.

Secure undercover parking is provided for XYZ cars, 3 of which are dedicated adaptable spaces located close to the lobby entry which can be reached either on grade or via compliant ramps. Additional spaces are provided for loading, services and car charging.

Consideration to facade density and screening to enhance visual and acoustic privacy has been well considered. Podium apartments are screened to balcony height to provide privacy to the public domain whilst higher level apartments have clear glazed balconies to maximise views.

Resident amenity is enhanced by the inclusion of a gymnasium and function room at podium level. Lush landscaping of the podium contributes to the overall level of amenity including a pool, a BBQ area and a community space for meetings and the like.

Incorporation of the Sept 65 Design Principles

PRINCIPLE 7: SAFETY

“Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly designed secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.”

The design of the modification to 1B exploits opportunities for appropriate “security design” based on CPTED principles.

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

By consolidating the general visitor access to the residential podium into the new lobby of Building 1B, the design is simplified and surveillance automatically enhanced by virtue of increased general visitor and delivery traffic through the new 1B vertical circulation core.

All residential lobbies, including those accessed from the secure carpark, have security controlled lifts.

There is provision for a concierge to the lobby with access to security CCTV.

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

“Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.”

Then modification of Building 1B further improves the residential mix of the overall development at Eastlakes, while adding six additional adaptable apartments.

The redesigned Building 1B now includes a common function terrace on the roof of the building for the use of all residents, which improves their amenity by allowing northerly views to the Australian Golf Course and adds additional space for socialising and private events.

PRINCIPLE 9: AESTHETICS

“Good design achieves a built form that has good proportions and a balanced composition of elements, connecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”

The design proposal for this revised apartment building and revised retail space has emerged from a close and detailed analysis of this important South East Sydney site, the streetscape, environmental effects and urban form.

The 1B building form addresses the scale of the predominantly clay brick 1960’s housing of Eastlake’s by deliberately contrasting the surrounding building in texture and vertical expression. The facade materials have been carefully selected to complement the extensive use of clay brick in the surrounding development whilst providing a modern aesthetic to herald the rebirth of Eastlake’s Centre.

The intent being to carefully address the finer scales of detail such that the finishes and planning of the site set a new standard for the precinct providing a benchmark for future development. The building elevations have evolved to reflect both the internal apartment amenity and the new and existing context.

The materiality and geometry of the 1B facades explores the building’s relationship to the beautify eucalyptus trees in Eastlake’s Reserve and sets up a metaphor of bark peeling away to expose the growth of new life within a sturdy trunk.

Overall the scheme presents a rich, related but varied architectural character that brings together the new and existing of Eastlakes.

ADG comparison schedule

EASTLAKES CENTRE NORTH

Control - Apartment Design Guide - 10 July 2017															
Clause Number	Clause Title	Content	Commentary												
PART 03 - SITING THE DEVELOPMENT															
	Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	<ul style="list-style-type: none">No change / Already considered in prior approval.												
		Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	<ul style="list-style-type: none">Additional height to Building 1B improves the legibility of the streetscape and creates a more iconic and visible gateway building for Eastlake's Town Centre.												
	Orientation	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter	<ul style="list-style-type: none">The new curved building form of Building 1B has been composed to minimise overshadowing.Refer to the shadow diagrams in the drawing set												
	Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	<ul style="list-style-type: none">The 1B apartment lobby is open to the public domain through glazed facades providing good visual amenity toward the public domain. An access control system is provided to control entry and exit from the 1B Lobby which is a common lobby for visitors to all the residences within the North Site.												
		Objective 3C-2 Amenity of the public domain is retained and enhanced	<ul style="list-style-type: none">All North Site apartments are provided with private open space in the form of balconies and larger terraces on the improved podium level. The scheme enjoys the excellent amenity of a large communal landscaped podium with pool, BBQ and indoor community facilities.												
	Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping <ol style="list-style-type: none">Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	<ul style="list-style-type: none">No change / Already considered in prior approval.												
		Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	<ul style="list-style-type: none">No change / Already considered in prior approval.												
		Objective 3D-3 Communal open space is designed to maximise safety	<ul style="list-style-type: none">No change / Already considered in prior approval.												
		Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	<ul style="list-style-type: none">The addition of a new "Cafe Laneway" type of access on the east boundary of the North Site retail centre will improve amenity for the residents as it will be a sunny space in the morning and allow the existing coffee culture at Eastlake's a												
	Deep Soil Zone	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality Deep soil zones are to meet the following minimum requirements: <table><tr><th>Site area</th><th>Min. Dim.</th><th>Deep Soil zone (% of site area)</th></tr><tr><td><650m2</td><td>-</td><td>7%</td></tr><tr><td>650m² - 1500m²</td><td>3m</td><td>7%</td></tr><tr><td>>1150m²</td><td>6m</td><td>7%</td></tr></table>	Site area	Min. Dim.	Deep Soil zone (% of site area)	<650m2	-	7%	650m² - 1500m²	3m	7%	>1150m²	6m	7%	<ul style="list-style-type: none">The landscape design incorporates the deep soil requirements. Refer to the Landscape documentation.
Site area	Min. Dim.	Deep Soil zone (% of site area)													
<650m2	-	7%													
650m² - 1500m²	3m	7%													
>1150m²	6m	7%													
	Site Amenity - Safety	The built environment has an impact on perceptions of safety and security, as well as on the actual opportunities for crime. A development which provides safe ground level entry and exit during all times of the day and night will minimise opportunities for crime. Design for safety works by enabling casual surveillance, reinforcing territory, controlling access and managing space. Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings.	<ul style="list-style-type: none">CPTED principles have been used in the design of this scheme including retail activation, clear sight lines to lobbies and residential building surveillance. A monitored CCTV system covers all lobbies and the public domain.												
	Site Amenity - Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room <ul style="list-style-type: none">Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:<table><tr><th>Building Height</th><th>Habitable Room & Balcony</th><th>Non Habitable Room & Balcony</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 12m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Up to 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>	Building Height	Habitable Room & Balcony	Non Habitable Room & Balcony	Up to 12m (4 storeys)	6m	3m	Up to 12m (5-8 storeys)	9m	4.5m	Up to 25m (9+ storeys)	12m	6m	<ul style="list-style-type: none">Minimum separation distances between buildings within the site are satisfied and distances to adjoining residential development is in accordance with the original approval.
Building Height	Habitable Room & Balcony	Non Habitable Room & Balcony													
Up to 12m (4 storeys)	6m	3m													
Up to 12m (5-8 storeys)	9m	4.5m													
Up to 25m (9+ storeys)	12m	6m													
		Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	<ul style="list-style-type: none">No change / Already considered in prior approval.												
	Site Access - Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain	<ul style="list-style-type: none">All entries and pedestrian ways address the greater public domain.												
		Objective 3G-2 Access, entries and pathways are accessible and easy to identify	<ul style="list-style-type: none">No change / Already considered in prior approval.												
		Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations	<ul style="list-style-type: none">No change / Already considered in prior approval.												

