

12. SEPP 65 COMPLIANCE ANALYSIS

The proposal is a 34 storey mixed use residential tower comprising 228 residential apartments and a 38 room hotel with a cafe. Of the residential apartments 132 are located in the North Tower and 96 in the South Tower of the development. Of these 164 have corner aspects to optimise access to natural light, ventilation and the extensive panorarmic views from the site.

The following is an overview of compliance with the Residential Flat Design Code “rule of thumb” requirements.

BUILDING HEIGHTS

The proposal has been considered through detailed analysis of the environmental impacts of the development on its surroundings and immediate neighbours. Detailed massing studies, site, shadow and traffic analysis have been undertaken as well options the detailed form and separation of the envelope. In turn this process informed the environmental design and performance of the development to optimise the efficiency, amenity orientation and aspect of the apartment design. Overall building height is 109m with residential apartments being located from level 6 to level 33.

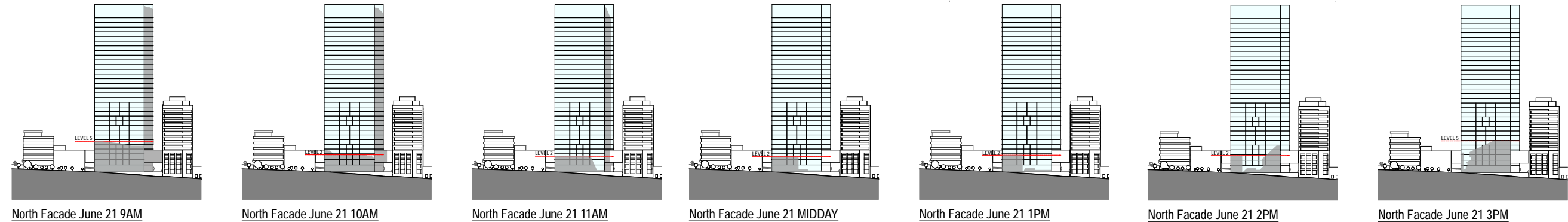
BUILDING DEPTH

The apartment depths have been optimised through maximising the number of apartments with corner aspects. The maximum depth of apartments is 12m in the North and 9m in the South Tower. With no kitchen sitting greater than 8m from a facade

BUILDING SEPARATION

The tower “plan” form is staggered to decrease the physical mass of the envelope whilst optimising access to natural light and ventilation for the apartments and adjacent sites. The “average” setback from the eastern and western boundaries is approximately 10.5m and is achieved through use of an articulated building form combining setbacks of 6m, 12m and 13.5m to the adjoining buildings.

DIAGRAM: 19. SHADOW IMPACT ON TOWER ANALYSIS



A shared setback strategy across the eastern boundary has been adopted to equitably optimise the development potential of both the object site and adjoining site.

STREET SETBACKS

The proposed setback strategy endeavours to optimise equitable access to light, natural ventilation and visual privacy, whilst achieving equitable development of the object site as well as minimising constraints on the development of the adjoining sites. The tower is set well back from the both the street and lane alignment, minimising its visual presence as well as its environmental impacts.

The North Tower is setback in the order of 4.5m from Atchison Lane and uses a shared setback strategy across the lane to the adjoining sites. The South alignment to the common street frontage is achieved with a low scale raised podium, with the tower over setback 4.5m.

The raised podium maintains the street character whilst accomodating a human scale and opening the ground plane to public access on both Atchison St and Atchison Lane.

SIDE SETBACKS

The side setbacks of the tower minimise the massing of the tower envelope. The western edge of the raised podium is located on the boundary to provide continuity in the Atchison Street streetscape elevation, whilst the eastern edge is drawn back from the boundary to optimise light and visual egress though the cross site link. Extensive shadow analysis has been undertaken to ensure an optimal siting and scale of envelope has been proposed.

OPEN SPACE

Each apartment has private open space in the form of a winter garden, with a minimum depth of 2m.

The ground floor of the building is 562sqm. with a site area of 1750sqm. This provides a communal shared open space area that is 68%.of the site area. This is a shared space in the context of the mixed use nature of the development.

