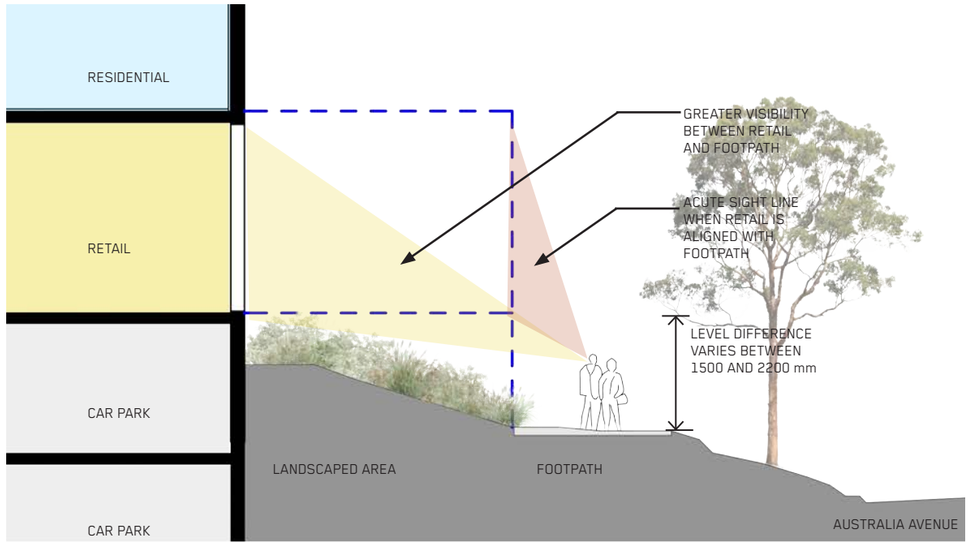
LINEAR PARK ACVTIVATION

The secure line and gate is set back from the footpaths and accessible landscaped zones, adding approximately 860 sqm of public accessible landscaped area to the linear park.
The generous, wide stair leading to the gate is designed to integrate with the landscape, as well as the accessible footpaths. The length of the stair has been driven by the 8m level difference between the podium and the footpath, and has been positioned to respond to the view corridor. It provides a direct and clearly visible link between the podium and the linear park, encouraging use by residents, and further activating the park.

AUSTRALIA AVENUE FRONTAGE



SECTION THROUGH AUSTRALIA AVENUE FOOTPATH

The footpath along Australia Avenue follows the natural slopes from Figtree drive down towards the linear park and the railway line.

The retail RL is set so that the space is directly connected to the fig tree courtyard. To maximise flexibility and minimise accessibility issues, the whole retail lot has a consistent floor level.

The difference in level between the footpath and the retail lot varies from 1500 mm to 2200 mm.

The the drop between the the retail and the sloping footpath significantly compromises the possibility to provide DDA compliant access to the retail along Australia Avenue directly from the footpath.

Maintaining the setback will improve visibility of the retail windows and the landscaped strip will provide higher level of amenity on the footpath.

RETAIL FRONTAGE ALONG AUSTRALIA AVENUE

PLANS

RETAIL, VISITOR AND RESIDENTIAL PARKING

VISUAL PRIVACY

Between the South and West buildings, living rooms and balconies do not directly overlook each other. Smaller window openings provide cross ventilation, and are staggered in location to ensure oblique views and minimal overlooking.v

RETAIL AND LOADING BAY

- VISITOR/RETAIL ACCESSIBLE CAR SPACE
- VISITOR/RETAIL ACCESSIBLE FOOTPATHS
- RESIDENTIAL ACCESSIBLE CAR SPACE
- ACCESSIBLE FOOTPATH