ADG comparison schedule

EASTLAKES CENTRE NORTH

Control - Apartment Design Guide - 10 July 2017			
Clause Number	Clause Title	Content	Commentary
	Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	<ul style="list-style-type: none">No change / Already considered in prior approval.
	Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. For development in the following locations: <ul style="list-style-type: none">on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; oron land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street.	<ul style="list-style-type: none">No change / Already considered in prior approval.
		Objective 3J-2 Parking and facilities are provided for other modes of transport	<ul style="list-style-type: none">No change / Already considered in prior approval.
		Objective 3J-3 Car park design and access is safe and secure	<ul style="list-style-type: none">No change / Already considered in prior approval.
		Objective 3J-4 Visual and environmental impacts of underground car parking are minimised	<ul style="list-style-type: none">No change / Already considered in prior approval.
		Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised	<ul style="list-style-type: none">No change / Already considered in prior approval.
PART 04 - DESIGNING THE BUILDING			
	Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space <ul style="list-style-type: none">Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areasIn all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winterA maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	<ul style="list-style-type: none">During mid winter, the number of apartments achieving solar access for 2 + hours/day between 9am and 3pm is 19 / 27, in Building 1B as a percentage of 70.4%, however across the North Site the total is 80%.Refer to solar analysis.Number of apartments facing south is 7/27, a percentage of 25.9%.29.6% of the apartments do not receive sun on June 21
		Objective 4A-2 Daylight access is maximised where sunlight is limited	<ul style="list-style-type: none">All apartments have been designed to maximise their window openings to capture views and as a consequence optimise their access to sunlight be it direct, reflected or ambient.
		Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months	<ul style="list-style-type: none">To all apartments on all levels across the whole development, balconies and sun shading extend to shade summer sun, but allow winter sun to penetrate living areasShading devices such as fixed fins and balcony overhangs are used for specific facade responses. Refer to elevations and 3D imagery.
	Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated	<ul style="list-style-type: none">All apartments have operable windows with compliant open areas.Operable windows are typically awning style windowsAll balconies have sliding doors opening into the living spaces to maximise ventilation
		Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation	Apartments are generally well orientated to maximise the natural ventilation performance of apartments.
		Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. <ul style="list-style-type: none">At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosedOverall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	<ul style="list-style-type: none">74% of Apartments are naturally cross ventilated.The not naturally cross ventilated apartments have a maximum depth of 5.5m still providing efficient natural ventilation to the apartment.

ADG comparison schedule

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Control - Apartment Design Guide - 10 July 2017			
Clause Number	Clause Title	Content	Commentary
		<p>Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access</p> <p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <ul style="list-style-type: none">* Habitable Rooms - 2.7m* Non-Habitable Rooms - 2.4m <p>Two Storey Apartments - 2.7m for living area floor and 2.4m for second floor where it's area does not exceed 50% of the apartment area.</p> <p>Attic Spaces - 1.8m at edge of room with a 30 degree minimum ceiling slope.</p> <p>If located in mixed use areas - 3.3m for ground and first floor to promote future flexibility of use.</p>	<ul style="list-style-type: none">All habitable rooms have a minimum ceiling height of 2.7mAll non-habitable rooms have a minimum ceiling height of 2.4m
		<p>Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms</p>	<ul style="list-style-type: none">All habitable rooms have a minimum ceiling height of 2.7mAll non-habitable rooms have a minimum ceiling height of 2.4mAll ceiling mounted services are located in 2400 ceilings over wet areas or within cupboards.Bulkheads do not protrude into habitable spaces
		<p>Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building</p>	<ul style="list-style-type: none">The proposed development is for a mixed use residential developmentThe apartment ceiling heights comply with Objectives 4C1 and 2Retail ceiling levels and Floor to Floor heights are taller to optimise flexibility
		<p>Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p> <ul style="list-style-type: none">Apartments are required to have the following minimum internal areas:<ul style="list-style-type: none">* Studio - 35m2* 1 Bedroom - 50m2* 2 Bedroom - 70m2* 3 Bedroom - 90m2 <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</p> <ul style="list-style-type: none">Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	<ul style="list-style-type: none">The scheme results in the following range of apartment and balcony sizes:<ul style="list-style-type: none">* Studio Internal - 43.3m²* 1Bed Internal - 50.5m²* 2Bed Internal - 77.2-79.7m²* 3Bed Internal - 102.8m²All habitable rooms have windows which represent more than 10% of the floor area of the room.
		<p>Objective 4D-2 Environmental performance of the apartment is maximised</p> <ul style="list-style-type: none">Habitable room depths are limited to a maximum of 2.5 x the ceiling heightIn open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	<ul style="list-style-type: none">All apartments comply with the 8m to the back of the kitchen rule of thumb.All apartments are open plan layouts, with living rooms and bedrooms located against the external envelope of the building to maximise natural light and ventilation.All living/dining rooms are no deeper than 4600mm with the exception of some adaptable units, which have additional circulation space provided.
		<p>Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs</p> <ul style="list-style-type: none">Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)Bedrooms have a minimum dimension of 3m (excluding wardrobe space)Living rooms or combined living/dining rooms have a minimum width of:<ul style="list-style-type: none">* 3.6m for studio and 1 bedroom apartments* 4m for 2 and 3 bedroom apartmentsThe width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	<ul style="list-style-type: none">All apartments comply with the minimum ADG bedroom sizes, typically providing a minimum of 9m² of usable space.All apartments have a minimum 3.6m wide living area.All bedrooms have a minimum wardrobe of 1.8m.Apartments are designed to accommodate a variety of household activities and needs
	Private Open Space and Balconies	<p>Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p> <ul style="list-style-type: none">* Studio - 4m² - no min. depth* 1 Bedroom - 8m² - min 2m depth* 2 Bedroom - 10m² - min 2m depth* 3 Bedroom - 12m² - min 2.4m depth <ul style="list-style-type: none">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 15m² and a minimum depth of 3m.	<ul style="list-style-type: none">All of the proposed 1, 2 and 3 bedroom apartment's balcony areas meet ADG objectives. However the single studio apartment does not have an ADG compliant balcony, because the amenity of the additional internal space is deemed preferable to what would have been a south-facing balcony. Building 1B contains the following range of balcony sizes:<ul style="list-style-type: none">* Studio 0 m²* 1 Bed External Area - 8 m²* 2 Bed 2 Bath External Area - 10 m²* 3 Bed External Area - 12 m²
		<p>Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents</p>	<ul style="list-style-type: none">Balconies are located off the living areas to maximise sunlight and views.
		<p>Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</p>	<ul style="list-style-type: none">Balconies are located within the building envelope to become an integral part of the form.

