

03

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DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY

	DA	S96	DIFFERENCE
Retail (GFA)	1,550m2	1,411m2	-139m2
Residential (GFA)	30,395m2	30,197m2	-198m2
Total	31,945m2	31,608m2	-337m2

APARTMENT SUMMARY TABLE

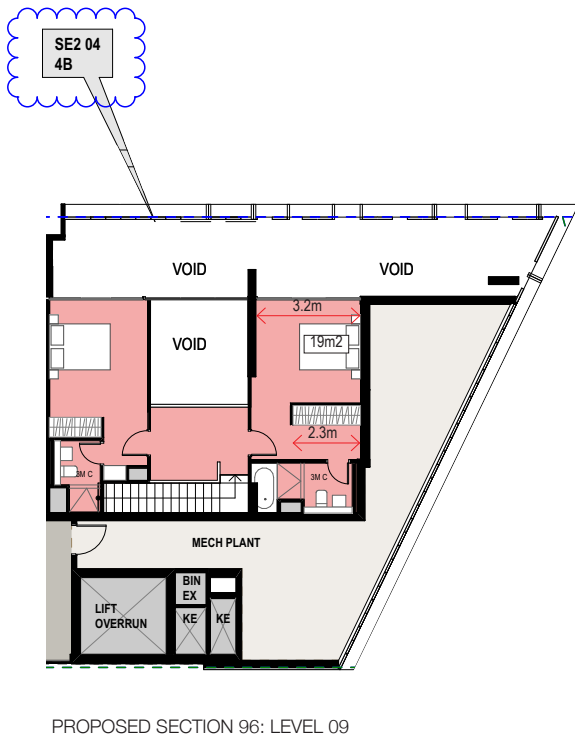