ACCESSIBLE CAR PARKING

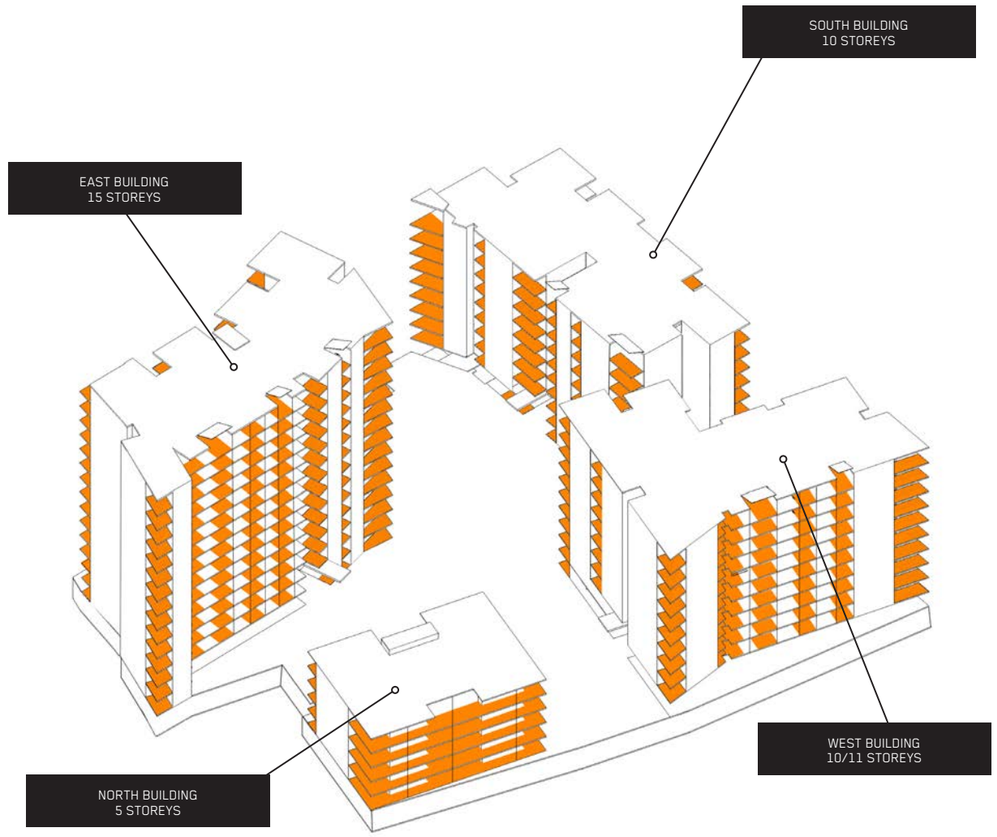
PROPOSAL AND SOPA MASTERPLAN COMPARISON

MARCH 2015 DRP SCHEME

The proposed scheme, with adjusted heights and split western building beyond, outlined against the scheme presented to the Design Review Panel in March 2015.

PROPOSED SCHEME

PROPOSED SCHEME

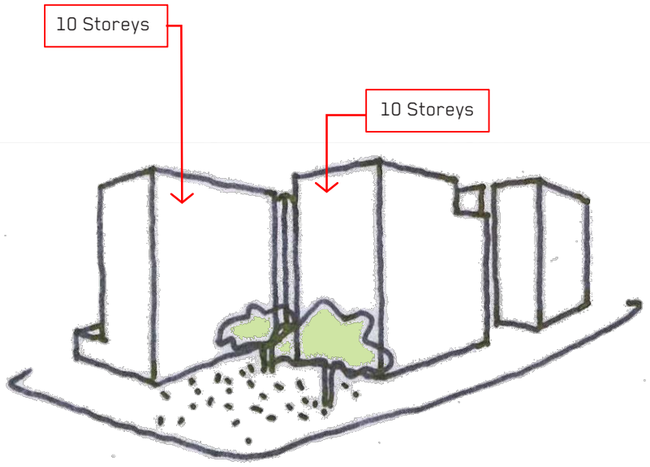


PROPOSED MASSING STUDY (VIEW FROM NORTH)

