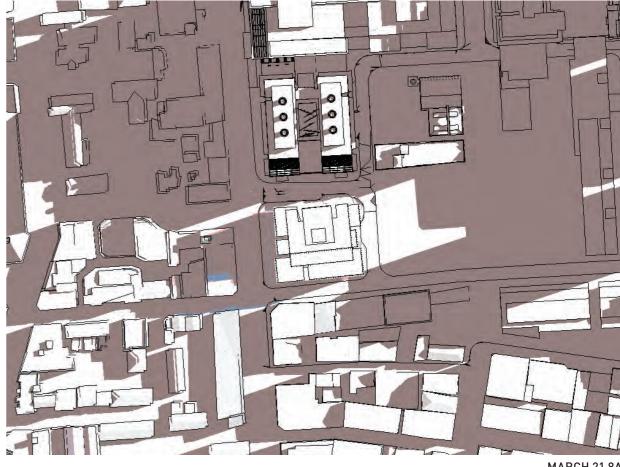
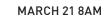
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MARCH 21 7AM





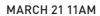


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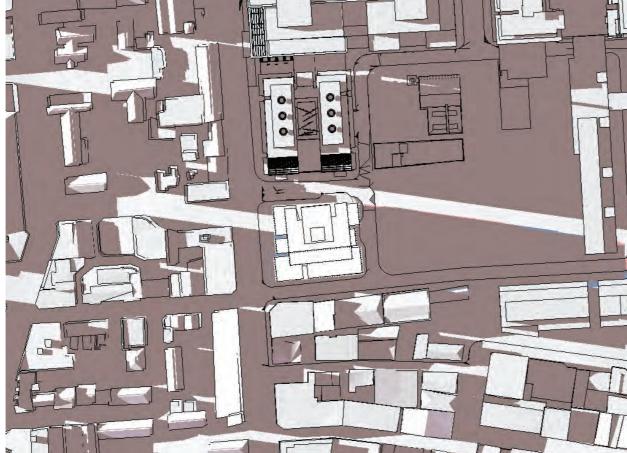
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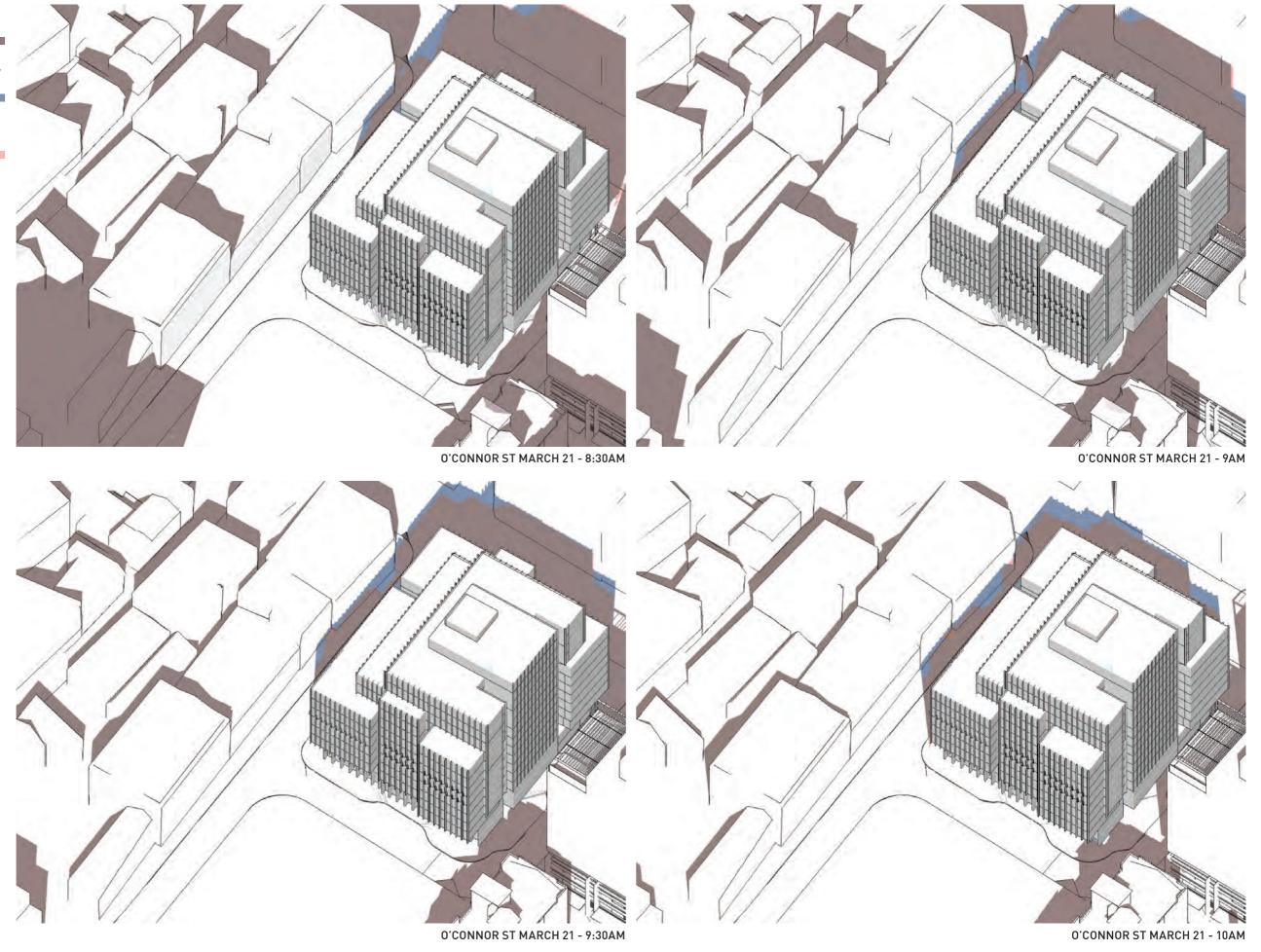


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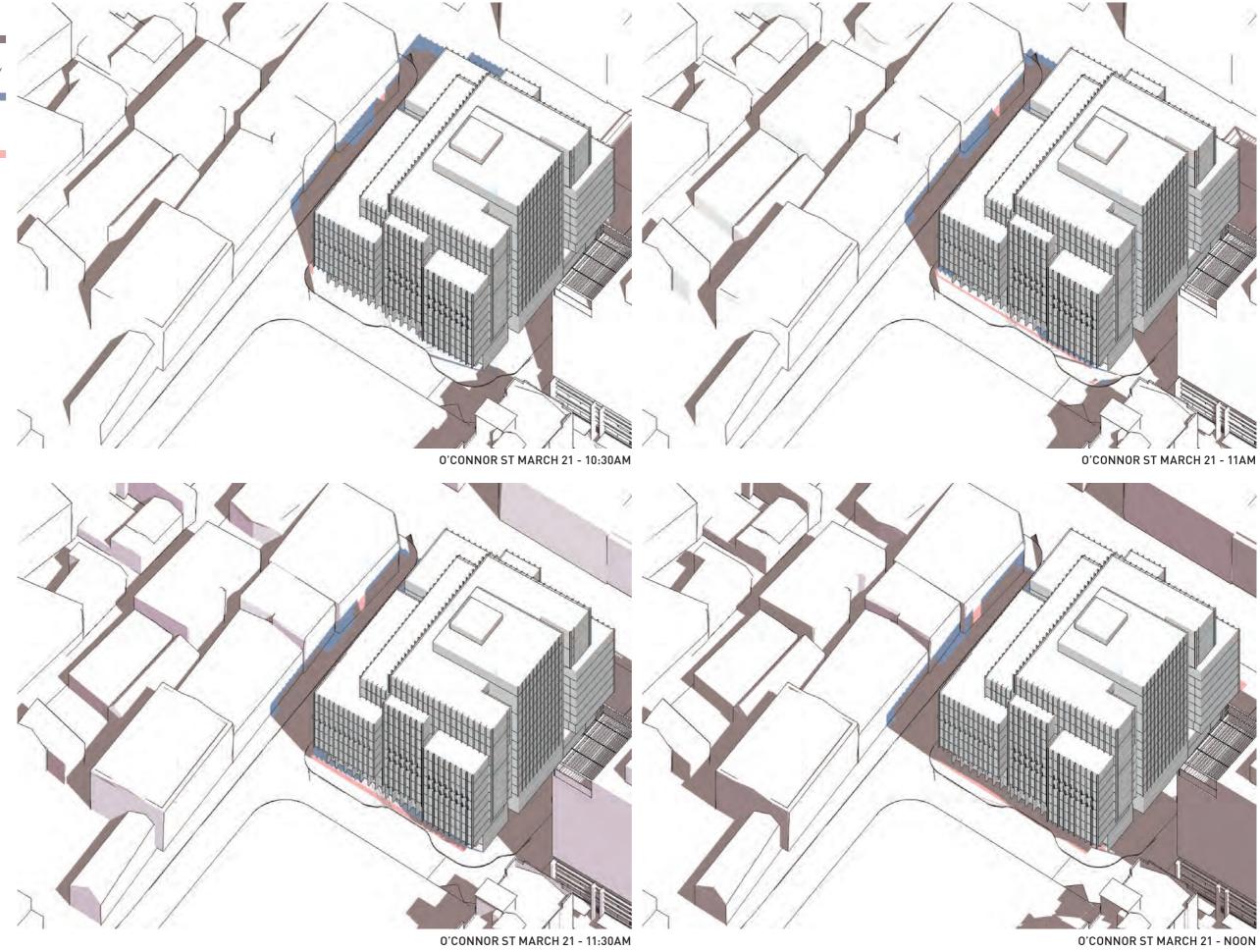
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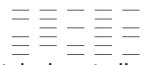
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EXISTING AND APPROVED MASTERLAN