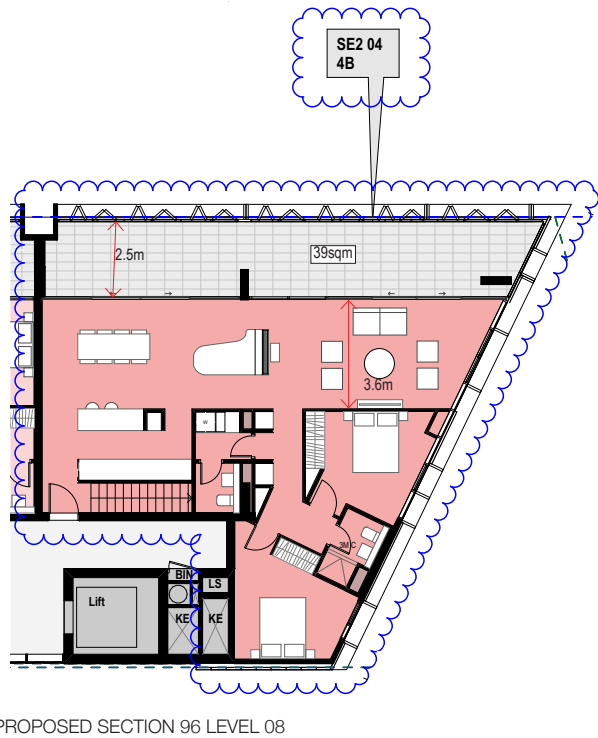
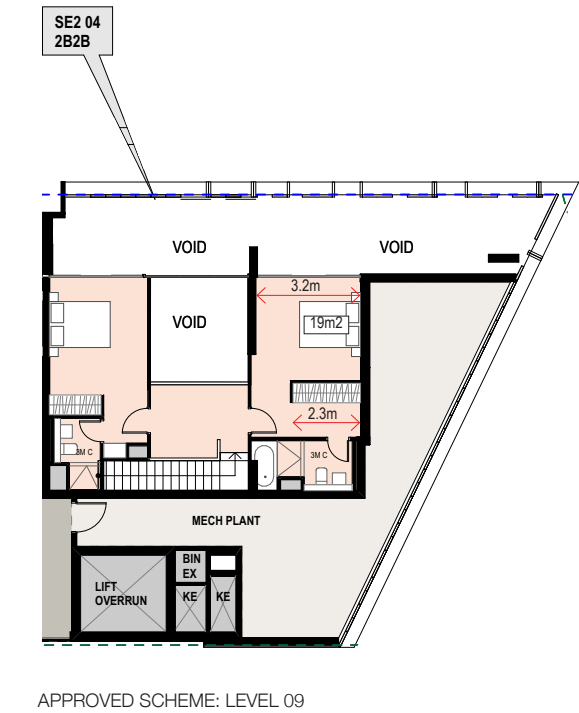
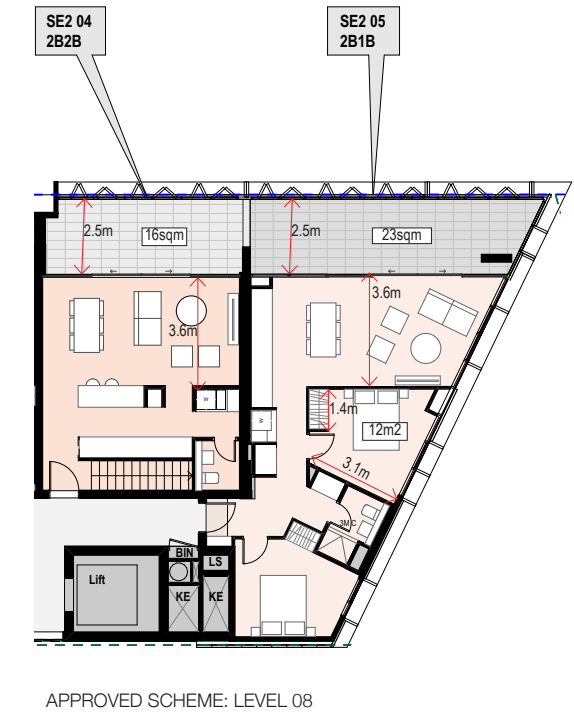
APARTMENT TYPE	DA TOTAL	% DA TOTAL	S96 TOTAL	% S96 OF MIX
Studio	20	5%	20	5%
1B	181	47%	181	47%
2B	177	45%	175	45%
3B	13	3%	13	3%
4B	-	-	1	
Total	391	100%	390	100%