DIAGRAM: 18. NATURAL VENTILATION ANALYSIS



DIAGRAM: 20. SOLAR ACCESS ANALYSIS

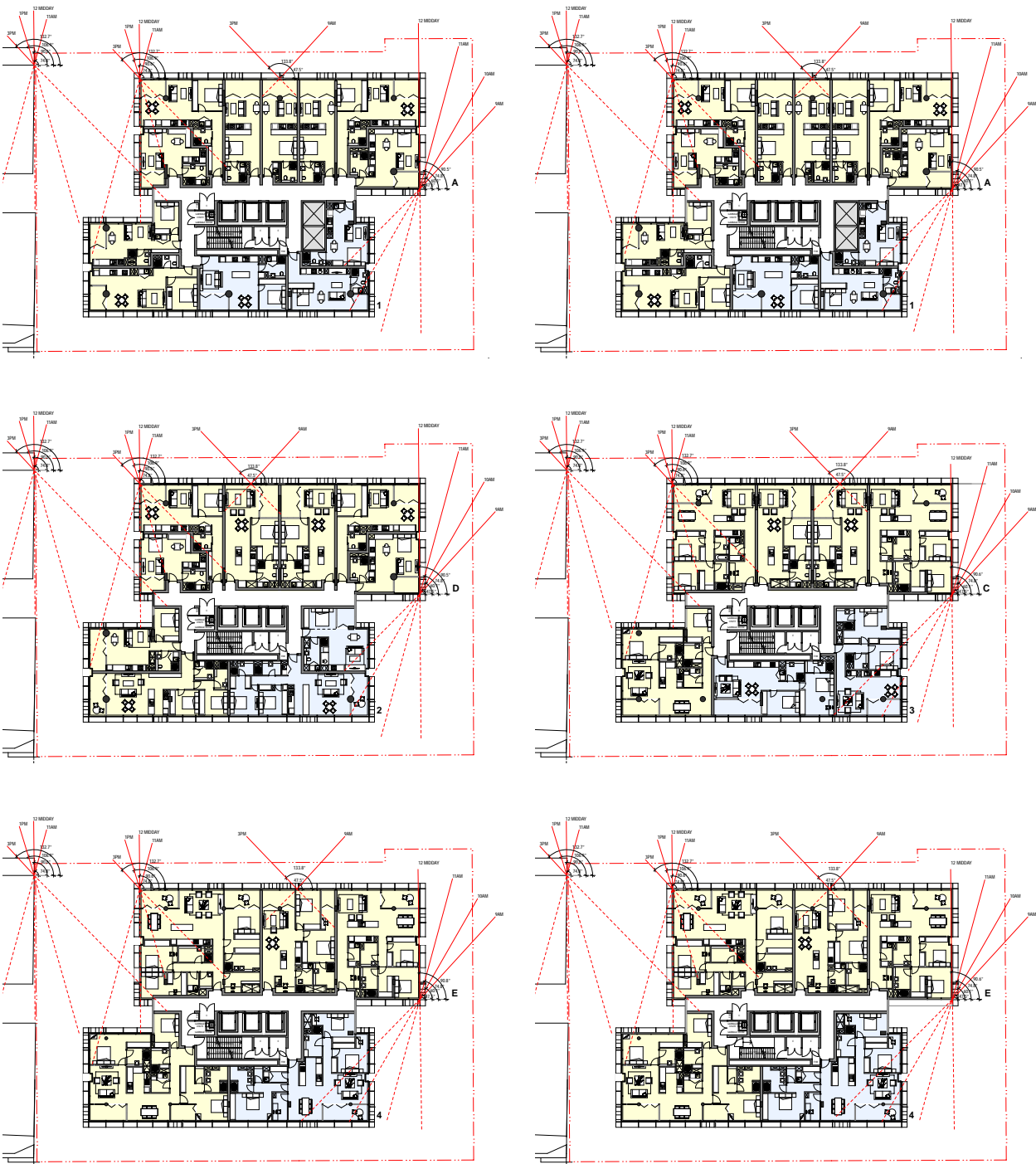
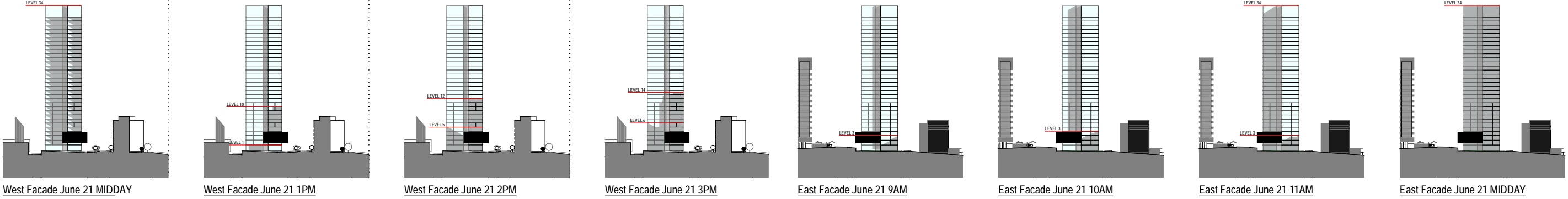


DIAGRAM: 21. SHADOW IMPACT ON TOWER ANALYSIS



PLANTING

Extensive landscaping of the public domain is proposed, refer to the Landscape Design Statement and Design.

VISUAL PRIVACY

The cantilevered sunshades and internal shading devices optimise both internal and external privacy whilst optimising the access to natural daylight, ventilation and views.

PEDESTRIAN ACCESS

Pedestrian access from both Atchison St and Atchison Lane is made available though the cross site linkage that connects the apartment entrance to both northern and southern boundaries of the site.

Access to the car park is made available via the lifts and fire stairs located within the residential lobby.

Compliance with the relevant accesibility standards have been used as a basis and design guideline for all circulation as access components of the design. Adaptable apartment designs are allowed for in the residential apartment configuration and design.