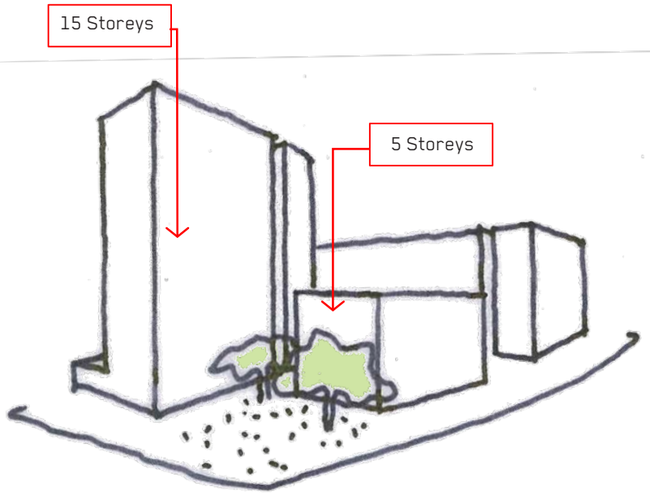
TYPICAL FLOOR PLAN

- 1 Bed
- 2 Bed
- 3 Bed

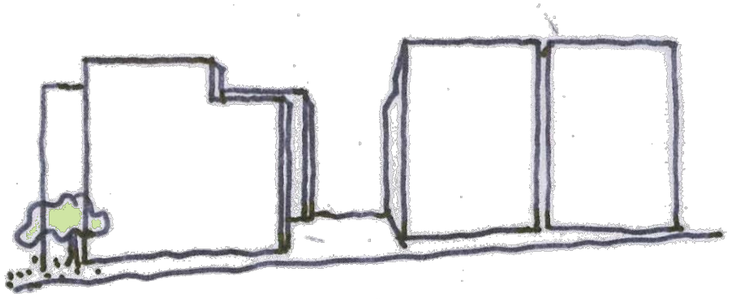
BUILDING HEIGHTS

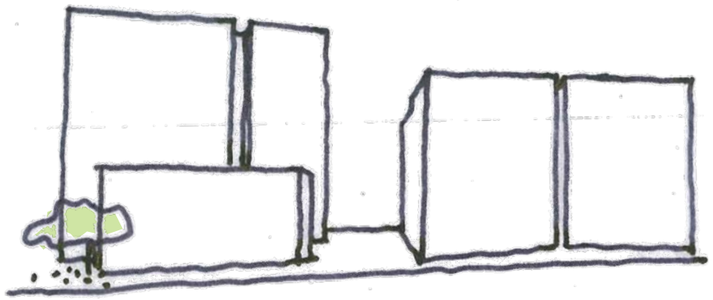


COMPLYING BUILDING HEIGHTS



PROPOSED DA BUILDING HEIGHTS

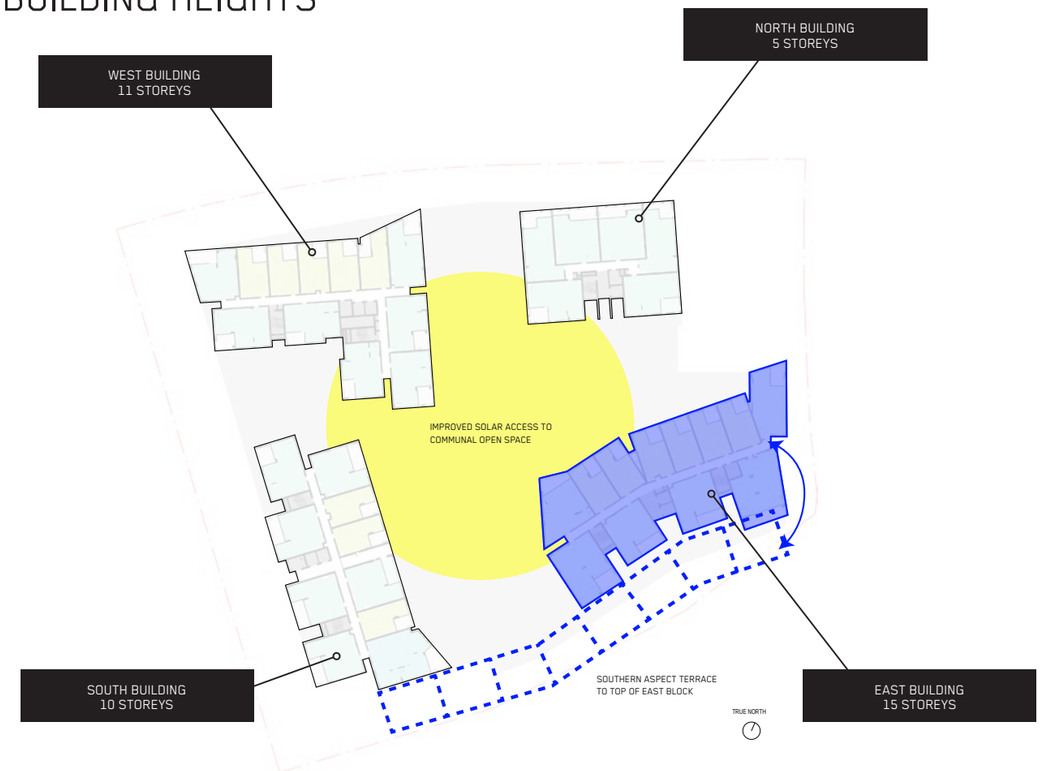




VIEW FROM ACROSS FIG TREE DRIVE

VIEW FROM ACROSS FIG TREE DRIVE

BUILDING HEIGHTS



The complying 10 Storey building envelope in accordance with the SOPA Masterplan 2030 provides a uniform built height across the site, together with the allowable FSR this creates a very dense built environment.

The proposed varied building heights achieves better solar access and amenity into the communal open space and lower level apartments to the southern side of the site. This shift creates a varied built for streetscape.

The lower built form element responds to the scale and character of the existing fig trees on the site, while the setback tower element responds to the higher built form buildings of the nearby Australia Towers and the approved Opal Tower.