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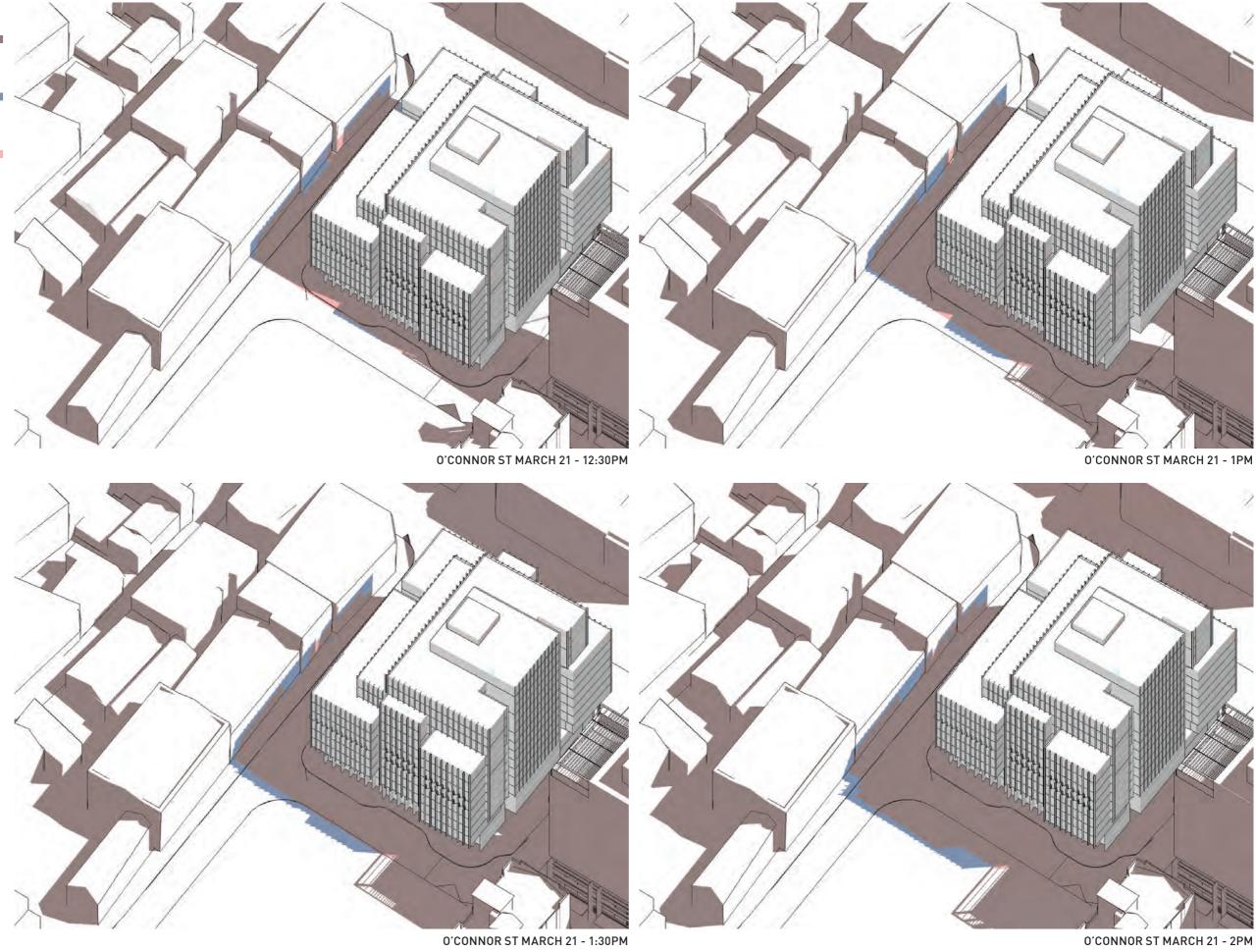
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EXISTING AND APPROVED MASTERLAN

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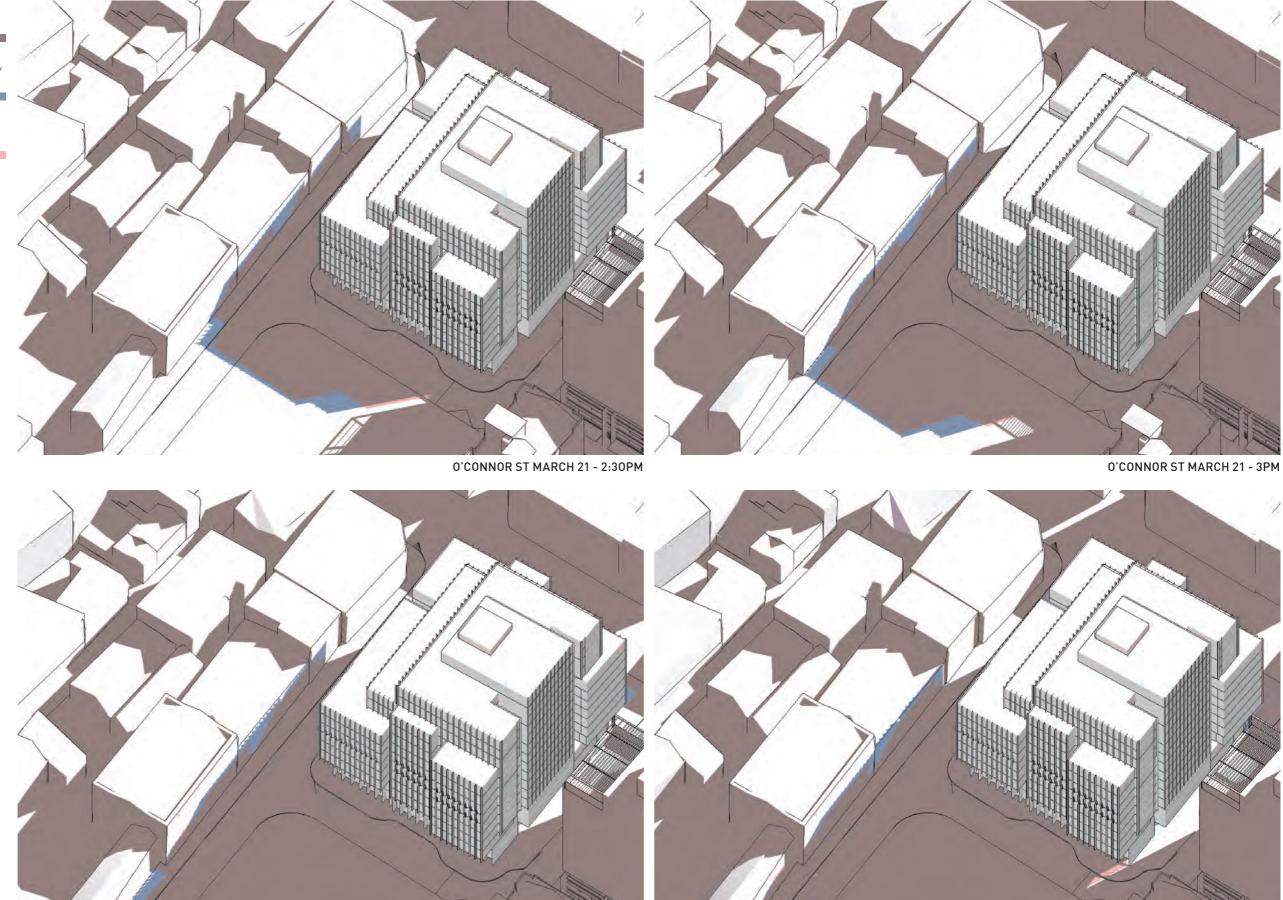
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O'CONNOR ST MARCH 21 - 4:30PM

O'CONNOR ST MARCH 21 - 5PM



O'CONNOR ST MARCH 21 - 5:30PM

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ABERCROMBIE ST MARCH 21 - 6:30AM

ABERCROMBIE ST MARCH 21 - 7AM





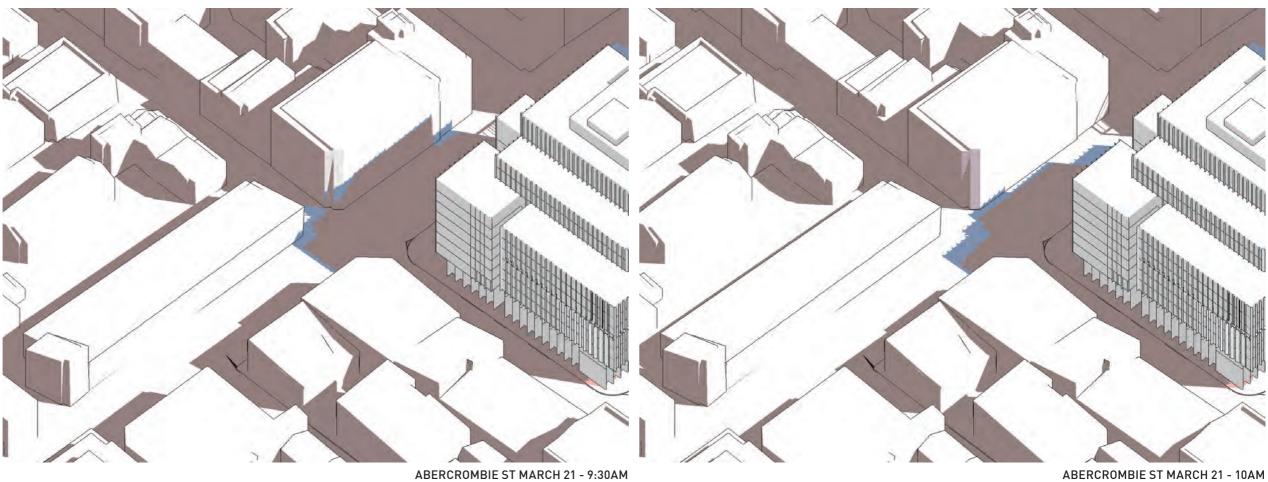


ABERCROMBIE ST MARCH 21 - 8AM

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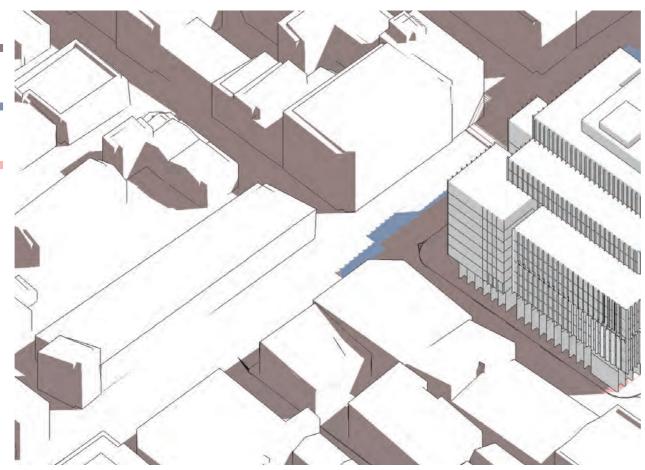


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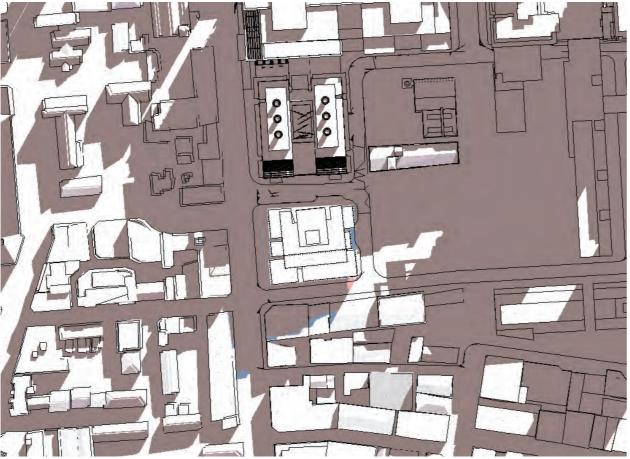
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JUNE 21 8AM