ADG comparison schedule

EASTLAKES CENTRE NORTH

Control - Apartment Design Guide - 10 July 2017			
Clause Number	Clause Title	Content	Commentary
		Objective 4E-4 Private open space and balcony design maximises safety	<ul style="list-style-type: none">The proposed development satisfies the requirements of the objective.The handrail design is contiguous across the width of all balconies and the heights are compliant with the Australian standards and BCA
	Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments <ol style="list-style-type: none">The maximum number of apartments off a circulation core on a single level is eightFor buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	<ul style="list-style-type: none">The maximum number of apartments serviced off any floor in Building 1B is four apartments.
		Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents	<ul style="list-style-type: none">The site constraints and allowable envelope for 1B indicate the need for a compact core and lobby system.
	Storage	Objective 4G-1 Common circulation spaces achieve good amenity and properly service the number of apartments. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <ul style="list-style-type: none">*Studio - 4m3*1 Bedroom - 6m3*2 Bedroom - 8m3*3 Bedroom - 10m3 At least 50% of the required storage is to be located within the apartment	<ul style="list-style-type: none">Minimum overall storage volumes are provided per apartment with storage cages being provided in the podium carparking area adjacent to the lift lobby area.Designated storage/linen cupboards are provided to all units.Refer to apartment storage schedules.
		Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments	<ul style="list-style-type: none">Large storage cages being provided in the podium carparking adjacent the lift lobby area.On grade accessible access is provided to storage facilities
	Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout	<ul style="list-style-type: none">Generally apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account.
	Noise and Pollution	Objective 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">The awning/canopy feature on Evans Ave is designed to deflect noise from Evans avenue and from the trucks entering and exiting the loading dock.
		Objective 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">In addition to the Evan's Ave Canopy/Awning, the planter boxes on the podium level add an additional amount of screening and noise reduction.
	Apartment Mix	Objective 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">A range of apartment types are provided including 1 beds, small 2 beds, larger 2 beds and 3 bed apartments
		Objective 4K-2 - The apartment mix is distributed to suitable locations within the building	<ul style="list-style-type: none">The family orientation of Eastlake's suburb generally lends itself to the apartment mix anticipated.
	Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	<ul style="list-style-type: none">NA
		Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	<ul style="list-style-type: none">NA
	Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	<ul style="list-style-type: none">The facades have been studied in detail in terms of local materiality, environmental response, enhancement of the public domain and modulation of scale.
		Objective 4M-2 Building functions are expressed by the facade	<ul style="list-style-type: none">The building entrance on Evan's Ave is clearly defined through the massing of the building with the break in the facade (balconys) drawing attention to a "gateway" type building.The solidity of the facade around the Evans Ave lobby also accents the entrance compared with the much more transparent retail glazing further down Evans Ave.The materiality of the scheme is specifically composed to communicate the component forms and functions.
	Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	<ul style="list-style-type: none">The treatment of the roof top has been developed to respond to future views of it from prospective development of the South Site at a higher level.Given this exposure the roof are seen as a "fifth facade" and have been carefully composed to best arrange plant and equipment.
		Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	<ul style="list-style-type: none">A portion of the roof area on level 8 is utilised as communal open space whilst been screened sufficiently to enhance privacy to adjacent buildings and private outdoor areas.
		Objective 4N-3 Roof design incorporates sustainability features	<ul style="list-style-type: none">The Podium level incorporates a stormwater attenuation tank located over the car park entry ramp. This reserve of water will be used for watering the podium landscaping.
	Landscape Design	Objective 4O-1 Landscape design is viable and sustainable	<ul style="list-style-type: none">Refer to landscape report
	Planting on structures	Objective 4P-1 Appropriate soil profiles are provided	<ul style="list-style-type: none">Refer to landscape report
		Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	<ul style="list-style-type: none">Refer to landscape report
		Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	<ul style="list-style-type: none">Refer to landscape report

ADG comparison schedule

EASTLAKES CENTRE NORTH

Control - Apartment Design Guide - 10 July 2017			
Clause Number	Clause Title	Content	Commentary
	Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	<ul style="list-style-type: none">22% of the apartments comply with the silver level commitments
		<ul style="list-style-type: none">Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features	
		Objective 4Q-2 A variety of apartments with adaptable designs are provided	<ul style="list-style-type: none">6 Adaptable apartments are provided, which is 22.2% of the building.A range of apartment types and sizes are provided
		Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	<ul style="list-style-type: none">Equitable access is provided to all apartment doors in accordance with AS1428.2
	Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	<ul style="list-style-type: none">NA
		Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	<ul style="list-style-type: none">NA
	Mixed Use	Objective 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">The North Site is a compliant mixed use development and given the retail locations and expected pedestrian activation of the precinct, the proposed development will achieve the objective.
		Objective 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">The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrate compliance with this objective
	Awning and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design	<ul style="list-style-type: none">The new proposed awnings are integral with the design and create a sense of place and amenity to outdoor diners anticipated on Evans Avenue.
		Objective 4T-2 Signage responds to the context and desired streetscape character	<ul style="list-style-type: none">N/A
	Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design <ul style="list-style-type: none">Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)Well located, screened outdoor areas should be provided for clothes drying	<ul style="list-style-type: none">Refer to point 4A for solar accessNatural daylighting is provided to habitable rooms with large floor to ceiling glazing designed to living and bedrooms areas and additional windows located in proximity to kitchen areas where possible.All apartments have internal drying facilities
		Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	<ul style="list-style-type: none">The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrate compliance with this objective
		Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	<ul style="list-style-type: none">Natural ventilation is provided.
	Water Management and Conservation	Objective 4V-1 Potable water use is minimised	<ul style="list-style-type: none">The proposed development satisfies the requirements of the objective
		Objective 4V-2 Urban storm water is treated on site before being discharged to receiving waters	<ul style="list-style-type: none">The proposed development satisfies the requirements of the objective
		Objective 4V-3 Flood management systems are integrated into site design	<ul style="list-style-type: none">All Ground Floor levels have been designed to suit flood levels and freeboard requirements
	Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	<ul style="list-style-type: none">All waste storage and management facilities are not accessible nor visible to the general public.
		Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	<ul style="list-style-type: none">The garbage chute is an e-diverter system that allows for normal residential waste to be separated from recycling.
	Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering	<ul style="list-style-type: none">The materiality and detailing of the proposed development are in keeping with the client brief, building typology and expected building life
		Objective 4X-2 Systems and access enable ease of maintenance	<ul style="list-style-type: none">All facades are accessible for cleaning and maintenance from either BMU or boom lift
		Objective 4X-3 Material selection reduces ongoing maintenance costs	<ul style="list-style-type: none">Materials have been carefully selected to require minimum ongoing maintenance