VEHICLE ACCESS

The driveway width is 5.5m. The vehicle entry is situated on Atchison Lane which is predominantly a service corridor. A small hotel drop off zone is proposed on Atchison St.

Pedestrian amenity has been optimised by minimising the extent and impacpt of these activities.

APARTMENT LAYOUT

The single sided apartments in the north and south towers allow for living and bedroom spaces that are no greater than 7.3m from the balcony.

The maximum depth that any kitchen is located from a window is 7.6m.

No apartments are over 15m deep.

The project has no balconies, however, winter gardens are provided which have a minimum depth of 2m.

The residential floors have ceiling heights are a minimum of 2.7m for habitable rooms and 2.4m for non-habitable rooms. The penthouse floor has a ceiling height of 2.95m for habitable rooms and 2.4m for non-habitable rooms.

The typical tower floor is designed around a double loaded corridor, with a single core and an average of 8 apartments per floor.

All residential apartment corridors have access to 2 sources natural light and are fully naturally ventilated.

The total internal apartment storage for;

- studio apartments ranges from: 6.5 - 17 sqm
- 1 bedroom apartments ranges from: 10.8-21.5 sqm
- 2 bedroom apartments ranges from: 13-30 sqm
- 3 bedroom apartments ranges from: 22.8-45 sqm.

Additional basement storage cages (78) are available to owner occupiers to purchase.

73% of the apartments achieve the minimum required access to daylight of 3hrs per day. with the staggered geometry of the tower design maximising the number of apartments with a corner aspects and minimises the number of single sided apartments.

13. SEPP 65 DESIGN VERIFICATION STATEMENT

SUMMARY

This section has been prepared on behalf of Southern Cross Asset for Bancor Developments Pty Ltd for the Part 3A Application to the NSW Department of Planning. This submission seeks the approval of the proposed redevelopment of 6-16 Atchison St, St Leonards.

The development involves:

- the demolition of the existing buildings and structures on the site;
- construction of 5 and a half (mezzanine) basement levels containing services; garbage room; loading dock; carparking (total of 168 car parking spaces) and 17 motorbike spaces;
- Refreshment room (cafe) and apartment and “hotel” lobby at the ground level;
- 4 levels of “hotel” (38 rooms); and
- 28 levels of residential apartments (228 units).

Refer to the relevant and applicable Council Codes and Planning Instruments for which the proposal has been design to comply

This report is intended to be read in conjunction with the architectural plans and analysis prepared by Francis-Jones Morehen Thorp Pty Ltd (the Architect), including the following reports:

- Environmental Assesment prepared by City Plan
- Capital Investment Value Report BMT
- Survey Plan prepared by John R.Holt
- Structural Design Report prepared by TTW
- Facade Design Report prepared by TTW
- Independent SEPP 65 review prepared by Peter John Cantrill

- Transport and Accessibility Report prepared by URaP - TTW
- Ecological Sustainable Development & BASIX prepared by Steensen Varming
- Electrical and Mechanical Design Report prepared by Steensen Varming
- Hydraulic plans and report prepared by Warren Smith & Partners
- Construction Management Plan including Construction Waste Management Plan prepared by CPM consulting
- Operational Waste Management Plan prepared by ARUP
- Contamination Investigation Douglas Partners
- Employment Capacity prepared by Hill PDA
- Acoustic Report prepared by Acoustic Studio
- CPTED analysis prepared by City Plan Strategy and Development
- Wind Impact Assessment prepared by Heggies
- BCA Report prepared by Dix Gardner

We confirm that Mr Richard Francis-Jones of Francis-Jones Morehen Thorp Pty Ltd directed the design of the enclosed development application, which is represented by drawings;

- PA-100-01 to PA-100-17
- PA-110-01, PA-111-01, PA-120-01, PA-130-01, PA-140-01
- PA-150-01 to PA-150-03
- PA-160-01 to PA-160-03
- PA-170-01
- PA-200-01 and PA-200-02
- PA-210-01 to PA-210-07
- PA-300-01 to PA-300-04
- PA-600-01 to PA-600-08

and that Mr Richard Francis-Jones is registered as an architect in NSW (registration No. 5301) in accordance with the Architects Act 1921.

We confirm that the enclosed documentation achieves the design principles set out in State Environmental Planning Policy 65 - Design Quality of Residential Flat Development and has been designed with regard to the publication Residential Flat Building Code.

PRINCIPLE NO. 1: CONTEXT

“Good design responds and contributes to its context. Context can be defined as the key natural and built features of the area.”

The site consists of 3 lots spanning 6-16 Atchison St, St Leonards, it is a mid block site and rectangular in proportion and is bounded between Atchison St and Atchison Lane on the North and South. To the West and East are a 17 storey residential building and 3 storey commercial development respectively.The site currently accommodates;

- 6-12 Atchison St - 4 storey commercial/retail building including basement car park with rear access from Atchison Lane
- 14 Atchison St - 3 storey commercial building including basement car park with rear access from Atchison Lane.
- 16 Atchison St - 3 storey commercial building including basement car park with rear access from Atchison Lane

The surrounding built form is a mix of residential, commercial, mixed -use sites and public transport infrastructure.