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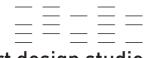






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JUNE 21 3PM



EXISTING AND APPROVED MASTERLAN

ADDITIONAL SHADOW CREATED BY THIS PROPOSAL



JUNE 21 4PM





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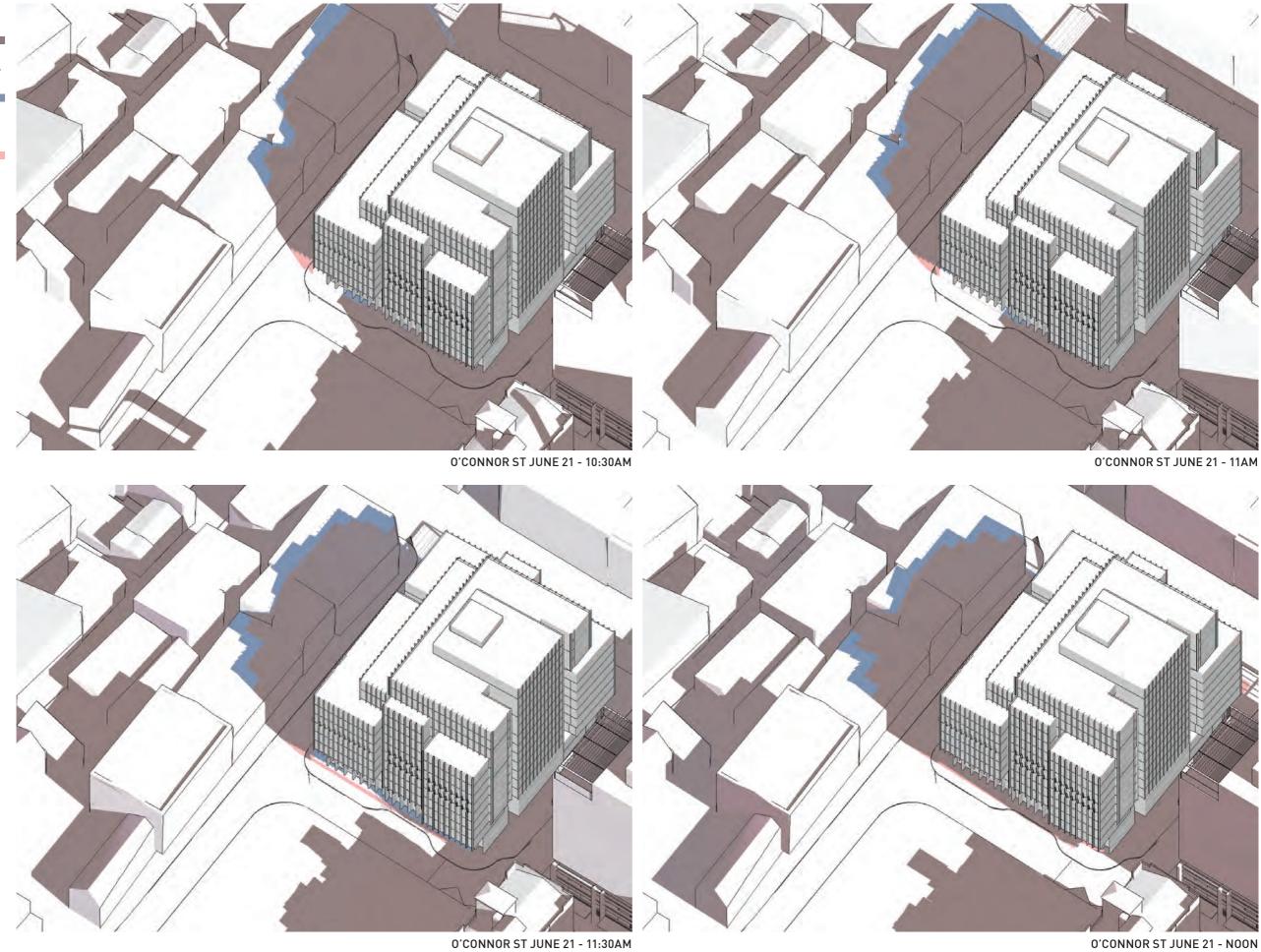


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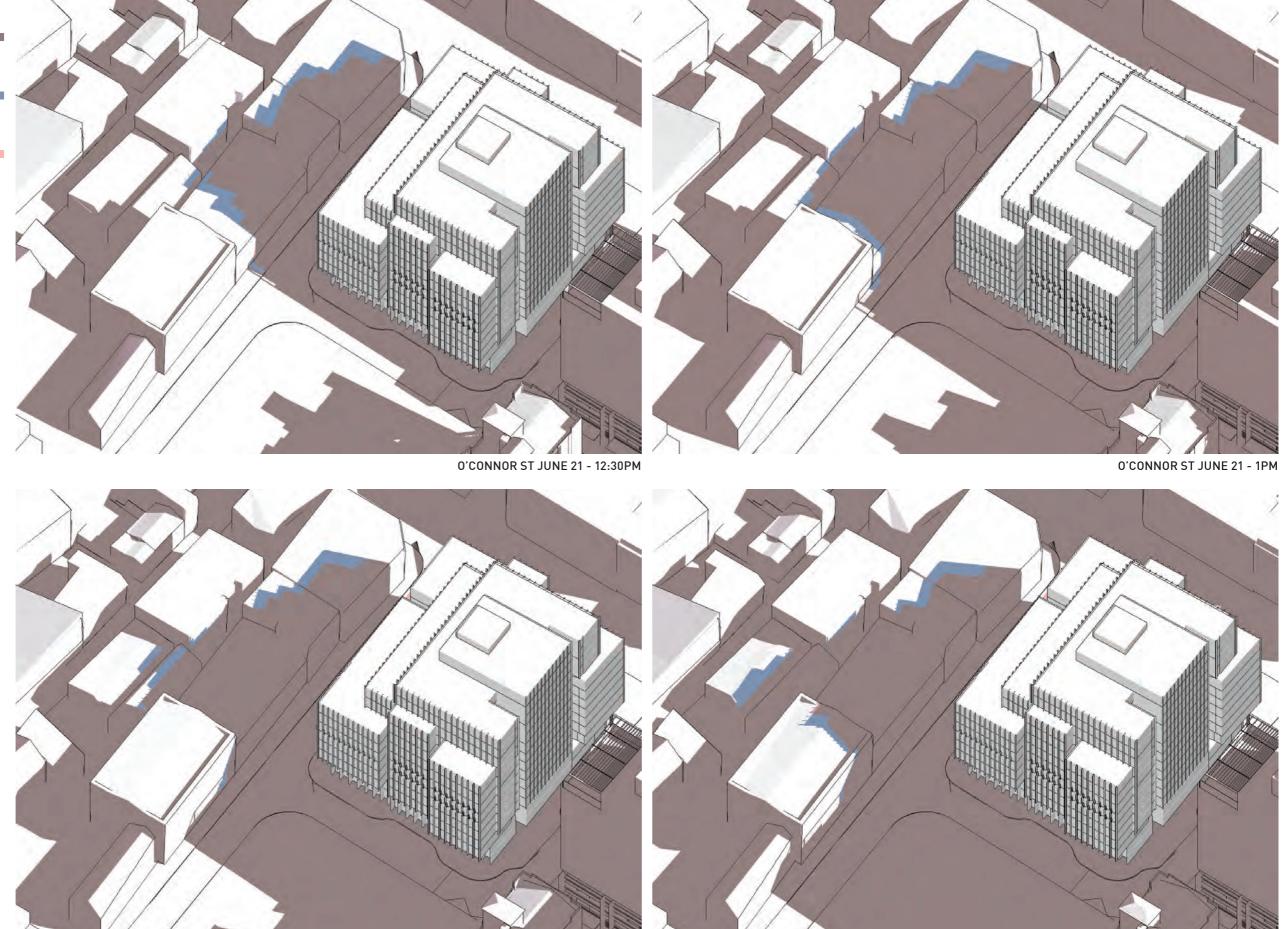
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SHADOW ANALYSIS - JUNE

REDUCTION IN SHADOW CREATED BY THIS PROPOSAL



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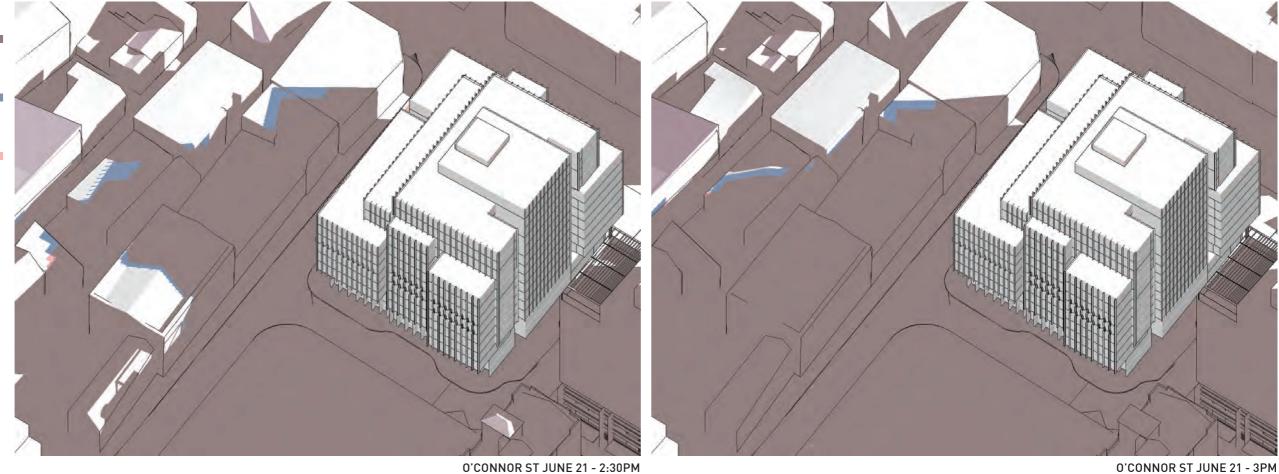