The southern aspect terrace apartments along the podium have been relocated to the top of the east block building. These apartments where single aspect south facing, and close to the railway line that is a noise source. Due to the significantly reduced amenity to these apartments it is proposed to place them at the top of the eastern block that will allow the apartments to enjoy better natural light, natural ventilation and views.

When comparing the view studies from Australia Avenue and Figtree Drive opposite between the 14 storey and 15 storey building forms is almost not perceivable. Due to the significant setback of the building to the street the impact to the public domain is minimal.

ADJUSTED DESIGN REVIEW PANEL SCHEME

DA SCHEME

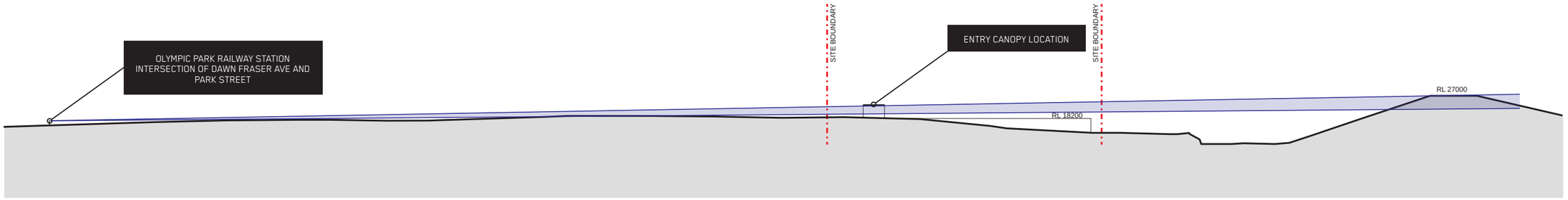
SIGHT LINES THROUGH VIEW CORRIDOR

VIEW FROM SOUTHERN SIDE OF FIGTREE DRIVE TOWARDS BICENTENNIAL MARKER

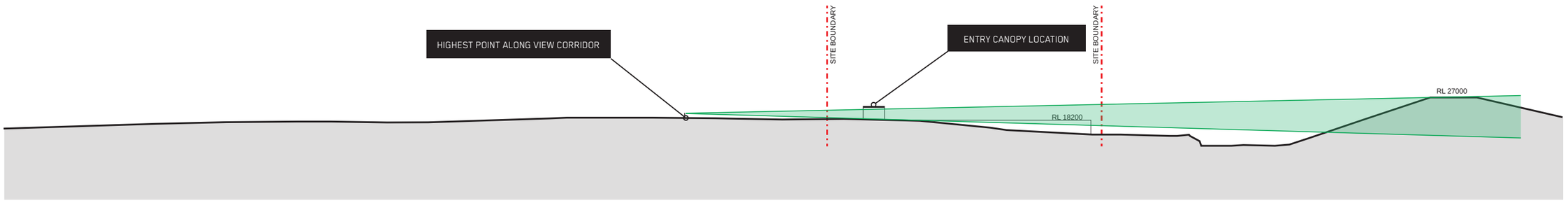
VIEW FROM NORTHERN SIDE OF FIGTREE DRIVE TOWARDS BICENTENNIAL MARKER

THE DESIGN OF THE ENTRY PORTAL WAS RAISED AT THE SOPA DESIGN REVIEW PANEL PRESENTATION ON THE 25.03.15. THEIR COMMENT BEING: THE 'PORTAL' USED TO MARK THE MAIN ENTRY POINT INTO THE DEVELOPMENT IS OVER SCALED AND OBSTRUCTS THE REMAINING GLIMPSE OF THE BICENTENNIAL MARKER.