The precinct is characterised by a dense urban environment of commercial, retail and high density residential developments. The precinct is divided into quarters by the Pacific Highway running East/West and the Chatswood rail line running North/ South.

The precinct has been identified as a focus for increased density and activity given its close proximity to public transport nodes and employment potential., Refer to PA-111-01 Precinct Analysis Plan



PRINCIPLE NO. 2: SCALE

Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings.

The design proposal for this apartment building, hotel and public open space has emerged from a close and detailed analysis of this important St Leonards site, the streetscape, environmental effects and urban form. Our objective has been to create a very high quality building of distinctive architecture together with a landscaped public open space sequence that forms carefully scaled through block public connections.

A podium form aligns with the adjacent building scale to create a human scale to both Atchison Street and Atchison Lane, with the tower above set well back from the street alignment. The podium is raised up and set back from the north to create generous and inviting public open spaces and a sense of invitation for the through block pedestrian connection.

The tower form above the podium has been carefully proportioned into a slim off-set pair to create an elegant contribution to the skyline of St Leonards. The tower position and height is determined to minimise any environmental effects such as overshadowing on any nearby residential or public open spaces and sit comfortably within the relative heights of adjacent towers such as the Forum and IBM.

An innovative curvilinear custom designed external sunshade system provides shade and privacy while giving the architecture of the new building a distinctive and unique character. Equal care and attention is paid to the detailing of each element of the architecture including elements of the landscaped public open space such as the green wall, amphitheatre and plaza.

Refer to PA-300-01 to PA-300-04

PRINCIPLE NO. 3: BUILT FORM

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and manipulation of building elements.

The design proposal for this apartment building, hotel and public open space has emerged from a close and detailed analysis of this important St Leonards site, the streetscape, environmental effects and urban form. Our objective has been to create a very high quality five green star building of distinctive architecture together with a landscaped public open space sequence that forms a through block public connection.

A finely detailed podium aligns with the adjacent building scale to create a human scale to both Atchison Street and Atchison Lane, with the tower above set well back from the street alignment. The podium is raised up and set back from the north to create generous and inviting public open spaces and a sense of invitation for the through block pedestrian connection.

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PRINCIPLE NO. 4: DENSITY

Good design has a density appropriate for a site and its context, in terms of floor space yields (or numbers of units or residents).

The site is located within an identified development zone as outlined in the St Leonards Strategy 2006. The site bridges the boundaries of the Urban centre the Mixed Use Transition Zone. Both zones have been the focus of recent and significant redevelopment in recent years with a focus on developing mixed use residential schemes.

As illustrated in the SEPP 65 analysis and the previous form, massing and shadow analysis the development is in line with the appropriate bulk, scale and density for a mixed use development on the subject site.

The subject proposal located as it is in a Specialised Centre, has the unique opportunity to increase housing affordability and availability by 228 dwellings to assist in satisfying the 25,000 new dwellings required per year consistent with State policy.

PRINCIPLE NO. 5: RESOURCE, ENERGY AND WATER EFFICIENCY

Good design makes efficient use of natural resources, energy, and water throughout its full life cycle, including construction

The proposed development has met the targets set out in the Building & Sustainability Index (BASIX).

The developer is committed to attaining a Green Building Council of Australia (GBCA) 5 Star Greenstar rating. Steensen Varming have undertaken a preliminary analysis of building performance and a 5 Star design rating has been achieved. Aside from this the design proposal embodies extensive passive sustainable design initiatives such as;

- Excellent passive solar gain and loss properties.
- Cross ventilation to all units. with single sided apartments using a hybrid mechanical cross ventilation system
- optimising the number of apartments with Northerly aspects to living spaces to maximise solar access, daylight penetration and reduced heating and electrical lighting requirements.
- both passive and active sunshading devices to reduce solar gains and increase control of the internal environment against late afternoon sun.
- Collection and reuse of rainwater, as well as the capture, resuse and storage of hydraulic and fire service testing flows.

Waste and recycling facilities are provided in the basement with recycling repositories on each residential floor.



PRINCIPLE NO. 6: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both the residents and for the public domain.

The primary objectives of the new public domain landscape design are one of connection and place. Connections and paths to destinations on the site (ie. hotel, apartments and cafe) as well as connections through the site to destinations beyond support the concept of permeability. The concept of place is supported by creating a design that characterises the site to ensure it is memorable for occupants and visitors alike. Making new places also requires activity and this reflected by the cafe/restaurant proposal with outdoor seating and the potential to use the flight of stairs as ‘intermittent’ seating for nearby performances. In addition, it is expected that many pedestrians working nearby will use the through-site links as a local shortcut from Atchison Street to Atchison Lane beyond. This will also benefit the general level of activity expected around the Hotel and Residential lobbies and is anticipated to be open 24/7.

There are multiple pedestrian connections to the separate Hotel and Residential lobbies which front a paved forecourt, each with a different character. The backdrop of Hotel forecourt and lobby is a 10 metre high vertical green wall with nearby seating blocks, intersected by planting, to wait for a taxi or colleague undercover. On the western side of the site is the Residential apartment forecourt and lobby which is characterised by a feature stone wall.