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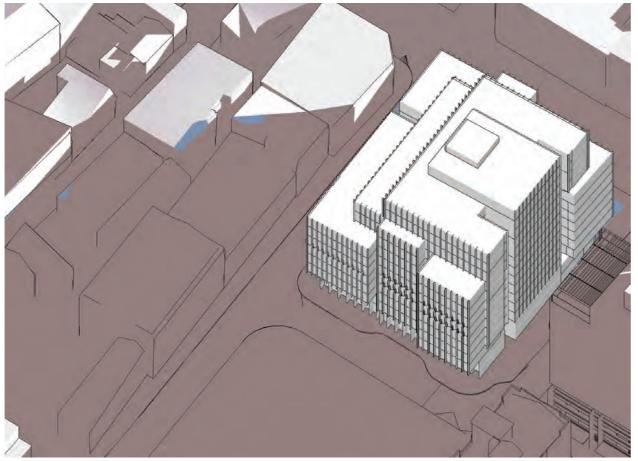
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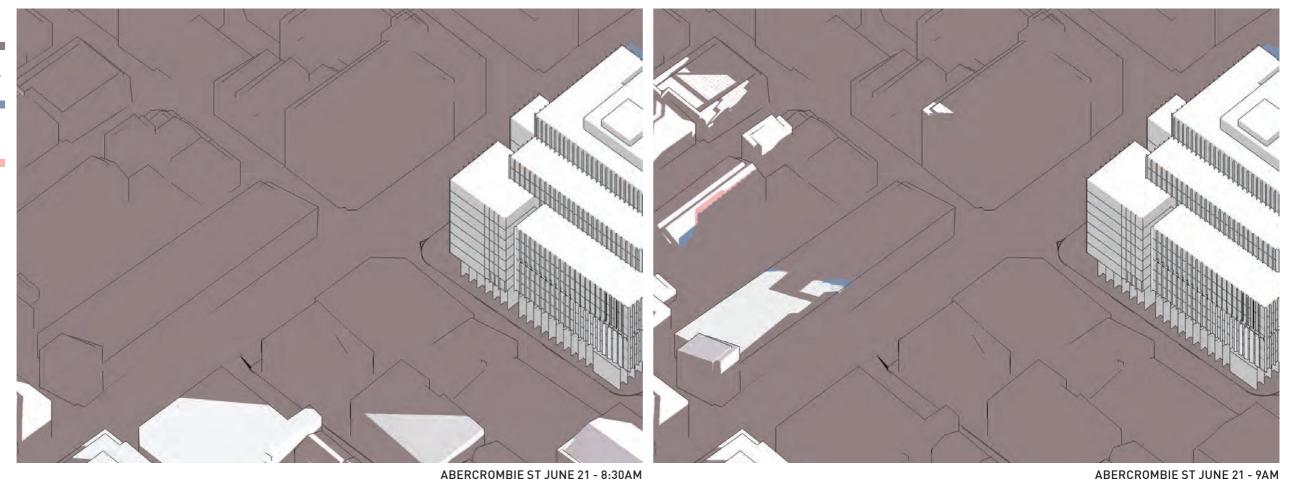


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O'CONNOR ST JUNE 21 - 4PM

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ABERCROMBIE ST JUNE 21 - 9:30AM



smart design studio

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SHADOW ANALYSIS - JUNE

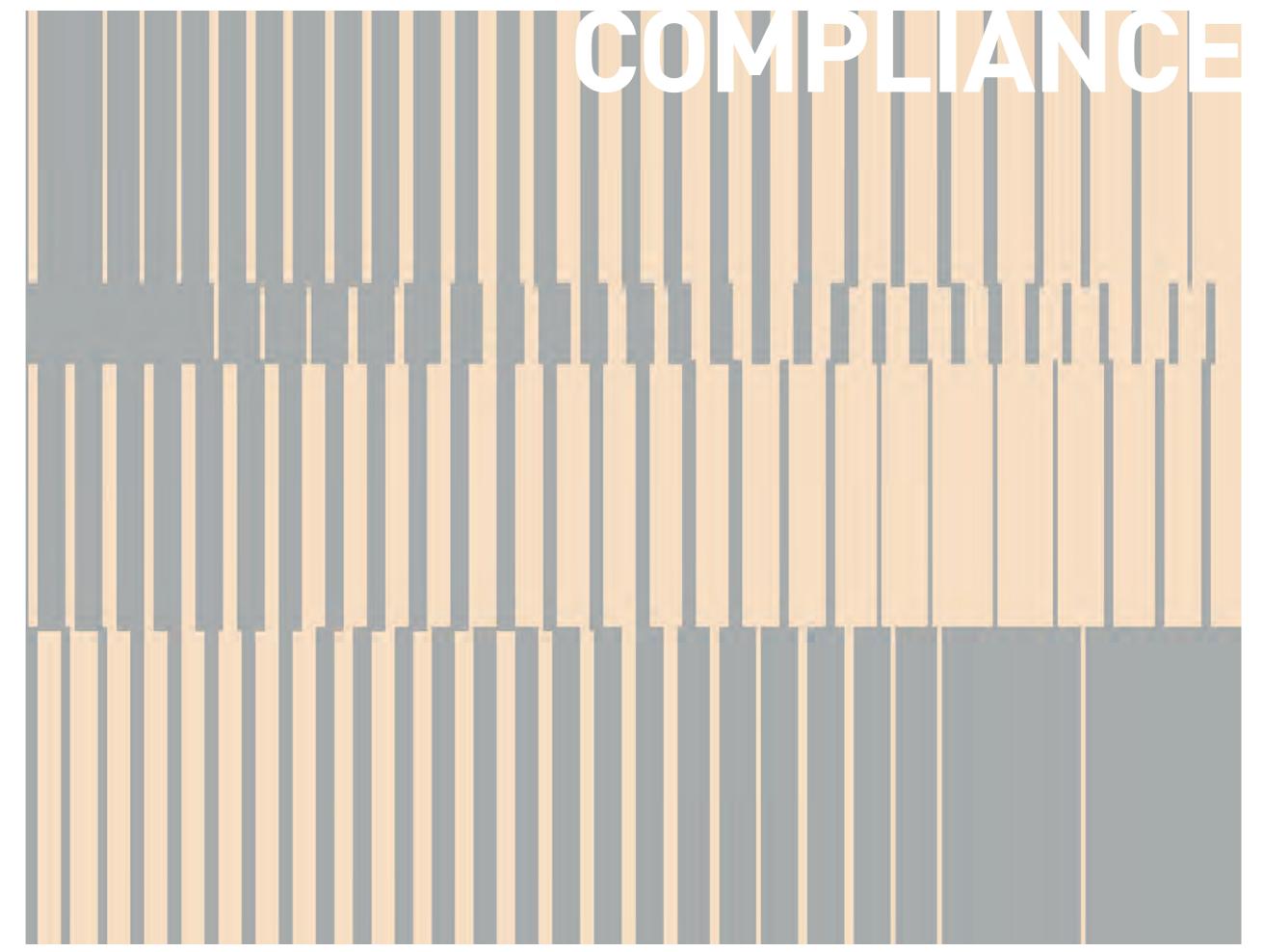
ABERCROMBIE ST JUNE 21 - 10AM

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EXISTING AND APPROVED MASTERLAN

ADDITIONAL SHADOW CREATED BY THIS PROPOSAL







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COMPLIANCE
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TABLE OF COMPLIANCE	SEPP 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT						
DESIGN QUALITY PRINCIPLE	OBJECTIVE/ CONTROL	EVALUATION	VERIFICATION				
01 CONTEXT	Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.	 The site is located at the SW corner of the Central Park development and as such the built context includes both new higher density buildings and the lower density older surrounds. Surrounding uses include a mix of residential, retail and commercial and to the east is the large new Chippendale Green recreation area. The roads bounding the site range from busy through routes like Abercrombie St to the quieter circulation routes of Central Park. The proposal is a mixed-use block building with a stepped form ranging in height from 8 to 13 storeys, with a 3-storey split-level basement car park. Vertical louvre sun shading is angled to respond to the sun. The louvres and light and ventilation slots or 'snorkels' articulate the facades. Ground floor commercial uses and an amenity area for residents address the main street frontages. Residential apartments are located opposite the park on ground floor and on the upper levels. The proposal is consistent with the varied context and the desired future character of the area as encapsulated in the Approved MCP. The proposal for a quality mixed use building makes a strong contribution to the character of the locale. 					
02 SCALE	Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area. The proposal is consistent with the building envelope, bulk and height established in the Approved MCP. The proposal steps from 8 storeys at the facades up to 13 storeys with the centre of the block, mediating in height and scale between the adjacent Central Park buildings and the surrounding built form. The stepped form creates an appropriate scale at street level and mitigate overshadowing.						
03 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 the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.	 The elegant design of the proposal establishes the SW corner of the Central Park site with a clearly modelled stepped block form and articulated facade. The alignments are consistent with adjacent new and existing buildings and reinforce the boundaries of the public domain, with additional public space, covered in part, provided on Abercrombie Street. This usable area is designed to contribute to the life of the street and improve the usability and viability of the ground floor commercial spaces. The proposal forms a strong bookend to the west end of the Main Park. The floor plate depth is appropriate to the building use and a central core allows maximum outlook for residential apartments. The internal void at the lower levels and lobbies which are generally naturally lit offer pleasant common areas. The depth from the central core to the facades is less than 18m. North facade: 17.8m separation is achieved at a minimum between the windows/ balconies of habitable rooms on the north facade of the proposal and windows of habitable rooms on the adjoining block. This is in accordance with the street setbacks established by the Approved Concept Plan (as modified). Other facades: to the south are commercial buildings. [To the west the building separation is over 24m. To the east is the Chippendale Green.] 					
04 DENSITY	Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality	 The proposal is consistent with the building height, envelope and GFA established in the Approved MCP. The density is appropriate for the site, which is located in central Sydney with excellent public transport links and proximity to employment and recreation opportunities. The density responds to the Client Brief and to market demand. As part of the sustainability approach the proposal utilises the infrastructure established for Central Park including the tri-generation and water recycling plants as part of the sustainability approach. 	✓				

05 RESOURCE, ENERGY AND WATER EFFICIENCY	Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.	 The proposal optimises the solar orientation of the block with living areas and outdoor areas distributed accordingly. Sun-shading louvres respond to each different orientation and allow sun in in winter whilst reducing it in summer. Efficient and flexible planning allows the building to meet the changing needs of the occupants. The tri-generation and recycled water treatment services for the wider site have been incorporated in to the proposal. Energy conservation and water of efficiency measures are to be adopted. Efficiency of the structure and materials reduces construction material use. 80% of the apartments are oriented to north, east or west. 	✓
06 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 occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.	 The proposal includes landscaping and planting to public domain areas to improve the street zone. Stand-alone planters are proposed to the communal roof terrace for ease of maintenance. 	✓
07 AMENITY	Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.	 Clear planning allows the provision of appropriate room proportions and sizes for each dwelling type. Refer to the Areas Schedule for details of apartment sizes. Acoustic separation provided by party and common walls is sufficient to meet BCA standards for acoustic separation. A/C provision and tricklevents allow ventilation during warmer months without noise infiltration. Loggias provide private open space for each residential apartment and have a minimum depth of 2m. Courtyards are provided for ground floor residences. Barrier free access is provided to all residential and commercial units with lift access also provided to car parking and communal areas. Individual apartment storage additional to that in bedrooms and kitchens is provided and is suited to the apartment sizes. Further area is provided in the basement levels to meet storage requirements. Ceiling heights are a minimum of 2.7m in habitable rooms. The commercial unit to Abercrombie St has a 4m high ceiling. 77% of apartments are able to be naturally ventilated. 70% of kitchens are able to be naturally cross-ventilated. For access to sunlight, refer to Solar Access in Architectural Design Report, P.32 	
08 SAFETY AND SECURITY	Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.	 The residential entry is clearly indicated on Central Park Avenue. It has good site lines and is to have controlled security access. Parking access is to be secure and the lift system provides access to internal upper lobbies. Passive overlooking to the adjacent park and streets is facilitated via ground floor residences and commercial uses. The commercial uses contribute to street activity and the covered public domain area on Abercrombie Street increases the opportunity for safe and appropriate use of the street. Public and private zones are well-defined with communal recreation areas located within the private building area. Appropriate lighting and CCTV to be provided as required. 	✓