Accommodation Schedule

	Studio	1 Bed	1 Bed + Study	1 Bed + Study + Laundry	2 Bed / 2 Bath	2 Bed / 2 Bath + Study	2 Bed / 2 Bath / Study + Laundry	2 Bed / Penthouse (++ Bath)	3 Bed / 2 Bath + Study	3 Bed Penthouse	Parking	Bath (Y/N)	Double Vanity	Adaptable Unit	Solar Access (9am-3pm)	Solar Access (8am-5pm)	Natural Ventilation	GFA COMMERCIAL	APARTMENT AREA RESIDENTIAL	Terrace/Balcony
Retail Mall																				
G001																		1792		
G002																		162		
G003																		166.6		
G004																		63.1		
G005																		73.7		
G006																		118.2		
G007																		76		
G008																		0		
G009																		171.4		
G010																		92		
G011																		59.8		
G012																		68.5		
G013																		58.7		
G014																		71.3		
Escape Routes																		22.6		
Toilets																		102.5		
Circulation (Mall)																		691		
Loading Dock																		816.5		
Subtotal GND																		3789.4		

	Studio	1 Bed	1 Bed + Study	1 Bed + Study + Laundry	2 Bed / 2 Bath	2 Bed / 2 Bath + Study	2 Bed / 2 Bath / Study + Laundry	2 Bed / Penthouse (++ Bath)	3 Bed / 2 Bath + Study	3 Bed Penthouse	Parking	Bath (Y/N)	Double Vanity	Adaptable Unit	Solar Access (9am-3pm)	Natural Ventilation	GFA COMMERCIAL	APARTMENT AREA RESIDENTIAL	Terrace/Balcony
Building 1B																			
Level 00	Lobby																	52.6	
Level 01	1B-101				1										1	1		81.1	10
	1B-102	1													1	1		50	8
	1B-103	1													0	1		50	8
	Gym																	41.6	
	Function																	44.2	
Level 02	1B-201				1				1						1	1		102	12
	1B-202				1						1	0		1	0	1		77	10
	1B-203	1										0		1		1		78.5	8
	1B-204				1							1		1		1		50	10
Level 03	1B-301								1						1	1		102	12
	1B-302				1							1	1		1	1		77	10
	1B-303	1										0		1		1		78.5	8
	1B-304				1							1		1		1		50	10
Level 04	1B-401								1						1	1		102	12
	1B-402				1						1	1		1	1	1		77	10
	1B-403	1										0		1		1		78.5	8
	1B-404				1							1		1		1		50	10
Level 05	1B-501								1			1		1	1	1		102	12
	1B-502				1						1	1		1	1	1		77	10
	1B-503	1										0		1		1		78.5	8
	1B-504				1							1		1		1		50	10
Level 06	1B-601									1					1	1		102	12
	1B-602				1						1	1		1	1	1		77	10
	1B-603	1										0		1		1		78.5	8
	1B-604				1							1		1		1		50	10
Level 07	1B-701									1					1	1		114	12
	1B-702				1						1	1		1	1	1		77	10
	1B-703	1										0		1		1		78.5	0
	1B-704				1							1		1		1		43.8	10
Level 07	Lobby																	15.8	
	Toilet																	5.7	
	Storage																	3.6	
Subtotal 1B		27	1	7	0	0	7	6	0	0	4	2		6	19	27		2195.4	258
															70.3704%	100%			

Accommodation Schedule

Building 1																			APARTMENT AREA RESIDENTIAL	
	Studio	1 Bed	1 Bed + Study	1 Bed + Study + Laundry	2 Bed / 2 Bath	2 Bed / 2 Bath + Study	2 Bed / 2 Bath / Study + Laundry	2 Bed / Penthouse (++ Bath)	3 Bed / 2 Bath + Study	3 Bed Penthouse	Parking	Bath (Y/N)	Double Vanity	Adaptable Unit	Solar Access (9am-3pm)	Solar Access (8am-5pm)	Natural Ventilation	GFA COMMERCIAL	Terrace/Balcony	
Level 01	1-101				1									1					8.7	
	1-102				1														8.7	
	1-103				1														8.7	
	1-104				1														8.7	
	1-105		1																8.7	
	1-106		1																8.7	
	1-107		1																8.7	
	1-108		1																8.7	
Level 02	1-201			1										1					8.7	
	1-202				1														8.7	
	1-203				1														8.7	
	1-204				1														8.7	
	1-205		1																8.7	
	1-206		1																8.7	
	1-207		1																8.7	
	1-208		1																8.7	
Level 03	1-301				1									1					8.7	
	1-302				1														8.7	
	1-303				1														8.7	
	1-304				1														8.7	
	1-305		1																8.7	
	1-306		1																8.7	
	1-307		1																8.7	
	1-308		1																8.7	
Level 04	1-401				1									1					8.7	
	1-402				1														8.7	
	1-403				1														8.7	
	1-404				1														8.7	
	1-405		1																8.7	
	1-406		1																8.7	
	1-407		1																8.7	
	1-408		1																8.7	
Level 05	1-501				1									1					8.7	
	1-502				1														8.7	
	1-503				1														8.7	
	1-504				1														8.7	
	1-505		1																8.7	
	1-506		1																8.7	
	1-507		1																8.7	
	1-508		1																8.7	
Level 06	1-601						1					1							12	
	1-602						1						1						10	
	1-603						1												8	
	1-604						1												10	
Subtotal 1	44	0	0	20	0	20	0	2	2	0	0			5				3501	388	