An appropriate balance between hard paved surfaces and soft landscape areas is sought in the scheme. Whilst hard paved surfaces are necessary and appropriate for an urban space with dense populations and significant pedestrian traffic, such as St Leonards, the community expectation is often that green open space or planting is maximised. It is with this expectation in mind that the landscape design provides a range of different planting ‘experiences’ including an iconic ‘green wall’ and supplementary mass planting throughout the site.

The main public domain landscape components include:

- Street Interface (with Public Art Sculpture)
- Residential Forecourt
- Hotel Forecourt
- Green Wall
- Site Through-Link
- Cafe Square
- Feature Gravel Roof (at Podium Roof Level)

The drawings, as well as the following descriptions describe these components.

The proposed public domain landscape design supports and extends the objectives of the Atchison Street West Master Plan by North Sydney Council.

PRINCIPLE NO. 7: AMENITY

Good design provides amenity through the physical, spatial and environmental quality of a development.

The proposal is a 34 storey mixed use residential tower comprising 228 residential apartments and a 38 room hotel with a cafe.

The development proposal comprises 228 residential apartments comprised of

- 48 studio units
- 91 one bedroom units
- 68 two bedroom units
- 21 three bedroom units;

Of the residential apartments 132 are located in the North Tower and 96 in the South Tower of the development. Of these 164 have corner aspects to optimise access to natural light, ventilation and extensive panoramc views from the site.

Each apartment has private open space in the form of a winter garden, typically located at the corners of the envelope and have a minimum dimension of 2m.

Considered design of screening has been key to the innovative curvilinear bespoke external sunshade system, which provides shade and privacy while giving the architecture of the new building a distinctive and unique character.

The development also includes a gym and indoor pool facility which will be shared with the hotel. The compliance table and solar access diagrams in the earlier analysis detail measures to improve the amenity of occupants.

Given the opening of the ground plane with new landscaped cross site links, residential/hotel lobbies and the new hotel cafe will create an active environment both during and following business hours facilitating excellent levels of passive surveillance to patrons of the development.

Strong visual links through the cross site links promote this endeavour. This will enable the public to view into the developments public domain to provide a point of interest along what is currently not a well activated edge on Atchison Lane.

PRINCIPLE NO. 8: SAFETY AND SECURITY

Good design optimises safety and security, both internal to the development and for the public domain.

It is accepted that mixed use development does not constitute an increased crime risk. Its operation accords with other centre activities, with pedestrian and vehicle movements to and from the site and its immediate surrounds, generating an active presence. The design of the development reflects opportunities for appropriate “security design” based on CPTED principles.

It is intended that development will have an active environment after business hours giving good passive surveillance to the residential occupants and an active public domain. Strong visual links through the cross site links promote this endeavour.

This will enable the public to view into the developments public domain to provide a point of interest along what is currently not a well activated edge on Atchison Lane.



PRINCIPLE NO. 9: SOCIAL DIMENSIONS

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities.

The site is located within one of the most heavily serviced public transport hubs in the Sydney basin. Facilities need to support mixed-use developments such as childcare facilities, schools, health care, supermarkets, educational and leisure facilities are all in close proximity.

The adjoining St Leonards railway station, frequent bus and taxi service on the Pacific Highway supports excellent connectivity to the city, local and regions and beyond.

The development will have exceptional pedestrian amenity with special regard to accessible access. Given the ageing nature of the Australian population many visitors will require equitable access to the site which is achieved at all levels of the development

The site is located along two major and increasingly well used pedestrian routes - access from St Leonards train station to Crows Nest is generally taken by either Atchison St or Atchison Lane.

The Foyers can be easily accessed from both these routes, either directly from Atchison Lane or a via strong visual connections on Atchison Street

It is intended that development will have an active environment after business hours giving good passive surveillance to the residential occupants and an active public domain. Strong visual links through the cross site links promote this endeavour.

This will enable the public to view into the developments public domain to provide a point of interest along what is currently not a well activated edge on Atchison Lane.

The open landscaped courtyard to the East and the open area to the north will activate the edges of the development.

PRINCIPLE NO. 10: AESTHETICS

Quality aesthetics require the appropriate composition of building elements, texture, materials and colours and reflect the use, internal design and structure of the development

The design proposal for this apartment building, hotel and public open space has emerged from a close and detailed analysis of this important St Leonards site, the streetscape, environmental effects and urban form.

The site being located adjacent on a significant pedestrian and corridor and adjacent one of the busiest transport corridors in the Sydney basin has played a key role in the selection of façade treatments and materials

The objective has been to create a very high quality building of distinctive architecture together with a landscaped public open space sequence that forms a through block public connection.

The podium is raised up and set back from the North to create generous and inviting public open spaces and a sense of invitation for the through block pedestrian connection.