09 SOCIAL DIMENSION AND Good design responds to the social context and needs of the local community The proposal provides well-designed and flexible apartments with varied HOUSING AFFORDABILITY in terms of lifestyles, affordability, and access to social facilities. New planning to suit different accommodation needs. The apartments options developments should optimise the provision of housing to suit the social are an appropriate type of accommodation for both the site and the area. mix and needs in the neighbourhood or, in the case of precincts undergoing Investigations undertaken by the developer indicate that there is a transition, provide for the desired future community. demand in this area for the type of accommodation proposed. The provision of adaptable apartments responds to the area's increasing demand for accessible residences and for the changing needs of occupants over time. 10 AESTHETICS Quality aesthetics require the appropriate composition of building elements, The proposal employs a variety of quality materials, textures and finishes textures, materials and colours and reflect the use, internal design and to create visual interest in a harmonious way and reflect the quality of structure of the development. Aesthetics should respond to the environment the proposed accommodation. and context, particularly to desirable elements of the existing streetscape or, The ground floor level is clearly articulated with shop-fronts to in precincts undergoing transition, contribute to the desired future character commercial spaces and screening to ground floor residences. The car of the area. park entry and services zone is discreetly integrated in the northern • The upper residential levels are articulated via vertical louvres, glazing elements and loggias with light and ventilation slots or 'snorkels' punctuating the built form. • The stepped building form provides strong massing illustrating the sun access plane whilst offering appropriate building frontage heights.

TABLE OF COMPLIANCE	KEY PLANNING CONTROLS - CITY OF SYDNEY DCP 2012							
SECTION	SUMMARY OF KEY APPLICABLE PROVISIONS	COMMENT	COMPLIANCE (YES OR NO)					
ABOVE PODIUM SETBACKS	Up to a height of 45m, a minimum setback of 6m is required from the side or rear property boundary for principal windows.	For this site, podium setbacks are to be in accordance with the approved Concept Plan (as modified) building envelope. The proposed podium setbacks are generally in accordance with this building envelope. Variations to the Abecrombie Street ground floor setback alignment provides for an articulated street frontage .The required public footpath width is maintained to the length of the Abecrombie Street frontage.	YES					
	Above a height of 45m, a setback of 12m is required from the side or rear boundary to ensure visual privacy is achieved between dwellings.	Proposed setbacks are in accordance with the Approved Concept Plan (as modified). Variations to setbacks above the podium provide for architectural articulation of the building mass. The proposed building setbacks effect minor variations to the shadow footprint of the Approved Concept Plan (as modified). Setbacks are consistent with the principles established in the Concept Plan.	YES					
SETBACKS	Underground parking structures, balconies and bay windows may encroach into the front setback by a maximum of 1m (Clause 4.2.2.1).	Setbacks to underground parking structures are in accordance with the Approved Concept Plan (as modified) building envelope.	YES					
BUILDING BULK	The component of a residential building that is above 35m high must have a maximum floor plate size of 750sqm including balconies (Clause 4.2.5.1).	Building bulk is is in accordance with the principles of Approved Concept Plan (as modified) building envelope. Minor variations in the floor plate size create an articulated building form, ameliorating its bulk.						
BUILDING EXTERIOR DESIGN	The predominant masonry character and articulation of Central Sydney is reinforced, particularly at the lower levels of buildings (Clause 5.1.5).	The building exterior design is in accordance with the Approved Concept Plan (as modified) and responds to the local context, mediating between the lower rise predominantly masonry buildings southwards on Abercrombie St and the contemporary higher buildings of Central Park and Broadway.	YES					
	The materials used, including glass, are predominately light in colour to reflect better quality light in to the streets and respond to characteristic light colours of Central Sydney (Clause 5.1.5).		YES					
-	Extensive expanses of bland glass or solid wall on the building facade are to be avoided (Clause 5.1.5).		YES					
	Minor projections from building walls up to a maximum of 450mm that extend into the public space are permitted, provided that there is a public benefit and the projections do not detract from significant views and vistas.		YES					
	Provide balconies and terraces on the low rise parts of a building, particularly where the building overlooks a park.		YES					
TOP LEVEL DESIGN	The top levels are to integrate with the design of the building and conceal plant and equipment and promote a visually distinctive and interesting Central Sydney skyline. Where there are steps in the building, these steps should be a minimum of two storeys in height (Clause 5.1.5).	Steps in the building are in accordance with the Approved Concept Plan (as modified).	YES					
STREET FRONTAGE TENANCIES	It is encouraged that street frontages have approximately 10-15 tenancies per 100 metres with a maximum average width of 10 metres (Section 3.2.3).		YES					
FLOOR TO CEILING HEIGHT	Minimum floor to ceiling height of 3.6 metres for the first basement floor, ground floor and first floor levels to enable both residential and business uses (Clause 4.2.1.2).	The first floor basement and all retail areas at ground level comply with minimum ceiling heights. Residential areas on ground and first floor are limited to a 2.7m floor to ceiling height, providing appropriate relationships to the neighbouring residential developments. Refer to the Architectural Design Report.	YES					
PUBLIC DOMAIN ENHANCEMENTS	Buildings are to be designed to positively address the street [Clause 3.2.2].	Refer to the Architectural Design Report.	YES					
	Buildings are to be designed to maximise the number of entries, visible internal uses at ground level, and include high quality finishes and public art to enhance the public domain (Clause 3.2.2).	Refer to the Architectural Design Report.	YES					
	 Ground floor tenancies and building entry lobbies on sites not flood affected are to, where possible (Clause 3.2.2): have entries at the same level as the adjacent footpath or public domain; have finished floor levels no greater than 500mm above or below the adjacent footpath or public domain entry on sites with a cross fall of less than 1 in 10; have finished floor levels no greater than 1.2m above the adjacent footpath or public domain on sites with a cross fall of greater than 1 in 10; 	All retail entries are at the same level as the adjacent footpath. The residential lobby entry is at grade with the adjacent footpath. The site is flood affected. For this reason and due to the slope of natural ground level, the finished floor levels of residential apartments vary between on grade to 1.6m abovethe adjacent footpath. The residences provide good passive surveillance of the public domain. Refer to Architectural Design Report for further details.	YES					
	 provide opportunities for direct surveillance of the adjacent street or public domain at maximum intervals of 6m. 							



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	Basement parking areas and structures must not protrude above the level of the adjacent street or public domain (Clause 3.2.2).	A minor area of the basement car parking structure protrudes a maximum of 1.6m at the north-east corner of the site due to variation in the natural ground level. The structure is fully integrated with the facade design and planter boxes.	YES
	Residential developments (Clause 3.2.2): • are to have a street address and provide a direct line of sight from a street to the principal building entry or entries. Where a development comprises a number of buildings with a variety of orientations, a major part of the overall development is to face the street;		YES
	 are to be designed and laid out so that every 6m a dwelling, communal space or other high use space provides opportunities for direct surveillance of the adjacent street or public domain; and 	Retail areas and residential balconies and gardens provide direct surveillance of the adjacent streets. Service entries on Irving Street are minimised, with retail and residential uses turning the corner to provide surveillance to this street frontage.	YES
	 are to provide individual entries directly from the street to any ground floor dwellings next to the street. 	The site is subject to flooding and ground floor entries are accessed via a main residential entry lobby fronting Central Park Avenue. Refer to the Architectural Design Report.	NO
PHOTOVOLTAIC SOLAR PANELS	Where possible proposals for new buildings, alterations and additions and major tree plantings are to maintain solar access to existing photovoltaic solar panels having regard to the performance, efficiency, economic viability and reasonableness of their location (Clause 3.6.3).		N/A
MATERIALS AND BUILDING COMPONENTS	Paints and floor coverings with low levels of volatile organic compounds (VOC) and low formaldehyde wood products are to be used where possible (Clause 3.6.5).		YES
	 Where possible, use building materials, fittings and finishes that: have been recycled or are made from or incorporate recycled material have been certified as sustainable or 'environmentally friendly' by a recognised third party certification scheme (Clause 3.6.5). 		YES
	Design building components, including the structural framing, roofing and façade cladding for longevity, adaptation, disassembly, re-use and recycling (Clause 3.6.5).		YES
	Reduce the amount of materials used in the construction of a building wherever possible (Clause 3.6.5).		YES
CAR SHARE REQUIREMENTS	1 per 50 car spaces provided for residential developments (Clause 3.11.2). 1 per 30 car spaces provided for commercial/retail developments (Clause 3.11.2).		YES
	These parking spaces are to be located in a convenient location and designated for use only be car share vehicles by signs (Clause 3.11.2).	Car Share vehicles are conveniently located at Basement Level 1 within a designated area, separate from private residential car parking.	YES
BICYCLE PARKING	All development is to provide on-site bike parking designed in accordance with the relevant Australian Standards for the design criteria of bike parking facilities (Clause 3.11.3).		YES
	1 bicycle parking space per 4 staff for serviced apartments for employees and 1 space per 20 rooms for customers/visitors (Clause 3.11.3).		N/A
	1 employee bicycle parking space per 150m ² of commercial GFA required for employees plus 1 space per 400m ² of commercial GFA for visitors (Clause 3.11.3).		N/A
	For shops, 1 space per 25m ² of public area for employees, plus 2 spaces plus 1 per 100m ² over 100m ² of retail GFA for visitors. Appropriate secure storage is required for bicycle parking (Clause 3.11.3).	Employee bicycle parking is conveniently located adjacent to the End of Journey Facilities at Basement Level 1. Visitor bicycle parking is located adjacent to the retail tenancies at street level on Abecrombie Street.	YES
	Secure bike parking facilities are to be provided as follows; Class 1 bike lockers for occupants of residential buildings; Class 2 bike facilities for staff/ employees of any land use; and Class 3 bike rails for visitors of any land use (Clause 3.11.3).	Class 1 bike lockers combined with storage facilities are provided for all residential apartments, located within the secure basement carparking areas. Class 2 bike facilities are provided with the End of Journey Facilities located at Basement Level 1. Class 3 bike rails for visitors are located on grade on Abecrombie Street.	YES
	Tenant bicycle parking is to be provided at the uppermost level of basement parking, close to entry and exit points and subject to camera surveillance where provided. Visitor bicycle parking is to be provided on-grade close to the major public entrance of the building (Clause 3.11.3).	Tenant bicycle parking is located in proximity to allocated secure basement car parking spaces, or in close proximity to lift access to all basement levels. Visitor bicycle parking is located on grade at Abercrombie Street.	YES
	A safe path of travel from bike parking areas to entry/exit points is to be marked (Clause 3.11.3).		YES