Building 1A																	GFA COMMERCIAL	APARTMENT AREA RESIDENTIAL	Terrace/Balcony
	Studio	1 Bed	1 Bed + Study	1 Bed + Study + Laundry	2 Bed / 2 Bath	2 Bed / 2 Bath + Study	2 Bed / 2 Bath / Study + Laundry	2 Bed / Penthouse (++) Bath	3 Bed / 2 Bath + Study	3 Bed Penthouse	Parking	Bath (Y/N)	Double Vanity	Adaptable Unit					
Level 01	1A-101					1									980	23.1			
	1A-102		1													18.7			
	1A-103				1											8.8			
	1A-104				1											8.9			
	1A-105		1													6.8			
	1A-106				1											8.9			
	1A-107				1											8.9			
	1A-108				1											8.9			
	1A-109		1													7.7			
	1A-110					1										11.4			
	1A-111									1						18.1			
Level 02	1A-201					1									948	23.1			
	1A-202		1													18.7			
	1A-203				1											8.8			
	1A-204				1											8.9			
	1A-205		1													6.8			
	1A-206				1											8.9			
	1A-207				1											8.9			
	1A-208				1											8.9			
	1A-209		1													7.7			
	1A-210					1										11.4			
	1A-211									1						18.1			
Level 03	1A-301					1									948	23.1			
	1A-302		1													18.7			
	1A-303				1											8.8			
	1A-304				1											8.9			
	1A-305		1													6.8			
	1A-306				1											8.9			
	1A-307				1											8.9			
	1A-308				1											8.9			
	1A-309		1													7.7			
	1A-310					1										11.4			
	1A-311									1						18.1			
Level 04	1A-401					1									948	23.1			
	1A-402		1													18.7			
	1A-403				1											8.8			
	1A-404				1											8.9			
	1A-405		1													6.8			
	1A-406				1											8.9			
	1A-407				1											8.9			
	1A-408				1											8.9			
	1A-409		1													7.7			
	1A-410					1										11.4			
	1A-411									1						18.1			
Level 05	1A-501					1									911	23.1			
	1A-502		1													18.7			
	1A-503				1											8.8			
	1A-504				1											8.9			
	1A-505		1													6.8			
	1A-506				1											8.9			
	1A-507				1											8.9			
	1A-508				1											8.9			
	1A-509		1													7.7			
	1A-510					1										21.5			
	1A-511			1												10.8			
Level 06	1A-601							1							702	29.5			
	1A-602					1										29.5			
	1A-603		1													14.5			
	1A-604		1													17.9			
	1A-605				1											14.5			
	1A-606	1														10.7			
	1A-607				1											14.5			
	1A-608					1										25.5			
Subtotal 1A	63	1	0	17	1	27	12	0	1	0	4			0	5437	787.3			

Total															
	Studio	1 Bed	1 Bed + Study	1 Bed + Study + Laundry	2 Bed / 2 Bath	2 Bed / 2 Bath + Study	2 Bed / 2 Bath / Study + Laundry	2 Bed / Penthouse (** Bath)	3 Bed / 2 Bath + Study	3 Bed Penthouse	Parking	Bath (Y/N)	Double Vanity	Adaptable Unit	11
	134	2	7	37	1	54	18	2	3	4	6				

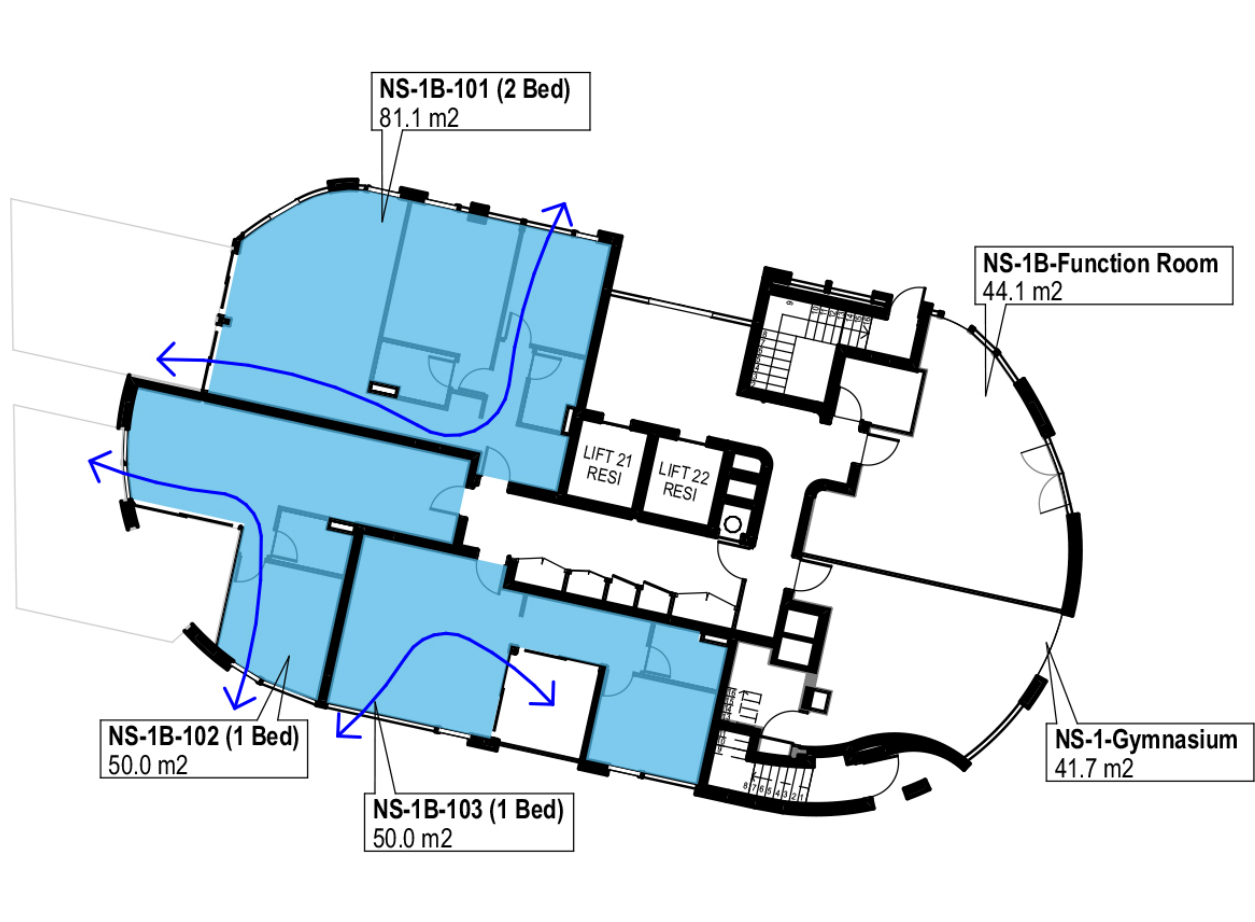
	GFA COMMERCIAL	3789.4	11133	1433.3
	APARTMENT AREA RESIDENTIAL			
	Terrace/Balcony			