BELOW IS A VIEW ANALYSIS STUDY SHOWING THE HEIGHT AND WIDTH OF THE ENTRY PORTAL HAS BEEN CAREFULLY DESIGNED TO MAINTAIN VIEWS THROUGH THE SITE AND FRAME THE VIEW OF THE BICENTENNIAL MARKER ALONG THE WHOLE LENGTH OF THE VIEW CORRIDOR. THE PORTAL HAS ALSO BEEN ROTATED TO BE PARALLEL WITH THE VIEW CORRIDOR TO MINIMISE ANY OBSTRUCTION OF THE VIEW.

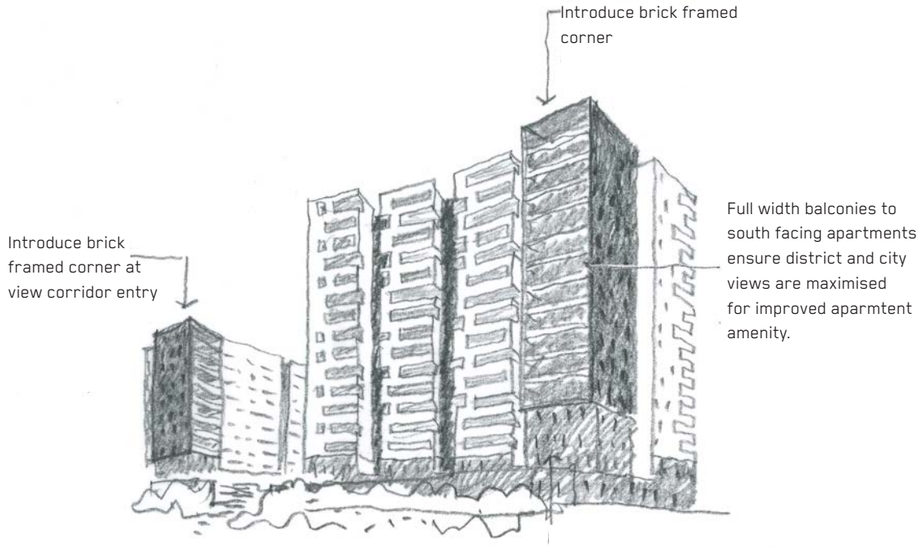


SIGHT LINE FROM TRAIN STATION TOWARDS BICENTENNIAL MARKER

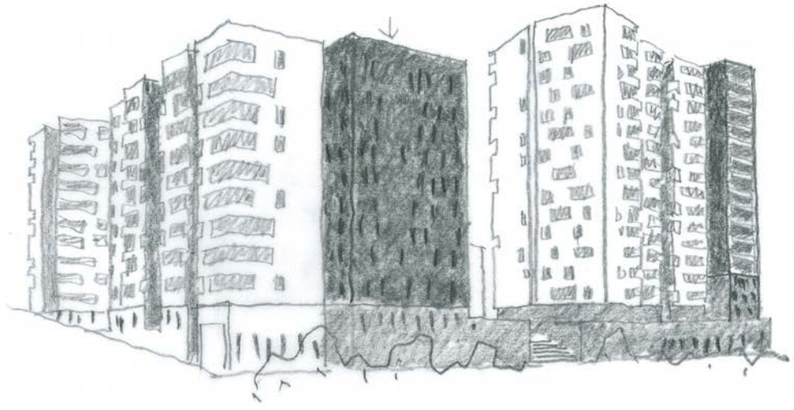


SIGHT LINE FROM HIGHEST POINT TOWARDS BICENTENNIAL MARKER

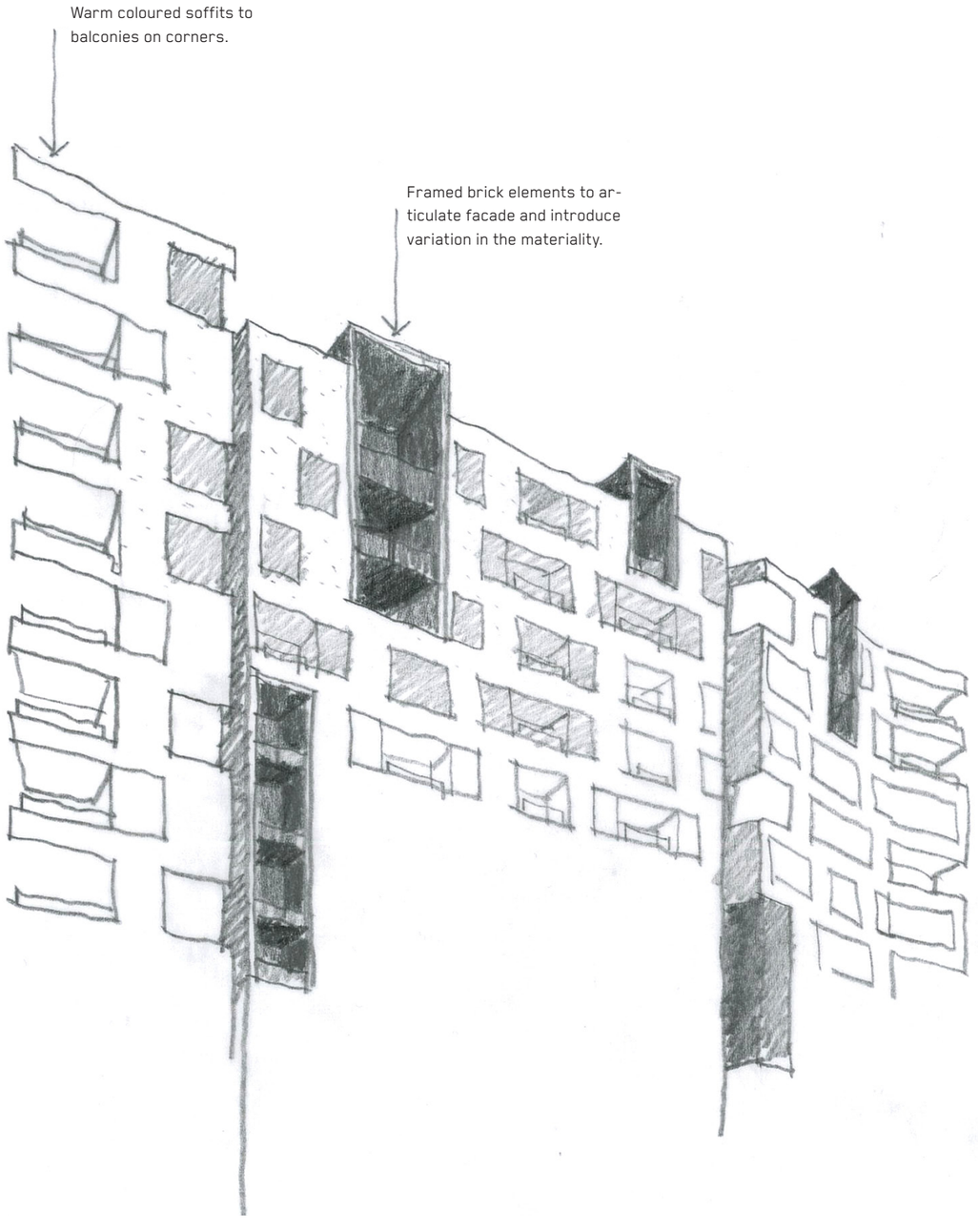
BUILT FORM ARTICULATION



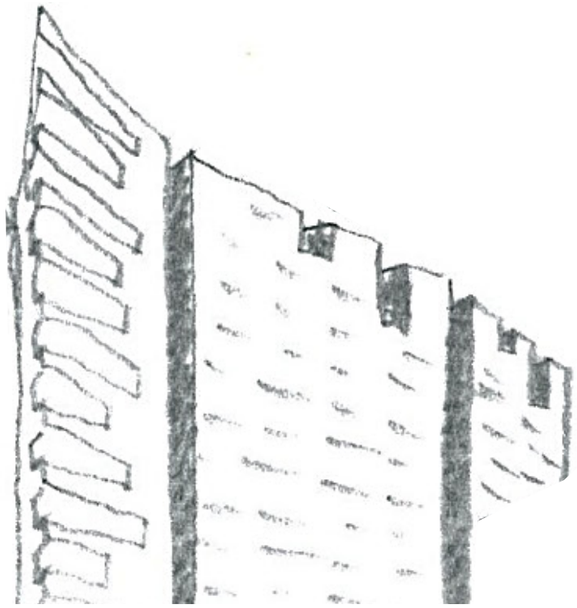
VIEW FROM SOUTH EAST ALONG AUSTRALIA AVENUE