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	Access to bike parking areas are to be (Clause 3.11.3): • a minimum of 1.8m wide to allow a pedestrian and a person on a bike to		YES
	pass each other and may be shared with vehicles within buildings and at entries to buildings); accessible via a ramp; and accessible via appropriate security or intercom systems.		
	Bike parking for visitors is to be provided in an accessible on-grade location near a major public entrance to the development and is to be signposted [Clause 3.11.3].	Visitor bicycle parking is located on grade at Abercrombie Street.	YES
	 For non-residential uses, the following facilities for bike parking are to be provided at the following rates (Clause 3.11.3): 1 personal locker for each bike parking space; 1 shower and change cubicle for up to 10 bike parking spaces; 2 shower and change cubicles for 11 to 20 or more bike parking spaces are provided; 2 additional showers and cubicles for each additional 20 bike parking spaces or part thereof; showers and change facilities may be provided in the form of shower and change cubicles in a unisex area in both female and male change rooms; and locker, change room and shower facilities are to be located close to the bike parking area, entry and exit points and within an area of security camera surveillance where there are such building security systems. 	End of Journey Facilities are conveniently located on Basement Level 1. Facilities are provided at the required rates.	YES
EHICLE PARKING	For residential buildings, car parking spaces are to be allocated to dwelling units in accordance with parking rates in the Sydney LEP 2005 and are to be a part lot to a dwelling unit in a strata plan so that they remain connected to the dwelling (Clause 3.11.4): • All visitor spaces are to be grouped together in the most convenient locations relative to car parking area entrances, pedestrian lifts and access points and are to be separately marked and clearly sign-posted. • Development applications are to indicate how visitor parking is to be accessed, including arrangements for access into a secure area if proposed. • New developments are to achieve high quality ground level relationships between the buildings and all public domain interfaces even where this will result in inefficient basement car parking layouts including: spilt basement.	82 residential tenant parking spaces are provided plus 6 car share spaces, meeting the lesser of the LEP required on-site parking provisions. Secure basement car parking access is provided via Irving Street.	YES
ERVICE VEHICLE PARKING	Residential buildings and serviced apartments (Clause 7.8.1): 1 space for the first 50 dwellings or serviced apartments; plus 0.5 spaces for every 50 dwellings/serviced apartments or part thereafter Commercial premises (Clause 7.8.1): 1 space per 3,300sqm GFA, or part thereof, for the first 50,000sqm.	Refer to the Traffic and Transport report	YES
	Shops (Clause 7.8.1): 1 space per 350sqm GFA, or part thereof, up to 2,000sqm.		YES
	For mixed use developments, the total number of service vehicle spaces is to be calculated on a pro rata basis of spaces required for the relative proportions of different uses within the building.		YES
	Service vehicle parking spaces, including spaces for bike couriers are to be [Clause 3.11.6]: • located near vehicle entry points and near lifts; • clearly designated and signposted for service vehicles only; • screened from the street where possible; and • located completely within the boundary of the site, clear of parked vehicles and clear of through traffic.	A service vehicle bay is provided with access via Irving Street. The bay is to be shared between the residential and non-residential uses. The bay accommodates rigid vehicles up to 9.5m long. The service vehicle bay is located fully within the building envelope and screened from the street.	YES
	Parking spaces for service vehicles are not to be used for other purposes such as storage of goods and equipment (Clause 3.11.6).		YES
IOTORBIKE PARKING	In all buildings that provide onsite parking, 1 motorcycle parking space for every 12 car parking spaces is to be provided as separate parking for motorcycles. Each motorcycle parking space is to be designated and located so that parked motorcycles are not vulnerable to being struck by a manoeuvring vehicle (Clause 7.8.4).		YES
ACCESSIBLE PARKING	One accessible car parking space is to be provided for every adaptable		YES



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	One space for every 20 car parking spaces or part thereof is to be allocated as accessible visitor parking (Clause 7.8.5).		YES
WASTE COLLECTION POINTS AND LOADING AREAS	For developments equal to or greater than 1,000sqm GFA, vehicle access to a site is to be located so the safety of those using the access and the street is not likely to be compromised. Vehicle access is not to be located in the following locations (Clause 3.11.10): • within 10m of an uncontrolled intersection, including intersections with laneways; • within 25m of the property boundary adjacent to a signalised intersection; • within 60m of the approach side of an intersection on a state road and within 30m on its departure side; • within 12m of a 'stop' or 'give way' sign or hold line at intersections; • opposite a busy side road for a distance of 6m beyond the alignment of the property boundaries adjacent to that side road; • opposite a busy driveway for a distance of 6m beyond the alignment of the driveway edges; • within 15m of the alignment of an intersection where the proposed vehicle access is to be used by service vehicles; • within 30m of the alignment of an intersection where the proposed vehicle access is used by service vehicles to access 3 or more loading spaces; • where there is insufficient 'weaving' distance to or from a nearby road that could be used by traffic generated by the development; • within 2m of other access driveways or within 1m of any common boundary, except where access is off a laneway; and • within 20m of the approach to, and 10m of the departure from an existing or proposed pedestrian crossing.		YES
	Waste collection and loading is to be accommodated within new development in one of the following ways, in order of preference (Clause 3.11.13): in the building's basement; or at grade within the building in a dedicated collection or loading bay; or at grade and off street within a safe vehicular circulation system where in all cases vehicles will enter and exit the premises in a forward direction.	Waste collection and loading is located off Irving Street at grade, within a dedicated loading bay. A turntable permits entry and exit from the premises in a forward direction.	YES
	 The waste collection and loading point is to be designed to (Clause 3.11.13): allow waste collection and loading operations to occur on a level surface away and vehicle ramps; and provide sufficient side and vertical clearance to allow the lifting arc for automated bin lifters to remain clear of any walls or ceilings and all ducts, pipes and other services. 		YES
	 Vehicle access for collection and loading will provide for (Clause 3.11.13): a 9.25m Council garbage truck and a small rigid delivery vehicle; minimum vertical clearance of 4.0 metres for residential development or else 3.8m clear of all ducts, pipes and other services, depending on the gradient of the access and the type of collection vehicle; collection vehicles to be able to enter and exit the premises in a forward direction. Where a vehicle turntable is necessary to meet this requirement, it is to have a capacity of 30 tonnes; maximum grades of 1:20 for the first 6m from the street, then a maximum of 1:8 with a transition of 1:12 for 4m at the lower end; a minimum driveway width of 3.6m; and a minimum turning circle radius of 10.5m. 		YES
	For multi-unit residential buildings and multi-storey commercial buildings, it is preferable for the collection and loading point to be inside the building, for example, in an underground car park, as this reduces noise impact on surrounding residents (Clause 3.11.13). Where vehicle access is via a ramp, design requirements for the gradient, surface treatment and curved sections are critical and must be analysed at an early stage in the design process.	Collection and loading occurs fully inside the building.	YES
PARKING AREA DESIGN	Basement parking areas and structures must not protrude above the level of the adjacent street or public domain (Clause 3.11.14). Vehicle ramps must not be visible from the public domain and are to be located inside the building (Clause 3.11.14).	A minor area of the basement car parking structure protrudes a maximum of 1.6m at the north-east corner of the site due to variation in the natural ground level. The structure is fully integrated with the facade design and planter boxes.	YES
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	 Car parking areas are to (Clause 3.11.14): be well lit, visible, and avoid hidden and enclosed areas to allow for casual surveillance; include mirrors or similar devices where hidden and enclosed areas such as staircases and lift lobbies cannot be avoided; be well ventilated and provide natural rather than mechanical ventilation where practicable; and be subordinate in appearance to the main building. 	YES
	Car parking spaces are not to be located in areas used for the manoeuvring of service vehicles (Clause 3.11.14).	YES
ADAPTABLE DWELLING MIX	All development must comply with the following: all Australian Standards; the Building Code of Australia access requirements; and Disability Discrimination Act 1992. Complex developments where compliance is proposed through alternative solutions must be accompanied by an Access report prepared by a suitably qualified access professional (Clause 3.12.1). Access for pedestrians and vehicles are to be separated (Clause 3.12.1).	YES
	 Access arrangements are to be (Clause 3.12.1): integral with the overall building and landscape design and not appear as 'add-on' elements or as of secondary importance; as direct as possible; and designed so that a person does not need to summon help. 	YES
	Required egress routes in residential development are to allow for safe escape for persons with a disability including, but not limited to, waiting space on landings within fire stairs and provision of accessible egress paths from ground floor apartments.	YES
	Adaptable dwellings are to be spread amongst all unit sizes to accommodate various household sizes (Clause 3.12.2).	YES
	15% of total dwellings are to be adaptable (Clause 3.12.2).	YES
OCIAL AND ENVIRONMENTAL CONSIDERATIONS	Active spaces and windows of habitable rooms within buildings are to be located to maximise casual surveillance of streets, laneways, parking areas, public spaces and communal courtyard space (Clause 3.13.1).	YES
	In commercial, retail or public buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries (Clause 3.13.1).	YES
	Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment (Clause 3.13.1).	YES
	Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain (Clause 3.13.1).	YES
	Ground floors of non-residential buildings are to be designed to enable surveillance from the public domain to the inside of the building at night (Clause 3.13.1).	YES
	Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight along the route (Clause 3.13.1).	YES
	Where dwelling units have individual main entries directly from a public space, the entry is to include a clearly defined transitional space between public and private areas (Clause 3.13.1).	YES
	Building details such as fencing, drainpipes and landscaping are to be designed so that illegitimate access is not facilitated by the opportunity for foot or hand-holds, concealment and the like (Clause 3.13.1).	YES
VASTE	A waste management plan is to be submitted with the Development Application and will be used to assess and monitor the waste management process within a development. The waste management plan is to be consistent with the City of Sydney Policy for Waste Minimisation in New Developments 2005 (Clause 3.14.1).	YES
	The waste management plan is to address construction and demolition waste (Clause 3.14.2).	YES
	The waste management plan is to address the generation of waste from the occupants of the development (Clause 3.14.3).	YES