Building 1B Storage Schedule

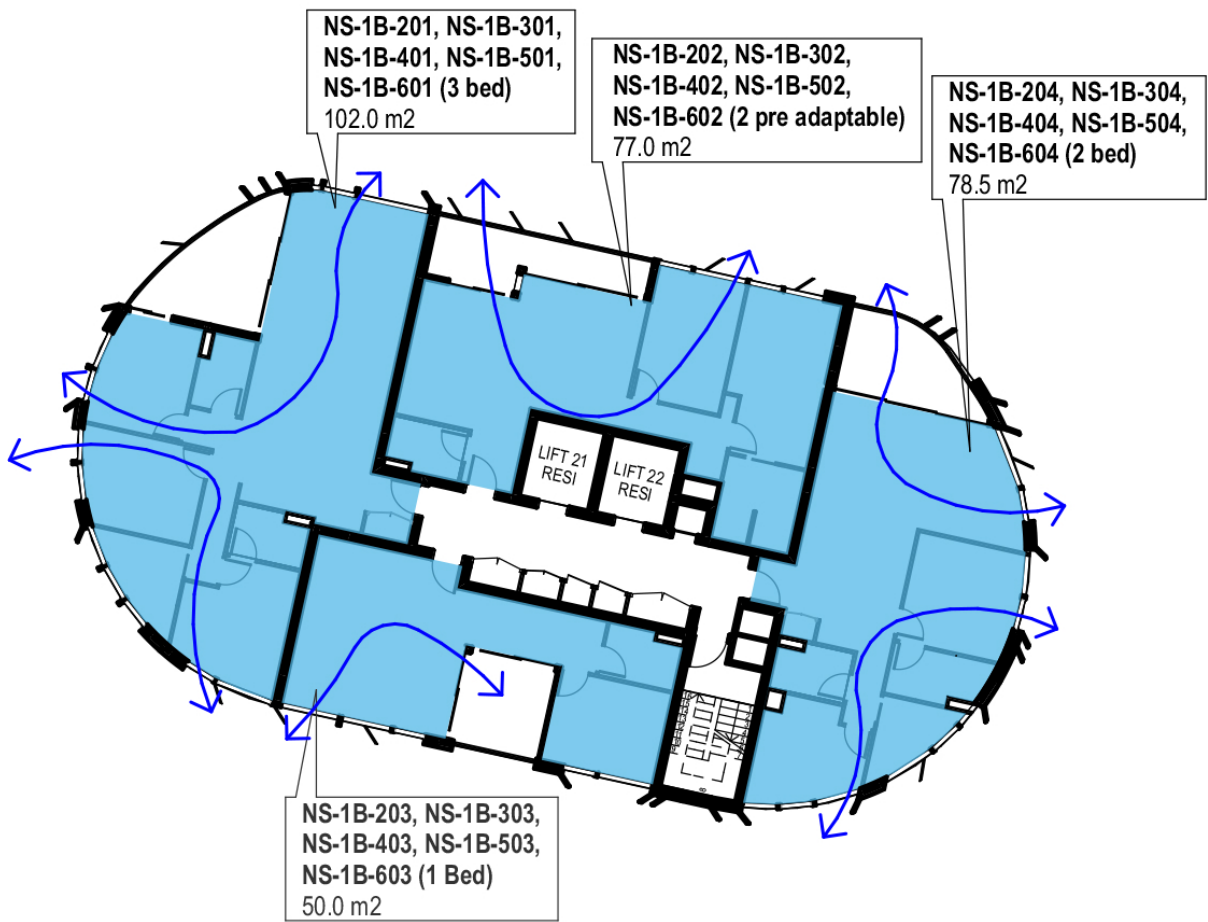
Floor (Story)	Zone Category	Room Name	Internal Storage m3	Basement Storage m3
First Floor (Podium Level)			(50% of total requirement)	
	STORAGE	NS-1B-103 (1 bed)	2.62 <i>(complies)</i>	6.34
	STORAGE	NS-1B-101 (2 bed)	2.82 <i>(complies)</i>	6.34
	STORAGE	NS-1B-102 (1 bed)	5.19 <i>(complies)</i>	6.34
2nd Floor				
	STORAGE	NS-1B-203 (1 bed)	2.62 <i>(complies)</i>	6.34
	STORAGE	NS-1B-204 (2 bed)	3.12 <i>(complies)</i>	6.34
	STORAGE	NS-1B-201 (3 bed)	6.70 <i>(complies)</i>	6.34
	STORAGE	NS-1B-202 (2 bed)	4.07 <i>(complies)</i>	6.34
3rd Floor				
	STORAGE	NS-1B-203 (1 bed)	2.62 <i>(complies)</i>	6.34
	STORAGE	NS-1B-204 (2 bed)	3.12 <i>(complies)</i>	6.34
	STORAGE	NS-1B-202 (2 bed)	4.07 <i>(complies)</i>	6.96
	STORAGE	NS-1B-201 (3 bed)	6.70 <i>(complies)</i>	6.96
4th Floor				
	STORAGE	NS-1B-204 (2 bed)	3.12 <i>(complies)</i>	5.76
	STORAGE	NS-1B-203 (1 bed)	2.62 <i>(complies)</i>	5.76
	STORAGE	NS-1B-201 (3 bed)	6.70 <i>(complies)</i>	5.76
	STORAGE	NS-1B-202 (2 bed)	4.07 <i>(complies)</i>	10.29
5th Floor				
	STORAGE	NS-1B-204 (2 bed)	3.12 <i>(complies)</i>	5.45
	STORAGE	NS-1B-203 (1 bed)	2.62 <i>(complies)</i>	8.95
	STORAGE	NS-1B-201 (3 bed)	6.70 <i>(complies)</i>	9.22
	STORAGE	NS-1B-202 (2 bed)	4.07 <i>(complies)</i>	10.12
6th Floor				
	STORAGE	NS-1B-203 (1 bed)	2.62 <i>(complies)</i>	6.34
	STORAGE	NS-1B-204 (2 bed)	3.12 <i>(complies)</i>	6.34
	STORAGE	NS-1B-202 (2 bed)	4.07 <i>(complies)</i>	6.34
	STORAGE	NS-1B-201 (3 bed)	6.70 <i>(complies)</i>	6.34
7th Floor				
	STORAGE	NS-1B-703 (1 bed)	3.09 <i>(complies)</i>	6.34
	STORAGE	NS-1B-704 (2 bed)	3.12 <i>(complies)</i>	6.34
	STORAGE	NS-1B-702 (2 bed)	4.07 <i>(complies)</i>	6.34
	STORAGE	NS-1B-701 (3 bed)	5.53 <i>(complies)</i>	6.34