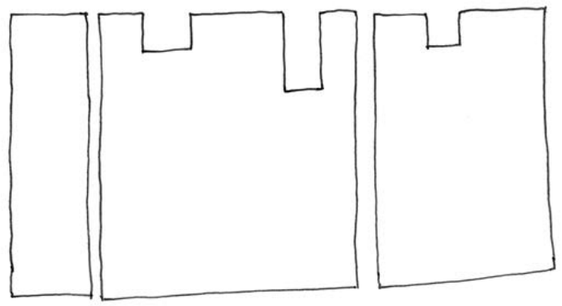


VIEW FROM SOUTH CORNER LINEAR PARK AND NEW STREET

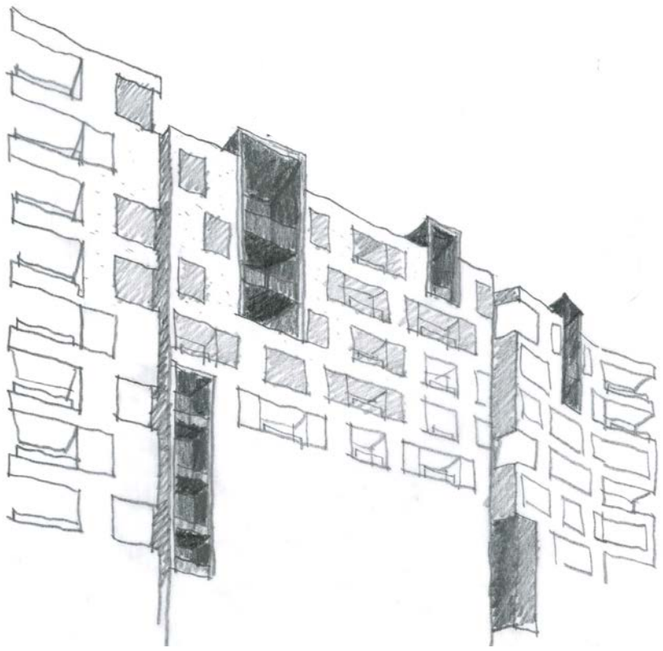


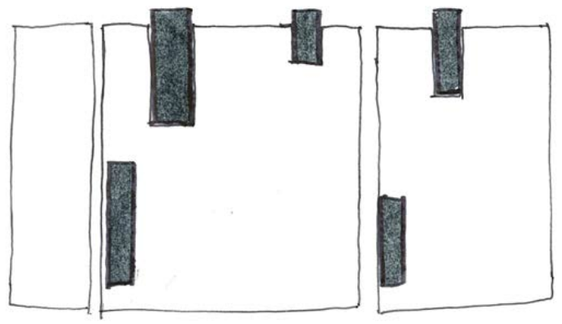
DETAIL VIEW FROM FIGTREE DRIVE





The scheme presented to the SOPA Design Review Panel introduced castellated parapet line as a way to break down the scale of the built form.





The DA scheme facade is a development of this idea of reducing the scale of the built form with brick framed "pop-out" elements.

TThe use of brick creates a relationship with the podium brickwork.

The "pop-outs" are positioned along the parapet line as well as throughout the facade to further reduce the bulk and scale of the building and add special elements and articulation to the facade.