CARPARKING

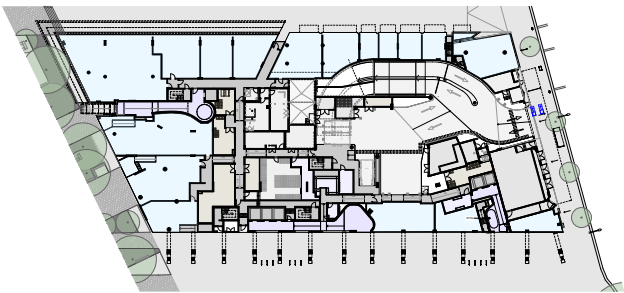
CARPARKING	DA TOTAL	S96 TOTAL
Residents - Standard	255	259
Residents - Accessible	10	10
Total	265	269
Services & Loading	5	5

ADG COMPLIANCE ANALYSIS - APARTMENT SE2 04 (4B)

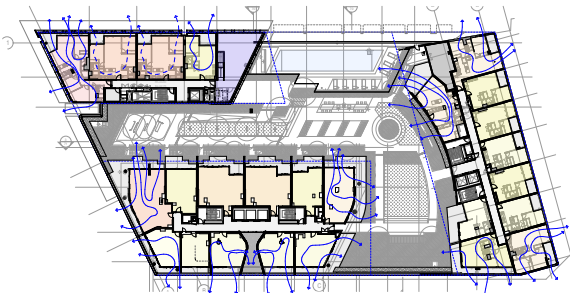
ADG	APPROVED SCHEME		PROPOSED S96	
	SE2 04 (2B2B)	SE2 05 (2B1B)	SE2 04 (4B)	
Apartment Areas				
Minimum areas for apartments				
2 Bed: 70sqm (+ 5sqm for each bathroom over 1)	100sqm ✓	66sqm ✗		
4 Bed: 102sqm (+ 5sqm for each bathroom over 1)			171sqm ✓	
Room Sizes				
Bedroom Areas (master: 10sqm other: 9sqm)	(M)19sqm ✓ 16sqm ✓	(M)12sqm ✓ 11sqm ✓	(M)19sqm ✓ 16sqm ✓ 13sqm ✓ 11sqm ✓	✓ ✓ ✓ ✓
Bedroom Widths (minimum 3m)	(M)3.2m ✓ 3.4m ✓	(M)3.1m ✓ 3.2m ✓	(M)3.2m, ✓ 3.4m, ✓ 3.1m, ✓ 3.2m ✓	✓ ✓ ✓ ✓
Living Room Widths (2B+ = 4m)	3.6m ✗	3.6m ✗	3.6m ✗	✗
Robes				
Bedrooms (master: 1.8m, other: 1.5m)	(M)2.3m, ✓ 1.7m ✓	(M)1.4m ✗ 1m ✗	(M)2.3m, ✓ 1.7m, ✓ 1.8m, ✓ 1.5m ✓	✓ ✓ ✓ ✓
Balconies				
2 Bed: 10sqm (minimum depth 2m)	16sqm (2.5m) ✓	23sqm (2.5m) ✓		
3+ Bed: 12sqm (minimum depth 2.4m)			39sqm (2.5m) ✓	✓



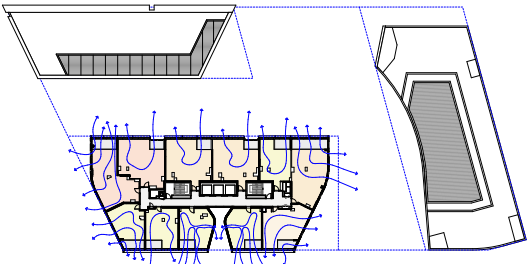
NATURAL VENTILATION



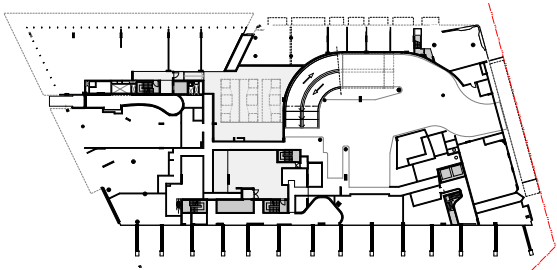
01 PLAN L00 Podium - Ground with Retail
NTS



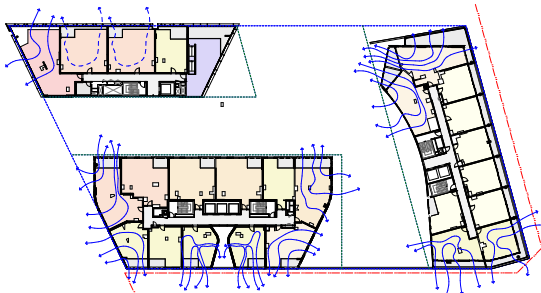
05 PLAN L06 Podium - Roof Garden
NTS



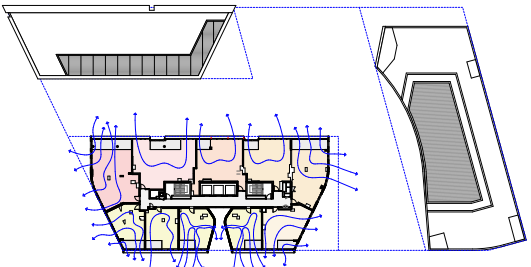
09 PLAN L10-27 Tower - Typical Residential
NTS



02 PLAN L01 Podium - Mezzanine
NTS



06 PLAN L07 Tower
NTS



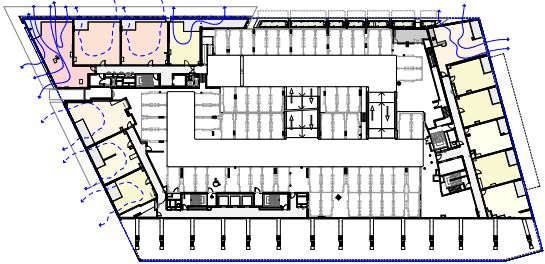
10 PLAN L28-29 Tower - Premium Residential
NTS