Building 1B Natural Air Flow

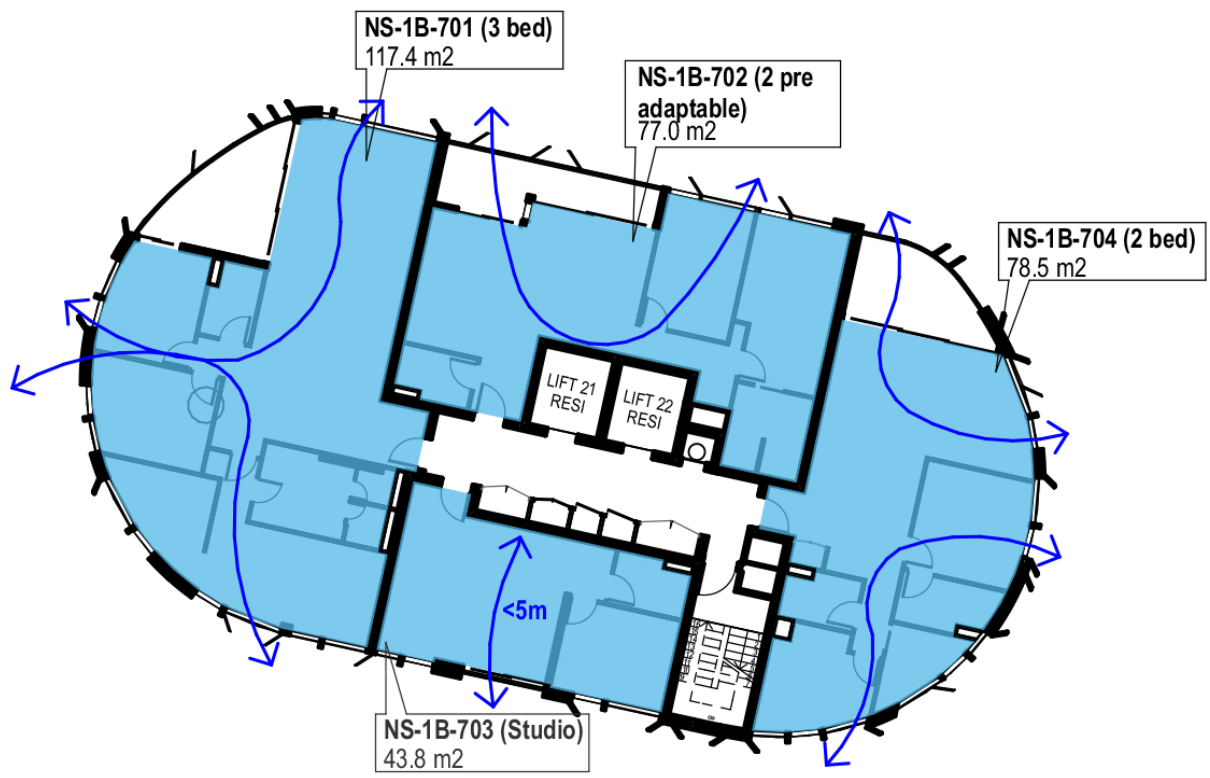
All apartments have cross ventilation or are of a depth that is facilitates natural ventilation.



First Floor



Typical 2nd - 6th Floor



7th Floor

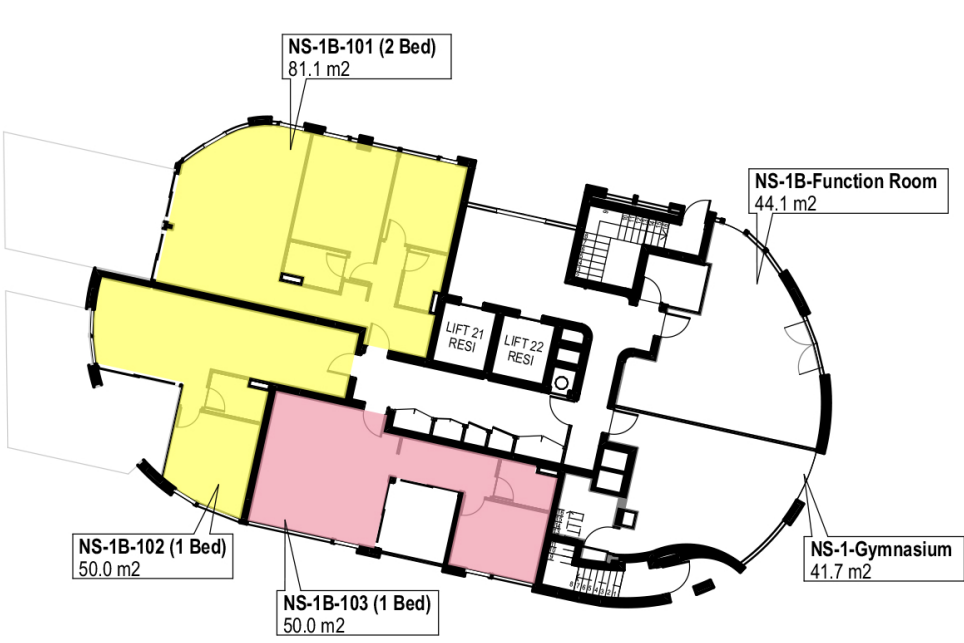
Building 1B Solar Analysis

Whereas the ADG solar compliance for building 1B seen in isolation is 70.4%, the solar compliance across the North Site is 80%.