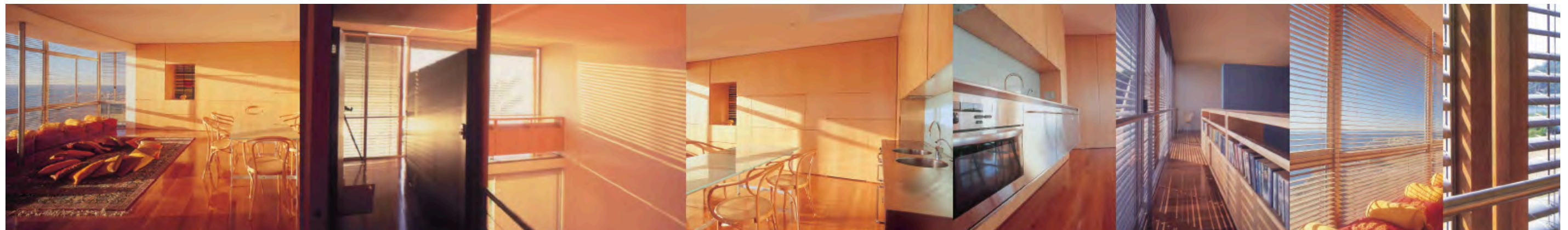
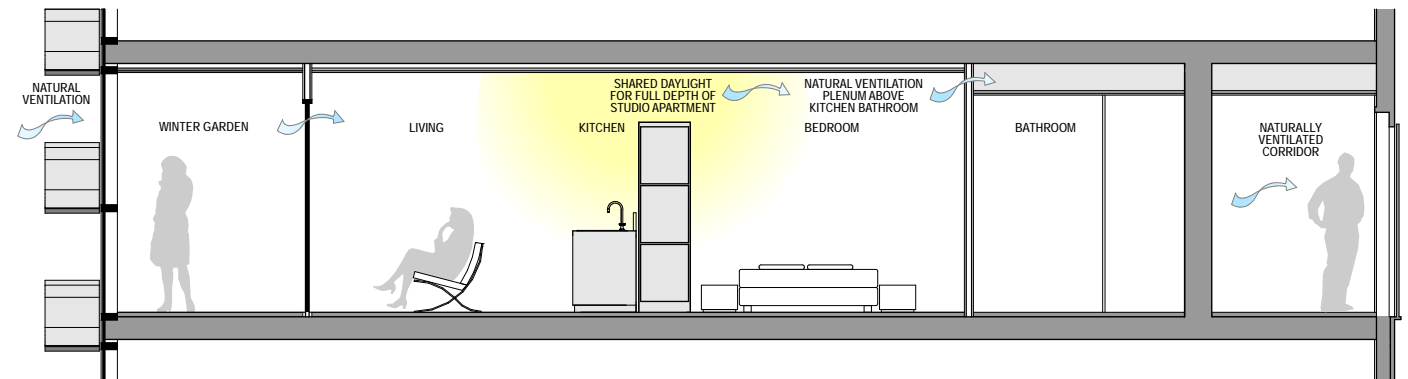
The intent being to carefully address the finer scales of detail such that the finishes and planning of the site set a new standard for the precinct and provide a benchmark for future development.

The building elevation is composed of 3 elements being clear open space at the public domain, with a raised double height podium space softening the visual presence of the tower over which is set back from the street edge.

A podium consists of a finely detailed timber, stone and glass podium which aligns with the adjacent building scale to create a human scale to both Atchison Street and Atchison Lane,

The tower form above the podium has been carefully proportioned into a slim off-set pair to create an elegant contribution to the skyline of St Leonards.

An innovative curvilinear custom designed external sunshade system provides shade and privacy while giving the architecture of the new building a distinctive and unique character. Equal care and attention is paid to the detailing of each element of the architecture including elements of the landscaped public open space such as the green wall, amphitheatre and plaza