APPROVED SCHEME

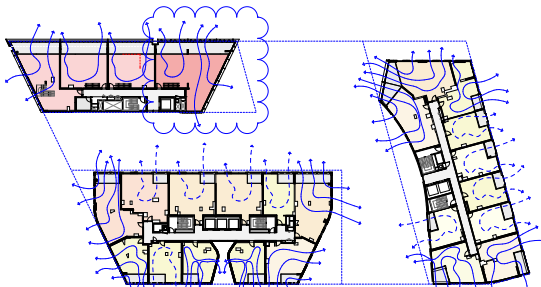
Level	Natural vent	Natural Vent CFD	%	%
L29	10			
L28	10			
L27	11			
L26	11			
L25	11			
L24	11			
L23	11			
L22	11			
L21	11			
L20	11			
L19	11			
L18	11			
L17	11			
L16	11			
L15	11			
L14	11			
L13	11			
L12	11			
L11	11			
L10	11			
L09	11	10	100%	
L08	16	10		
L07	11	2	54%	
L06	12	2		
L05	6	5		
L04	6	5		
L03	6	5		
L02	3	5		
L01	0			
L00	0			
	289	44	85%	

PROPOSED S96

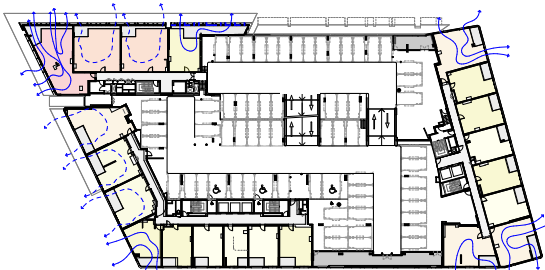
Level	Natural vent	Natural Vent CFD	%	%
L29	10			
L28	10			
L27	11			
L26	11			
L25	11			
L24	11			
L23	11			
L22	11			
L21	11			
L20	11			
L19	11			
L18	11			
L17	11			
L16	11			
L15	11			
L14	11			
L13	11			
L12	11			
L11	11			
L10	11			
L09	11	10	100%	
L08	15	10		
L07	11	2	54%	
L06	12	2		
L05	6	5		
L04	6	5		
L03	6	5		
L02	3	5		
L01	0			
L00	0			
	288	44	85%	