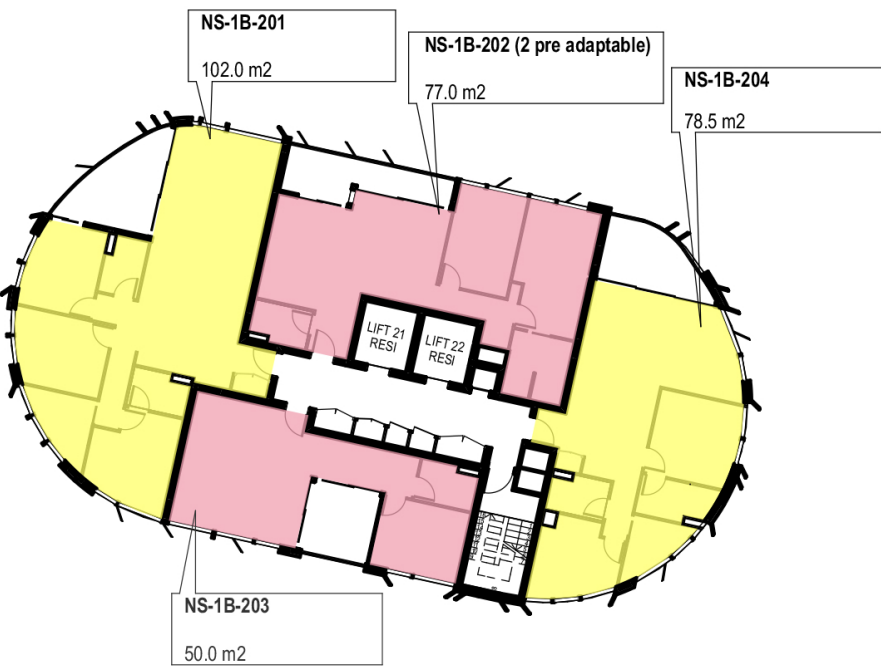
Building 1B

Space ID	Comp	Non-Comp
NS-1B-101 (2 Bed)	1	0
NS-1B-102 (2 Bed)	1	0
NS-1B-103 (1 bed)	0	1
NS-1B-201 (3 bed)	1	0
NS-1B-202 (2 bed)	0	1
NS-1B-203 (1 bed)	0	1
NS-1B-204 (2 bed)	1	0
NS-1B-301 (3 bed)	1	0
NS-1B-302 (2 bed)	1	0
NS-1B-303 (1 bed)	0	1
NS-1B-304 (2 bed)	1	0
NS-1B-401 (3 bed)	1	0
NS-1B-402 (2 bed)	1	0
NS-1B-403 (1 bed)	0	1
NS-1B-404 (2 bed)	1	0
NS-1B-501 (3 bed)	1	0
NS-1B-502 (2 bed)	1	0
NS-1B-503 (1 bed)	0	1
NS-1B-504 (2 bed)	1	0
NS-1B-601 (3 bed)	1	0
NS-1B-602 (2 bed)	1	0
NS-1B-603 (1 bed)	0	1
NS-1B-604 (2 bed)	1	0
NS-1B-701 (3 bed)	1	0
NS-1B-702 (2 bed)	1	0
NS-1B-703 (1 bed)	0	1
NS-1B-704 (2 bed)	1	0
	19	8
	70.4%	29.6%

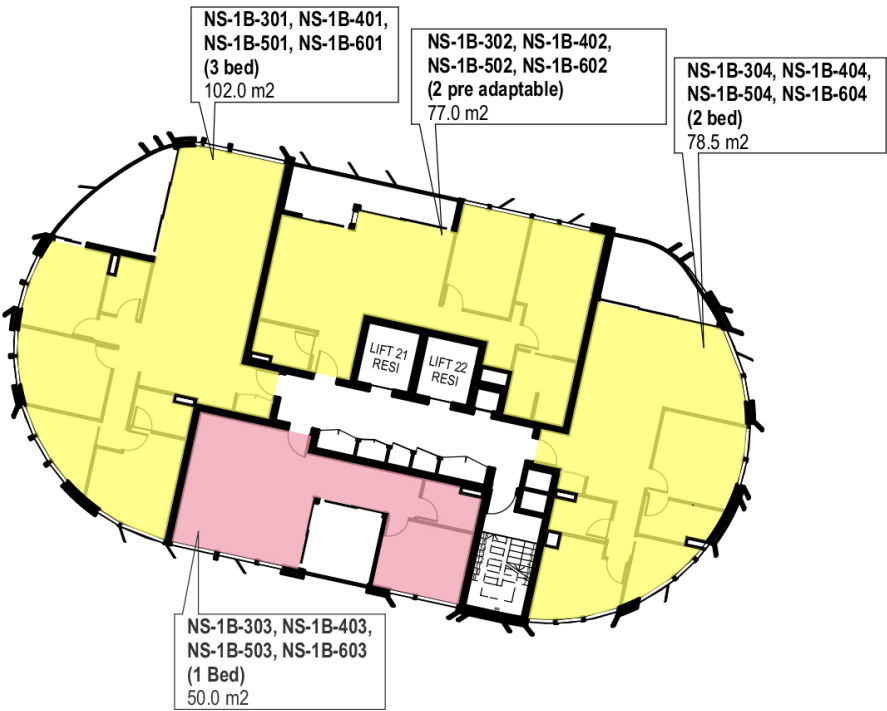
Compliant
Non - Compliant



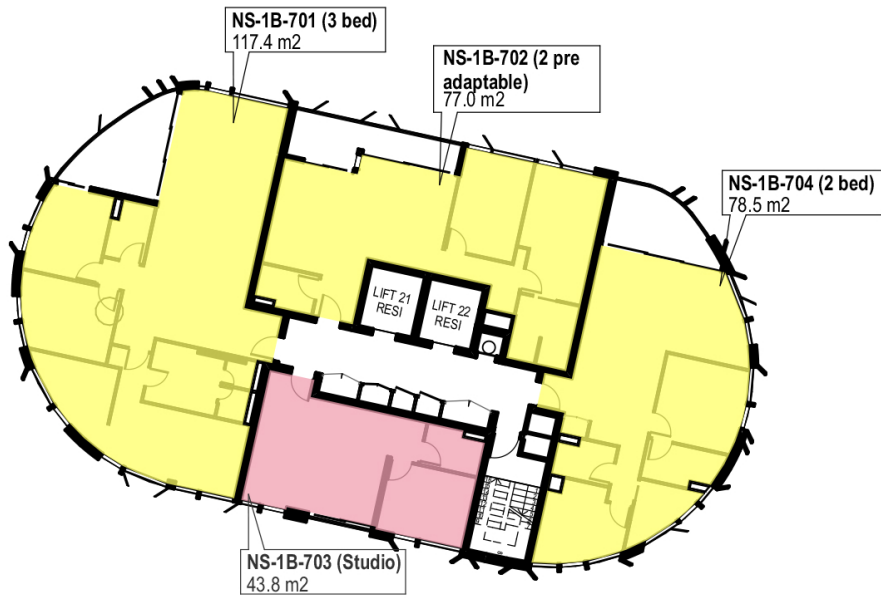
First Floor



2nd Floor



Typical 3rd - 6th Floor



7th Floor

North Site Scheme Total Solar Compliance Comparison

ADG SOLAR : 2013 vs 2017 COMPLIANCE										
FLOOR	NORTH SITE ONLY (formerly approved)	COMPLIANT	NON-COMPLIANT	TOTAL	%	NORTH SITE ONLY (FJMT 2017)	COMPLIANT	NON-COMPLIANT	TOTAL	%
1		21	4				17	5		
2		15	4				18	5		
3		15	4				18	5		
4		15	4				18	5		
5		15	4				18	5		
6		10	0				15	1		
7		0	0				3	1		
		91	20	111	82%		107	27	134	80%