14. PROPOSED DEVELOPMENT AREA AND DESIGN ANALYSIS

LEVEL	LEVELS PER TYPE	APARTMENT TYPE OR BUILDING USE	APARTMENTS PER LEVEL	Apartment / Room UFA, Including Private Open Space	Private External Space	UFA PER LEVEL	CORE AREA PER LEVEL	CIRCULATION PER LEVEL	EXTERNAL FACADE AND INTERNAL WALL THICKNESS	GFA per LEVEL	EFFICIENCY (GFA/UFA)	GFA	Studio	1-Bed	2-Bed	3-Bed	APARTMENTS PER LEVEL TYPE	UFA/ FLOOR TYPE	Parking	Internal Storage per Apartment (m³)	Storage Compliance with SEPP65 Requirements	Basement Residential Storage (m³)	SEPP65 Natural Ventilation 60%	SEPP65 Natural Ventilation 60% including wide frontage	SEPP65 Natural Daylight Hours 70%	SEPP65 Total Apartment Area Compliance	% above/below area compliance	Greenstar Private External Space Compliance for 1 point									
Basement 05 Residential Parking	1																																				
Basement 04 Residential Parking	1																																				
Basement 03 Residential Parking	1																																				
Basement 02 Residential Parking	1																																				
Basement 01 Loading Dock H/L Parking	1																																				
Basement 01a Mezzanine Storage	1																					270															
Ground (Residential Entry)	1		6250																																		
Level 0		Residential Lobby	1	76.4		76.4													0.19																		
		Landscape / Paving	1	1032.1		1032.1													2.58																		
		Carpark Entry	1	125.2		125.2													0.31																		
		Café/Kitchen/Amenities	1	251.7		251.7													0.63																		
		Lifts (5)	1	42.5		42.5													0.11																		
		Services and Egress	1	173.8		173.8													0.43																		
						1598.0	49.4	54.3	48.3	1702	94%	1702						1598	4																		
Ground (Hotel Entry)	1	Hotel Lobby	1	94.3		94.3													0.24																		
Level 1		Lifts (3)	1	17.0		17.0													0.04																		
		Services and Egress	1	50.5		50.5													0.13																		
		Landscape / Paving	1	21.7		21.7													0.05																		
						146.8	17.0	19.6	16.5	183	80%	183						147	0.5																		
Type HA Hotel Floor	2		3050																																		
Level 2 to Level 3	North Tower	HAN-ST1-N	3	46.6	8.8	144.2							6				6		1.20																		
		HAN-1B1-NW	1	65.3	6.5	65.3								2			2		0.40																		
		HAN-1B2-NE	1	64.0	6.5	64.0								2			2		0.40																		
		HAN-ST2-SW	1	44.2	N/A	44.2							2				2		0.40																		
		HAN-ST3-SE	1	48.4	N/A	48.4							2				2		0.4																		
	South Tower	Pool and Gym	0	552.5	N/A	552.5											0		0.00																		
			7			918.6	81.1	75.2	31.7	1107	83%	2213	10	4	0	0	14	1837	2.8																		
Type H1A Hotel Floor	2	Studio / 1-Bed	3050																																		
Level 4 to Level 5	North Tower	H1AN-ST1-N	3	46.6	8.8	139.9							6				6		1.20																		
		H1AN-1B1-NW	1	65.3	6.5	65.3								2			2		0.40																		
		H1AN-1B2-NE	1	64.0	6.5	64.0								2			2		0.40																		
		H1AN-ST2-SW	1	44.2	N/A	44.2							2				2		0.40																		
		H1AN-ST3-SE	1	48.4	N/A	48.4							2				2		0.40																		
	South Tower	H1AS-1B3-NW	1	53.0	5.7	53.0								2			2		0.40																		
		H1AS-ST4-NE	1	36.7	N/A	36.7							2				2		0.40																		
		H1AS-1B4-SW	1	66.2	5.7	66.2								2			2		0.40																		
		H1AS-1B6-S	1	62.4	6.4	62.4								2			2		0.40																		
		H1AS-ST5-SE	1	48.2	4.0	48.2							2				2		0.40																		
			12			628.2	81.1	75.0	45.8	830.1	76%	1660	14	10	0	0	24	1256	4.8																		