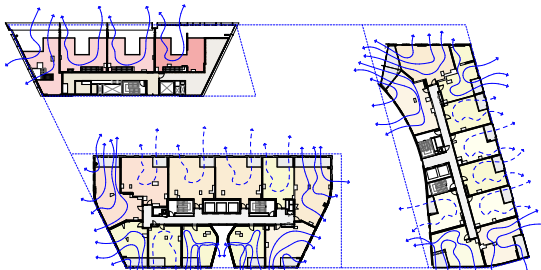
03 PLAN L02 Podium
NTS



07 PLAN L08 - Tower
NTS

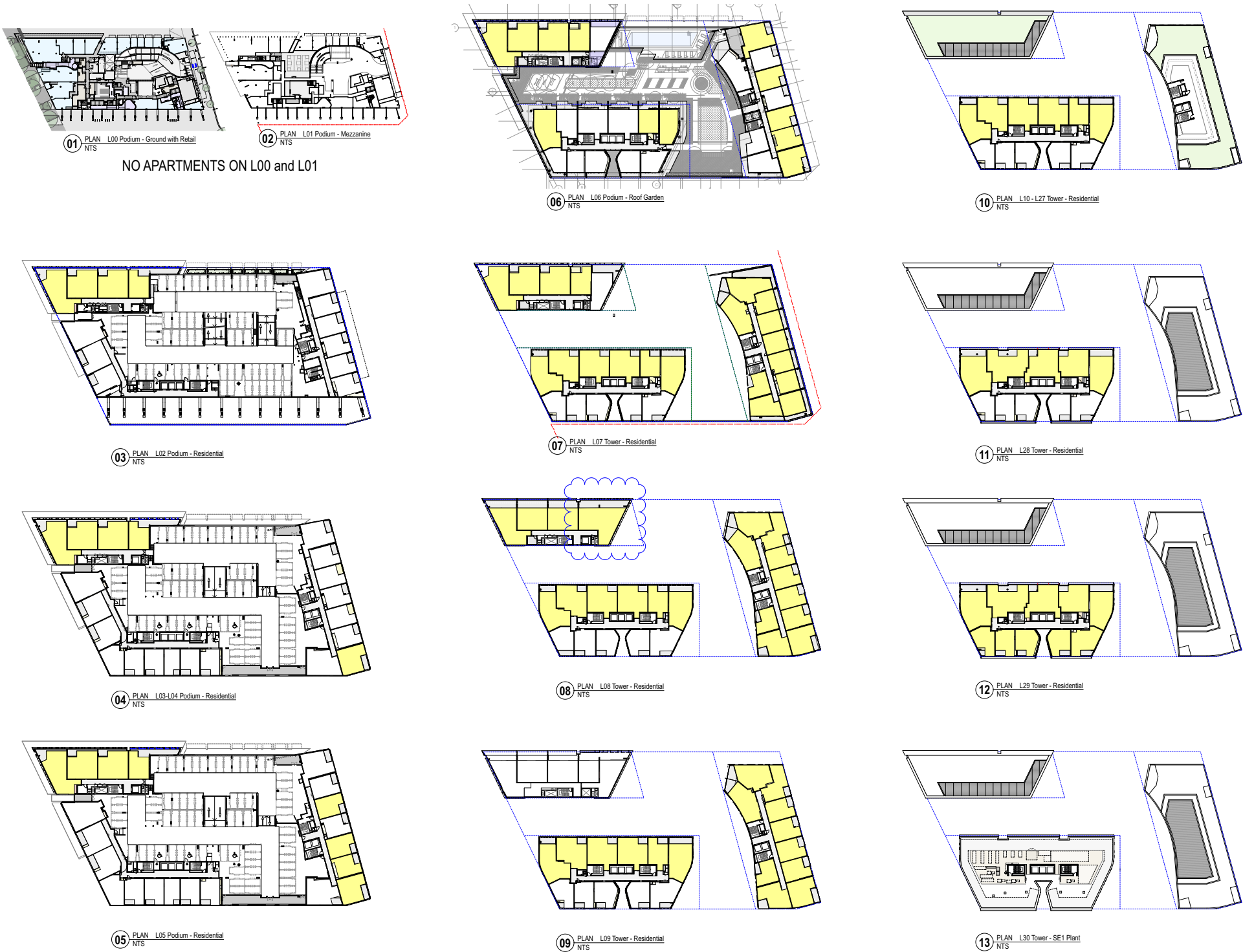


04 PLAN L03-05 Typical Podium
NTS



08 PLAN L09 Tower - SE2 Mezzanine Level
NTS

APARTMENT SOLAR ACCESS ANALYSIS



APPROVED SCHEME

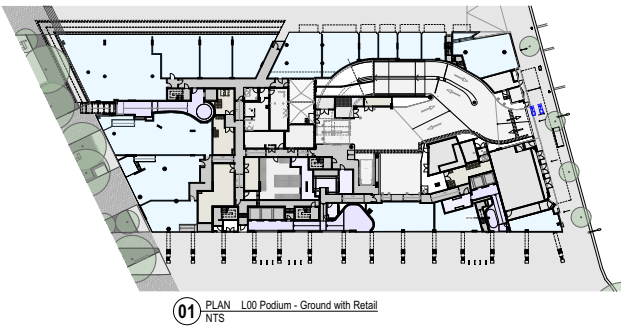
Level	2 Hours Sunlight	%
L29	5	60%
L28	5	
L27	6	
L26	6	
L25	6	
L24	6	
L23	6	
L22	6	
L21	6	
L20	6	
L19	6	
L18	6	
L17	6	
L16	6	
L15	6	
L14	6	31%
L13	6	
L12	6	
L11	6	
L10	6	
L09	16	
L08	21	
L07	20	
L06	11	
L05	6	
L04	5	
L03	5	
L02	4	
L01	0	
L00	0	
	206	53%