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	Development is to include sufficient space in kitchens and other areas where waste might be generated for the separation of waste into recyclables, waste		YES
SIGNAGE	to landfill and organics for composting or worm farming (Clause 3.14.3). Consider the location of signage in accordance with Section 3.16 of the Sydney DCP.		YES
BUILDING HEIGHT	Height in storeys and street frontage height in storeys (Clause 4.2.1.1).	The proposed Total Building Height is 0.57m lower than the Approved Concept Plan (as modified) maximum height of RL 57.50.	YES
		The proposal broadly conforms to the approved building heights of the Concept Plan (as modified). The series of tiered building volumes between Levels 8 and 12 vary from the approved building envelope with a balance of decreased and increased heights in order to best articulate the building form. These minor variations are consistent with the principles of the Approved Concept Plan (as modified) and the form mitigates building height and bulk whilst minimising net overshadowing.	NO
		The O'Conner Street facade (south) maintains an average Street Wall Height of 25m and 8 storeys.	YES
		The Irving Street facade (north) Street Wall Height steps from 8 storeys high at the west facade to 13 storeys at the centre. The higher built form in the centre is located to align with the central landscaped courtyard of Block 4S to the north.	NO
		On Central Park Avenue (east), variations to the Street Wall height provide articulation of the building mass. The form varies from 8 to 10 storeys to transition between the neighbouring developments of 15 storeys to the north and 3 storeys to the south. The height variations are appropriately scaled in relation to the open space of Chippendale Green and the building height of the Brewery Block 4b to the north- east.	NO NO
		On Abercombie Street (west), variations to the Street Wall height provides articulation of the building mass. Heights vary between 8 and 10 storeys to transition between the neighbouring developments of 15 storeys to the north and 3 storeys to the south. The height variations are appropriately scaled in relation to the wide 4-lane road of Abercrombie Street.	NO NO
SOLAR ACCESS	Development applications are to include diagrams in plan and elevation that show solar access to proposed apartments and the shadow impact on neighbouring development at hourly intervals between 9am, 12noon and 3pm on 22 March and 21 June. In some cases, Council may require hourly intervals (Clause 4.2.3.1).	Diagrams in plan and 3D diagrammtic elevations are included at hourly intervals between 9am and 3pm on March 21 and June 21.	YES
	70% of proposed apartments in a development and neighbouring developments must achieve a minimum of 2 hours direct sunlight between 9am and 3pm onto at least 1sqm of living room windows and a minimum 50% of the required minimum area of private open space area (Clause 4.2.3.1)	Refer to Architectural Design Report Page 32.	NO NO
	New development must not create any additional overshadowing onto a neighbouring dwelling where that dwelling currently receives less than 2 hours direct sunlight to habitable rooms and 50% of the private open space between 9am and 3pm on 21 June (Clause 4.2.3.1).	Refer to Architectural Design Report Page 34.	NO
	Generally, the depth of a habitable room should not exceed 10m from the openings that receive daylight. (Clause 4.1.3.1)	The depth of habitable rooms does not exceed 10m from openings that receive daylight.	YES
NTERAL COMMON AREAS	Internal common areas, corridors and lift lobbies are to have access to daylight and an outlook (Clause 4.2.3.3)	All levels from lower ground up to Level 8 have naturally lit lobbies and corridors.	YES
	Provide modulation and adequate dimensions to common corridors to give a feeling of spaciousness. Common corridors must also be designed to maximise safety and security [Clause 4.2.3.3]		YES
	Common corridors are to be at least 1.8m-2m wide in front of lifts (Clause 4.2.3.3)		YES
DESIGN FEATURES TO MANAGE SOLAR ACCESS	Fixed shading devices are not to substantially restrict access to natural daylight or outlook (Clause 4.2.3.4).		YES
	Extensive glazing that is unprotected from mid-summer sunlight is to be avoided and reliance upon high performance tinting or glazing as a mid-summer sun control device is not appropriate (Clause 4.2.3.4).		YES
	Private open space may be in the form of courtyards, decks and balconies and is to be provided for at least 75% of dwellings in a development (Clause 4.2.3.7).		YES



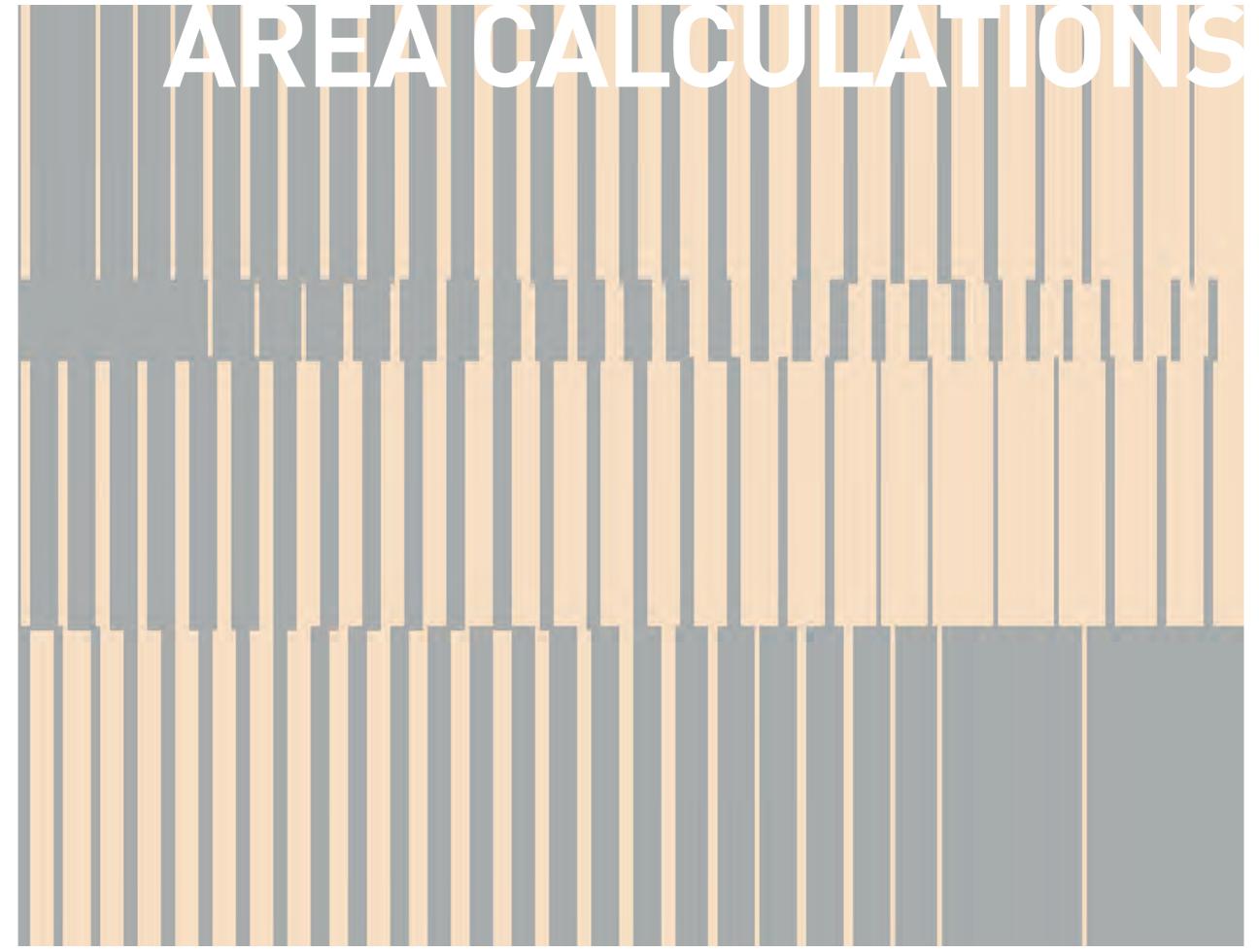
PRIVATE OPEN SPACE AND BALCONIES	Private open space is to have a north west to north east aspect where practicable (Clause 4.2.3.7).		YES
	Private open space is to be directly accessible from the living area of the dwelling and capable of serving as an extension of the living area (Clause 4.2.3.7).		YES
	Private open space for ground floor dwellings is to be located at the ground level where possible, with a maximum gradient of 1 in 20 (Clause 4.2.3.7).		YES
	Private open space (POS) is to have the following minimum consolidated area and dimensions for all dwellings (Clause 4.2.3.7): • ground level dwellings: 25sqm with a minimum dimension of 4m; and • upper level units: 10sqm with a minimum dimension of 2m.	Minimum dimensions are maintained for POS. Ground level dwellings have smaller usable external areas than 25sqm with a minimum dimension of 4m. They are screened with an additional planting zone for privacy and to improve the amenity of the POS. Upper level units all have POS provided in the form of loggias or generous terraces. Loggias are typically 7.5 sqm to 11sqm witha minimum dimension of 4m and have been maximised wherever possible.	NO
	Where environmental conditions could significantly diminish the amenity of private open space the requirement for private open space may be waived (Clause 4.2.3.7).		YES
	Balconies are to have external finishes to walls, floor and ceilings (Clause 4.2.3.7).		YES
	A planting bed adjacent to the street boundary is to be provided for all ground floor dwellings. Where a level courtyard is not possible, a deck or split level courtyard is to have a levelled area with a minimum dimension of 2m (Clause 4.2.3.7).		YES
	Where environmental conditions including wind and noise effects could significantly diminish the amenity of private open space, the consent authority may waive the requirement for the provision of private open space (Clause 4.2.3.7).		N/A
	Wind and acoustic treatments of private open space must not result in the space being enclosed where it becomes part of the building envelope as defined by the BCA. Where, in the opinion of the consent authority, the private open space has the character of a habitable room it will be included as GFA (Clause 4.2.3.7).		N/A
COMMON OPEN SPACE	Provide an area of common open space under common title that is at least 25% of the total site area and has a minimum dimension of 6m. The calculation of the required area of common open space is to exclude driveways, parking areas, essential access paths such as fire escape routes, indoor gymnasiums and outdoor clothes drying areas (Clause 4.2.3.8).	A residential amenity lounge is provided at ground floor level, visually connected to the lobby and to the Abercrombie St frontage. At roof level a common terrace with BBQ areas is provided for resident use. The combined area of these spaces is 9% of the site area.	NO NO
	At least 30% of the common open space area is to receive 2 hours of direct sunlight between 9am and 3pm on 21 June (Clause 4.2.3.8).		YES
	Common open space may be located on elevated gardens or roof tops provided that the area and overall design can be used for the recreation and amenity needs of residents (Clause 4.2.3.8).		YES
	Roof top areas designed for use as recreation facilities are to have a high standard of finish and design. The design of exterior private open spaces such as roof top gardens must address visual and acoustic privacy, safety, security and wind effects(Clause 4.2.3.8).		YES
	Common open space is to be located and designed to: • be seen from the street between buildings; • have a northerly aspect where possible; • be additional to public thoroughfares; • present as a private area for use by residents only; • include passive surveillance from adjacent internal living areas or pathways; • provide for active and passive recreation needs of all residents; and • provide soft landscaping.		YES
	Unpaved soft landscaped area must comprise a minimum of 50% of the total area of common open space (Clause 4.2.3.8).	The building footprint at ground floor level conforms to the Approved Concept Plan (as modified). The building footprint does not allow for soft landscape area at ground level. Soft landscaping is provided at street level to the perimeter of the building and forms part of the public streetscape.	NO .