NOT APPLICABLE

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Type 1A Apartment Floor (Over-run)	1	Studio / 1-Bed	3050																									
Level 6 to Level 6	North Tower	6AN-ST1-N	3	46.6	8.8	139.9							3				3		1.50	8.43			3	3	3	3	105%	10%
5 by Studios		6AN-1B1-NW	1	65.3	6.5	65.3								1			1		0.50	20.99			0	1	1	1	113%	10%
7 by 1-Bed		6AN-1B2-NE	1	64.0	6.5	64.0								1			1		0.50	16.78			1	1	1	1	110%	10%
0 by 2-Bed		6AN-ST2-SW	1	44.2	4.9	44.2							1				1		0.50	14.88			1	1	1	1	99%	11%
0 by 3-Bed		6AN-ST3-SE	1	48.4	5.8	48.4							1				1		0.50	10.39			1	1	1	1	109%	12%
	South Tower	6AS-1B3-NW	1	53.0	5.7	53.0								1			1		0.50	15.92			1	1	1	1	119%	11%
		6AS-ST4-NE	1	36.0	N/A	36.0							1				1		0.50	14.97			1	1	0	0	81%	#####
		6AS-1B4-SW	1	66.4	5.7	66.4								1			1		0.50	8.29			1	1	0	1	114%	9%
		6AS-1B6-S	1	62.4	6.4	62.4								1			1		0.50	13.54			0	1	0	0	85%	10%
		6AS-ST5-SE	1	48.4	4.0	48.4							1				1		0.50	16.90			1	1	0	1	109%	8%
			12			627.8	81.1	75.0	46.2	830.1	76%	830	7	5	0	0	12	628	6.0				83%	100%	67%	83%		
Type 1D Apartment Floor	5	Studio / 1-Bed	3050																									
Level 7 to Level 11	North Tower	1DN-1B1-NW	1	65.3	6.5	65.3								5			5		2.5	21.07			1	1	1	1	113%	10%
4 by Studios		1DN-1B5-N	2	72.3	8.4	144.6								10			10		5.0	13.03			0	2	2	2	99%	12%
7 by 1-Bed		1DN-1B2-NE	1	64.0	6.5	64.0								5			5		2.5	16.62			1	1	1	1	110%	10%
0 by 2-Bed		1DN-ST2-SW	1	44.2	4.9	44.2							5				5		2.5	14.88			1	1	1	1	99%	11%
0 by 3-Bed		1DN-ST3-SE	1	48.4	5.8	48.4							5				5		2.5	10.26			1	1	1	1	109%	12%
	South Tower	1DS-1B3-NW	1	53.0	5.7	53.0								5			5		2.5	13.77			1	1	1	0	91%	11%
		1DS-ST4-NE	1	50.3	4.8	50.3							5				5		2.5	16.75			1	1	0	1	113%	10%
		1DS-1B4-SW	1	66.4	5.7	66.4								5			5		2.5	11.95			1	1	0	1	114%	9%
		1DS-1B6-S	1	62.4	6.4	62.4								5			5		2.5	14.83			0	1	0	0	85%	10%
		1DS-ST5-SE	1	49.1	4.0	49.1							5				5		2.5	16.10			1	1	0	1	110%	8%
			11			647.7	64.1	73.2	45.1	830.1	78%	4150	20	35	0	0	55	3238	28				73%	100%	64%	82%		
Type 2D Apartment Floor	7		3050																									
Level 12 to Level 18	North Tower	2DN-1B1-NW	1	65.3	6.5	65.3								7			7		3.5	21.07			1	1	1	1	113%	10%
3 by Studios		2DN-1B5-N	2	72.3	8.4	144.6								14			14		7.0	13.03			0	0	2	2	99%	12%
5 by 1-Bed		2DN-1B2-NE	1	64.0	6.5	64.0								7			7		3.5	16.62			1	1	1	1	110%	10%
2 by 2-Bed		2DN-ST2-SW	1	44.2	4.9	44.2							7				7		3.5	14.88			1	1	1	1	99%	11%
0 by 3-Bed		2DN-ST3-SE	1	48.4	5.8	48.4							7				7		3.5	10.77			1	1	1	1	109%	12%
	South Tower	2DS-1B3-NW	1	57.8	9.7	57.8								7			7		3.50	11.59			1	1	1	1	100%	17%
		2DS-ST4-NE	1	50.3	4.8	50.3							7				7		3.50	17.45			1	1	0	1	113%	10%
		2DS-2B1-SW	1	87.8	9.7	87.8									7		7		7.00	28.24			1	1	0	1	96%	11%
		2DS-2B2-SE	1	91.6	10.2	91.6									7		7		7.00	28.27			1	1	0	1	101%	11%
			10			653.9	64.1	69.0	43.1	830.1	79%	5810	21	35	14	0	70	4577	42				80%	80%	70%	100%		
Type 3C Apartment Floor	8	1-Bed / 2-Bed / 3-Bed	3050																									
Level 19 to Level 26	North Tower	3CN-2B7-NW	1	116.3	9.8	116.3									8		8		8.00	26.93			1	1	1	1	128%	8%
0 by Studios		3CN-1B5-N	2	72.9	8.4	145.8								16			16		8.00	10.82			0	0	2	2	99%	12%
2 by 1-Bed		3CN-2B8-NE	1	117.3	13.6	117.3									8		8		8.00	27.56			1	1	1	1	129%	12%
5 by 2-Bed	South Tower	3CS-2B3-NW	1	112.2	8.4	112.2									8		8		8.00	15.14			1	1	1	1	102%	7%
0 by 3-Bed		3CS-2B4-S	1	89.3	10.6	89.3									8		8		8.00	22.80			0	1	0	0	81%	12%
		3CS-2B5-NE	1	89.6	7.6	89.6									8		8		8.00	20.01			1	1	1	1	98%	8%
			7			670.4	64.1	69.5	26.0	830.1	81%	6640	0	16	40	0	56	5364	48				57%	71%	86%	86%		
Type 4E Apartment Floor	7	2-Bed / 3-Bed	3050																									
Level 27 to Level 33	North Tower	4EN-3B3-NW	1	167.3	18.8	167.3										7	7		7.00	45.93			1	1	1	1	113%	11%
0 by Studios		4EN-2B6-N	1	98.6	11.7	98.6									7		7		7.00	14.95			0	1	1	0	90%	12%
0 by 1-Bed		4EN-2B8-NE	1	117.3	9.7	117.3									7		7		7.00	28.01			1	1	1	1	129%	8%
2 by 2-Bed	South Tower	4ES-3B2-NW	1	152.0	13.9	152.0										7	7		7.00	22.81			1	1	1	1	103%	9%
3 by 3-Bed		4ES-3B1-NE	1	144.6	10.3	144.6										7	7		7.00	33.39			1	1	0	1	98%	7%
			5			679.7	64.1	61.8	24.4	830.1	82%	5810	0	0	14	21	35	4758	35				80%	100%	80%	80%		
Roof Level	1	Plant and Equipment	4000																									
Level 34		Total Area	1	830.0		830.0																	N/A					
						830.0				830.0		830						830										

N/A