PROPOSED S96

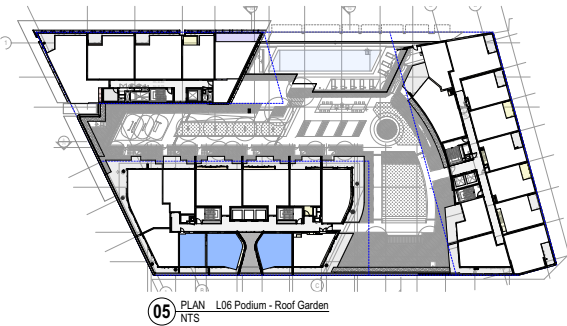
Level	2 Hours Sunlight	%
L29	5	60%
L28	5	
L27	6	
L26	6	
L25	6	
L24	6	
L23	6	
L22	6	
L21	6	
L20	6	
L19	6	
L18	6	
L17	6	
L16	6	
L15	6	
L14	6	31%
L13	6	
L12	6	
L11	6	
L10	6	
L09	16	
L08	20	
L07	20	
L06	11	
L05	6	
L04	5	
L03	5	
L02	4	
L01	0	
L00	0	
	205	53%

STANDARD HOURS 8am-4pm

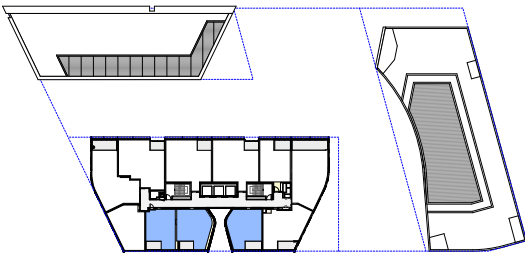
SOUTH FACING APARTMENTS



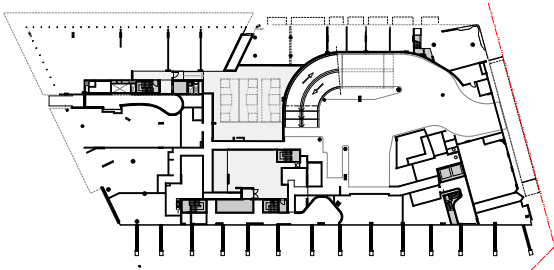
01 PLAN L00 Podium - Ground with Retail
NTS



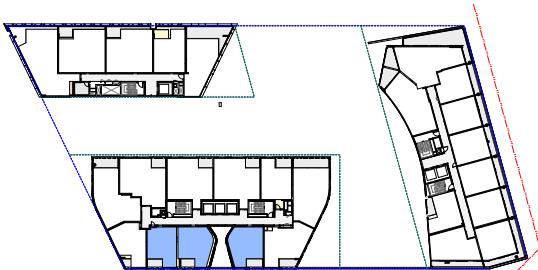
05 PLAN L06 Podium - Roof Garden
NTS



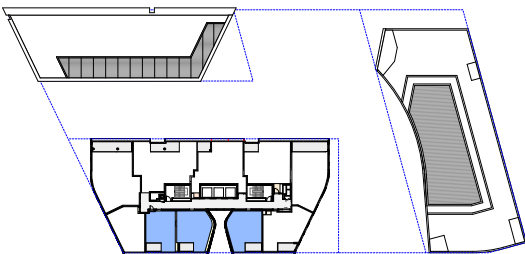
09 PLAN L10-27 Tower - Typical Residential
NTS



02 PLAN L01 Podium - Mezzanine
NTS



06 PLAN L07 Tower
NTS



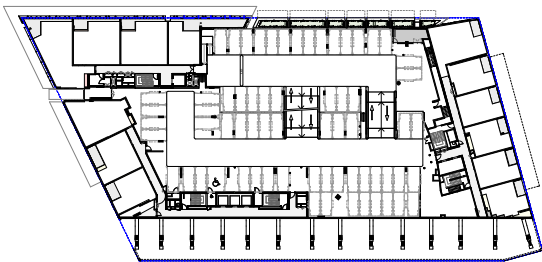
10 PLAN Level 28-29 - Premium Residential
NTS