VENTILATION	For single facing apartments, the depth of the apartment is to be less than the width of its external face to encourage good ventilation (Clause 4.2.3.9).	The majority of single-aspect apartments are provided with opening windows both to the external facade and to the 'snorkels' or light and ventilation slots that articulate the building, allowing for cross-ventilation and mitigating the effects of the floor plate depth, which is determined by the Approved Concept Plan (as modified) building envelope.	NO	
FLEXIBLE HOUSING AND DWELLING MIX	The following residential mix is to be provided (Clause 4.2.3.12): • Studio: 5 – 10%; • 1 bedroom: 10 – 30%; • 2 bedroom: 40 – 75%; and • 3+ bedroom: 10 – 100%	The residential dwelling mix responds to high demand in this dense innercity area for one bedroom and studio apartments, with reduced demand for larger family-oriented residences. Refer areas schedule for details.	N0	
	The maximum percentage of 1 bedroom dwellings may be increased above 30% provided that the number of studio dwellings and 1 bedroom dwellings combined does not exceed 40% of total dwellings.	Refer above.	NO	
	New development is to demonstrate that internal designs allow adaptation to different uses over time by (Clause 4.2.3.12): • showing internal walls that can be easily removed; • locating services where they will not impede the future conversion of the unit into a different configuration; and • incorporating, in at least 10% of dwellings in a development, the opportunity for parts of a dwelling to be separately or independently occupied, for example, dual key apartments.		YES	
	 Dwellings comprising two or more bedrooms may be configured as dual key apartments provided that (Clause 4.2.3.12): both apartments are accessed from a shared private lobby or have dual access; where a strata plan exists, both apartments are contained within a single strata unit; and it does not impact on significant fabric or spaces of a heritage item. 		YES	
RESIDENTIAL USES ON THE GROUND AND FIRST FLOOR	 Ground floor residential uses are to be provided with a minimum of: [Clause 4.2.5.4]: 3m primary building setback, except where a zero lot line has been established by existing adjacent development; 4m setback from the site boundary to the glass line enclosing an internal space at the ground and first floor; and 3m wide deep soil landscape setback as a private front garden. The garden may be located up to 1m above the street level. 	Setbacks are in accordance with the Approved Concept Plan (as modified). Soft landscaping zones and changes in level effectively screen residences from the street and enable enjoyment of outdoor terraces.	NO	
	Ground floor level is to be a maximum of 1.2m above the adjacent public domain level with 0.8m to 1m preferred to allow a good level of privacy and passive surveillance. On a sloping site step the ground floor levels to maintain an optimal relationship to the street for each dwelling (Clause 4.2.5.4).	The site is flood affected. For this reason and due to the slope of natural ground level, the finished floor levels of residential apartments vary between on grade to 1.6m above the adjacent footpath, giving an appropriate level of privacy for the apartments whilst maintaining good passive surveillance of the public domain.	NO NO	
	Sills or opaque treatments to ground floor windows are to be a minimum of 0.8m above ground floor level to provide privacy (Clause 4.2.5.4).	The sectional relationship between apartments and the street, with differences in level, soft landscaping and fencing provides screening for privacy. Refer also to Architectural Design Report	NO	
	Ground floor dwellings that face the street are to have individual entries to the street (Clause 4.2.5.4).	The flood impact on the site and difference in level between the sloping natural ground plane and internal levels preclude direct individual entries to the street.	NO	
	A predominantly open contemporary steel palisade fence up to a maximum of 1.4m high is to be located on the site boundary (Clause 4.2.5.4).	Fence heights are variable with a maximum of 1.6m on the street facade, providing privacy and screening to residences whilst maintaining a connection with the street.	NO	
RESIDENTIAL FLAT BUILDINGS AND SERVICED APARTMENTS	A space is to be provided inside each dwelling for separate storage of at least one day's volume of general waste, recyclables and compostable materials.		YES	
	For buildings more than 3 storeys, provide a waste and recycling chute on each floor such that the total travel distance from any dwelling to a waste chute does not exceed 40m (Clause 4.2.6.2).		YES	
	 Where a waste and recycling chute system is used (Clause 4.2.6.2): chute openings are to open only into a waste service compartment or room for safety purposes; and the waste service compartment or room on each floor must also include space for containers for the intermediate storage of recyclables. 		YES	



	Provide a centralised waste and recycling room near the collection point with capacity to store all waste and recycling likely to be generated in the building in the period between normal collection times and an additional room/cage of 8m2 to store bulky items (Clause 4.2.6.2).		YES
	An additional room or caged area with a minimum volume of 8m³ is to be allocated and designated with signs for the storage of discarded bulky items and recyclable electronic goods (Clause 4.2.6.2).		YES
ADDITIONAL PROVISIONS FOR MIXED USE DEVELOPMENTS	The waste handling, storage and collection systems for residential and commercial waste are to be separate and self-contained (Clause 4.2.6.3).		YES
LETTERBOXES	Provide individual letterboxes where ground floor residential flat building units have direct access to the street (Clause 4.2.6.8).		YES
	Provide a mailbox structure that meets the relevant Australia Post requirements. The mailbox structure is to be located close to the major street entry to the site. All letterboxes are to be lockable (Clause 4.2.6.8).		YES
TABLE OF COMPLIANCE	KEY PLANNING CONTROLS - CENTRAL SYDNEY DCP 1996		
PROJECTIONS UPON A PUBLIC ROAD	Projections for decoration or protection from the sun, projections of a decorative nature (such as cornices, eaves, sills, mullions and architraves) and projections that are designed and/or intended as sun protection devices may project beyond the alignment of the road, if the projections extend not more than 450mm beyond the road alignment; • are not less than 3 metres above the footpath; • are at any time, not less than 800 mm from the face of the kerb; and • are constructed of masonry, reinforced concrete or other approved non-combustible material [Clause 10.3.1].	In the absence of a similar detailed provision in the City of Sydney DCP 2012, the numerical controls in this clause have been used to set the projection of external louvres into the southern easement of the Block 8 site.	YES





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AREA CALCULATIONS
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CENTRAL PARK BLOCK 8

DEFINITIONS

GFA

The Approved Modified Concept Plan MCP 06-0171 determines that gross floor area has the same meaning as GFA defined within the Standard Instrument (Local Environmental Plan) Order 2006, which is the following:

Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:

(d) any area for common vertical circulation, such as lifts and stairs, and (e) any basement:

(i) storage, and

(ii) vehicular access, loading areas, garbage and

services, and

(f) plant rooms, lift towers and other areas used exclusively for $% \left\{ 1\right\} =\left\{ 1\right\} =$

mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority

(including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and $\,$

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

NSA*

The area for which a tenant could be charged for occupancy under a lease. The floor space contained within a tenancy at each floor level measured from the internal finished surfaces of permanent external walls and permanent internal walls but excluding features such as balconies and verandahs, common use areas, areas less than 1.5 m in height, service areas, and public spaces and thoroughfares.

Defined by 'Measurement of Building Areas' adopted for use by N.P.W.C.

members, the Australian Institute of Quantity Surveyors, the Royal

Australian Institute of Architects and B.O.M.A.

NOTE All areas are preliminary and subject to design development.

CENTRAL PARK BLOCK 8 - GFA SCHEDULE

Refer architectural drawings DA:103.AR - DA111.AR (REVISION D1)

TENANCIES

LOCATION		TENANCY TYPE						TENANCIES PER FLOOR	GFA	
RESIDENTIAL	Studio	1 Bed	1 Bed + S	1 Bed + S 2 Storey	2 Bed	2 Bed 2 Key	2 Bed 2 Storey	3 Bed		(m ²)
Basement 3	0	0	0	0	0	0	0	0	0	0
Basement 2	0	0	0	0	0	0	0	0	0	0
Basement 1	0	0	0	0	0	0	0	0	0	0
Level G	0	0	1	3	3	0	1	0	8	653
Level 1	3	3	4	0	3	2	0	0	15	1303
Level 2	6	3	5	0	2	3	0	1	20	1408
Level 3	6	3	5	0	2	3	0	1	20	1451
Level 4	6	3	5	0	2	3	0	1	20	1451
Level 5	6	3	5	0	2	3	0	1	20	1451
Level 6	6	3	5	0	2	3	0	1	20	1451
Level 7	6	3	5	0	2	3	0	1	20	1451
Level 8	2	0	2	0	1	2	3	3	13	1028
Level 9	2	0	2	0	2	1	0	1	8	952
Level 10	0	0	0	0	4	0	1	2	7	679
Level 11	0	0	0	0	4	0	0	1	5	665
Level 12	0	0	0	0	2	0	0	0	2	225
	43	21	39	3	31	23	5	13	178	14169
COMMERCIAL				-			_			
Level G	2								2	135
TOTAL									180	14303

RESIDENTIAL MIX

	Studio	1 Bed	1 Bed + S	1 Bed + S	2 Bed	2 Bed	2 Bed	3 Bed	TOTAL
				2 Storey		2 Key	2 Storey		
proposed MIX	24%		36%			33%		7%	100%
number of units	43		63			59		13	178

ADAPTABLE UNITS (included in total no. of residential tenancies)

	Studio/1 Bed	2 Bed	3 Bed	TOTAL
proposed MIX	44.5%	48.0%	7.5%	100%
number of units	12	13	2	27

UNIT SIZES (NSA m ²)									
PROPOSED	min	41	44	69	90				
	max	59	91	128	133				
	average	44	55	85	109				

COMMERCIAL AREA (NSA m²)

min	63
max	71
average	67

GFA

GFA RESIDENTIAL	m ²	14169
GFA COMMERCIAL	m ²	135
GFA TOTAL		14303

PARKING

	TOTAL		TENANCY TYPE							Accessible Spaces	Motorbike Spaces
		Studio	1 Bed	2 Bed	3 Bed	Car Share	Commerc.	Resi. Visitor	Com.Visitor	(incl in total)	
PROPOSED CAR	88	0	0	56	26	6	0	0	0	28	10
PROPOSED BICYCLE	251	43	80	76	30	0	1	18	3	n/a	n/a

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