APPROVED SCHEME

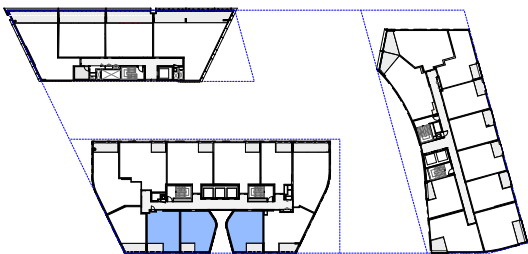
Level	South Facing	%
L29	3	18%
L28	3	
L27	3	
L26	3	
L25	3	
L24	3	
L23	3	
L22	3	
L21	3	
L20	3	
L19	3	
L18	3	
L17	3	
L16	3	
L15	3	
L14	3	
L13	3	
L12	3	
L11	3	
L10	3	
L09	3	5%
L08	3	
L07	3	
L06	3	
L05	6	
L04	6	
L03	6	
L02	0	
L01	0	
L00	0	
	90	23%

PROPOSED S96

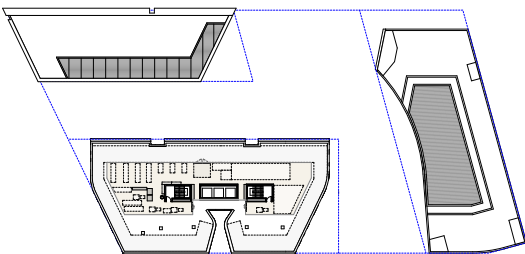
Level	South Facing	%
L29	3	18%
L28	3	
L27	3	
L26	3	
L25	3	
L24	3	
L23	3	
L22	3	
L21	3	
L20	3	
L19	3	
L18	3	
L17	3	
L16	3	
L15	3	
L14	3	
L13	3	
L12	3	
L11	3	
L10	3	
L09	3	5%
L08	3	
L07	3	
L06	3	
L05	6	
L04	6	
L03	6	
L02	0	
L01	0	
L00	0	
	90	23%



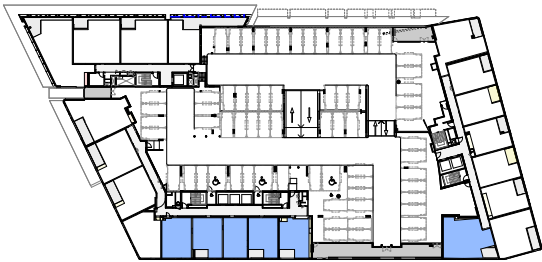
03 PLAN L02 Podium - Residential
NTS



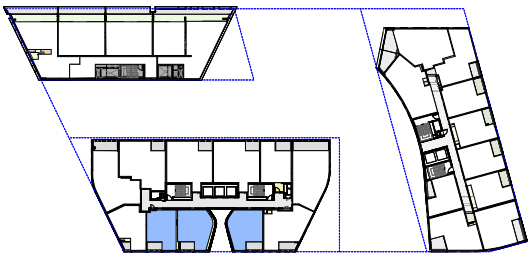
07 PLAN L08 Tower
NTS



11 PLAN Level 30 - Tower Plant
NTS

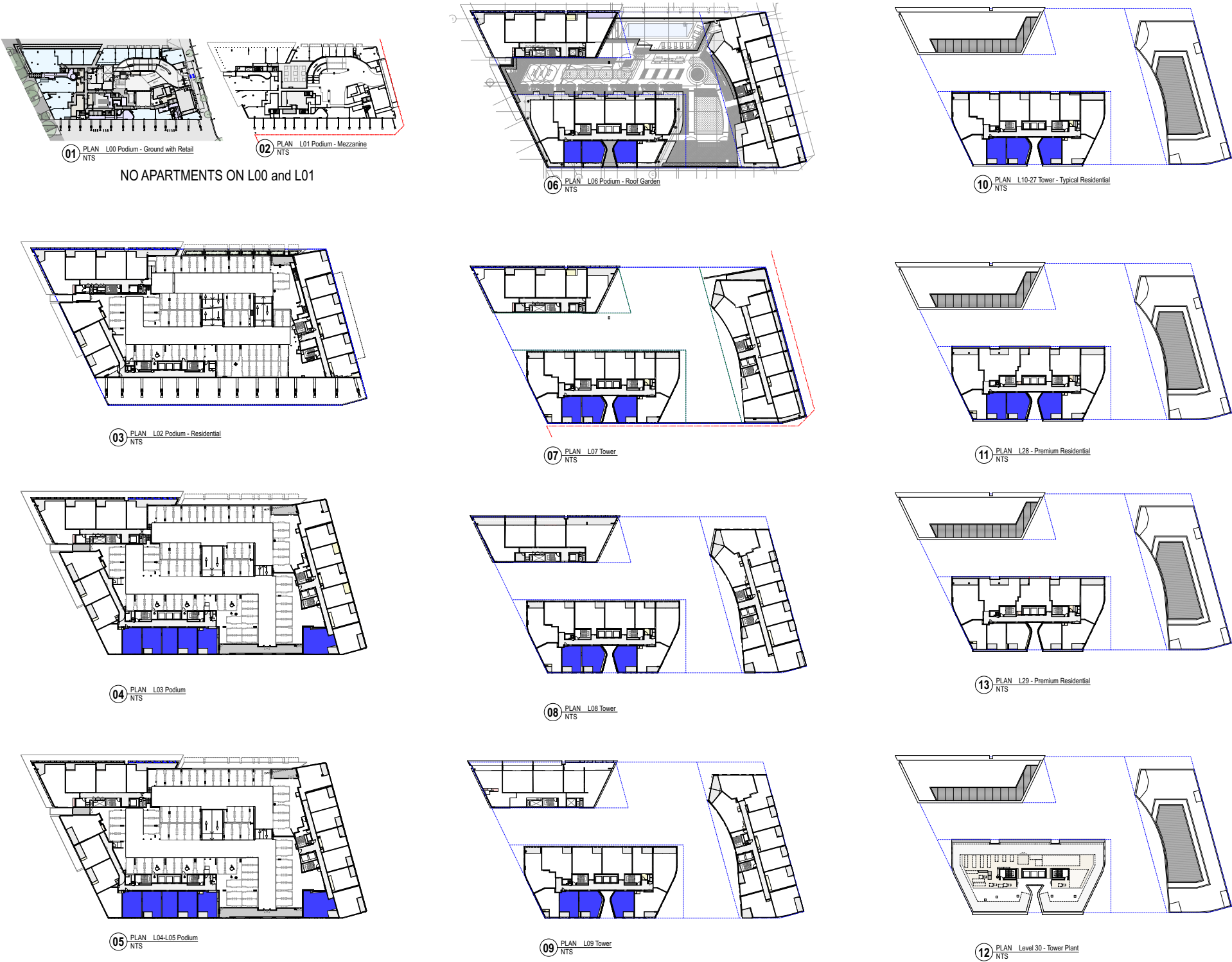


04 PLAN L03-L05 Podium
NTS



08 PLAN L09 Tower
NTS

APARTMENTS WITH NO SOLAR ACCESS



APPROVED SCHEME

Level	No Solar	%
L29	3	23%
L28	3	
L27	4	
L26	4	
L25	4	
L24	4	
L23	4	
L22	4	
L21	4	
L20	4	
L19	4	
L18	4	
L17	4	
L16	4	
L15	4	
L14	4	
L13	4	
L12	4	
L11	4	
L10	4	11%
L09	4	
L08	4	
L07	4	
L06	7	
L05	10	
L04	10	
L03	12	
L02	3	
L01	0	
L00	0	
	132	34%

PROPOSED S96

Level	No Solar	%
L29	3	23%
L28	3	
L27	4	
L26	4	
L25	4	
L24	4	
L23	4	
L22	4	
L21	4	
L20	4	
L19	4	
L18	4	
L17	4	
L16	4	
L15	4	
L14	4	
L13	4	
L12	4	
L11	4	
L10	4	11%
L09	4	
L08	4	
L07	4	
L06	7	
L05	10	
L04	10	
L03	12	
L02	3	
L01	0	
L00	0	
	132	34%

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