VIEW COMPARISON

VIEW COMPARISON

ADJUSTED COMPETITION SCHEME

View from Figtree Drive through view corridor

DA SCHEME

VIEW COMPARISON

COMPETITION SCHEME

View from corner of Figtree and Australia Avenue

DA SCHEME

VIEW COMPARISON

ADJUSTED DESIGN REVIEW PANEL SCHEME

View from Australia Avenue looking north

DA SCHEME

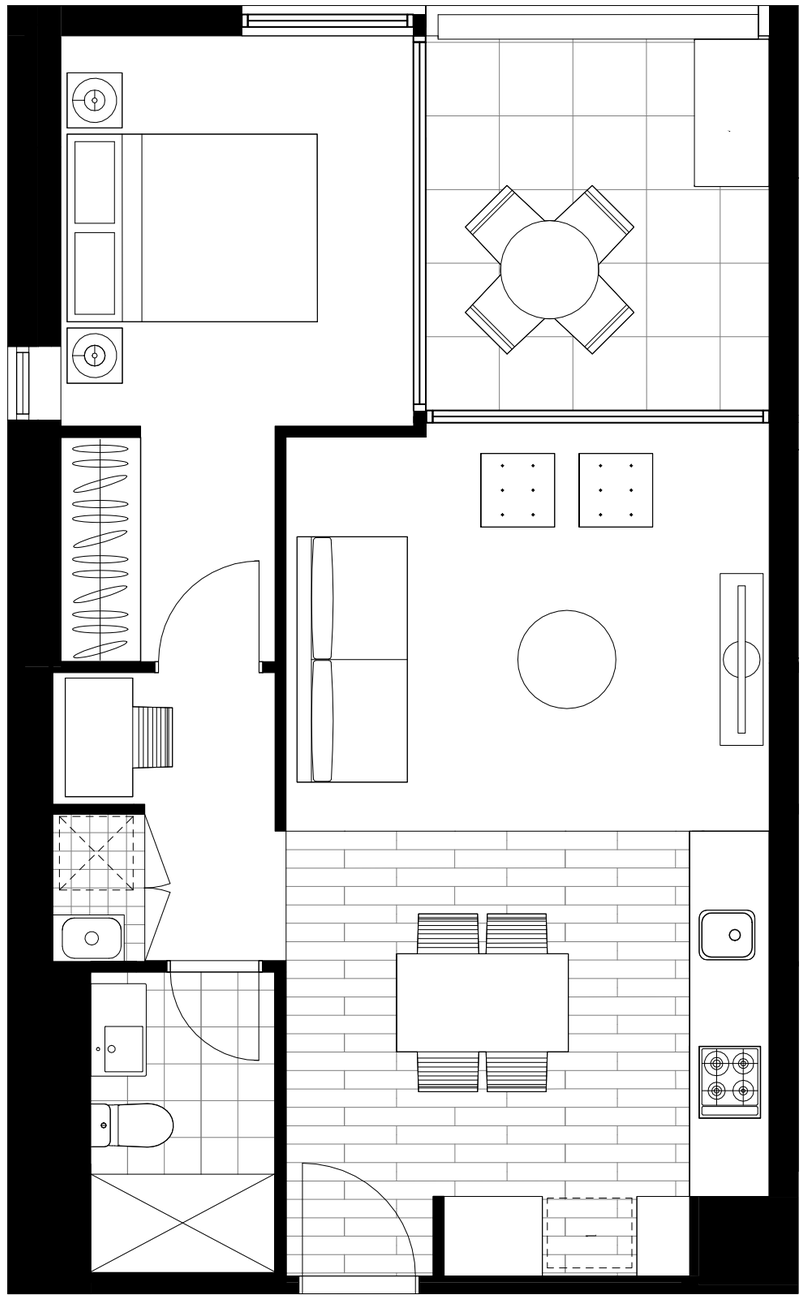
VIEW ANALYSIS

VIEW FROM CORNER OF AUSTRALIA AVE AND HOMEBUSH BAY DRIVE

APARTMENT AMENITY

APARTMENT AMENITY

- Some apartment types are under the new Apartment Design Guide controls of: 1 bed 50sqm / 2 bed 70sqm plus 5sqm for additional bathroom /3 bed 90sqm plus 5sqm for additional bathroom. Refer to the area schedule section for apartment numbers. Notwithstanding small area non-compliances the apartment layouts are well designed and provide a high level of amenity. Most apartment types include a study / media area and have open plan living / dining / kitchen areas. All apartments are provided with a private open space in the form of a balcony, winter garden or courtyards to the ground floor apartments.
- Single aspect living rooms are generally less than 8m deep from the glazing line to the back of the kitchen (except for 2 bedroom type 6 which is 8.15m and 8.2m for 3 bedroom type 2)
- Apartments are efficiently planned with minimum corridor areas. Front doors are located directly off living spaces to reduce the unusable area of entry corridors.

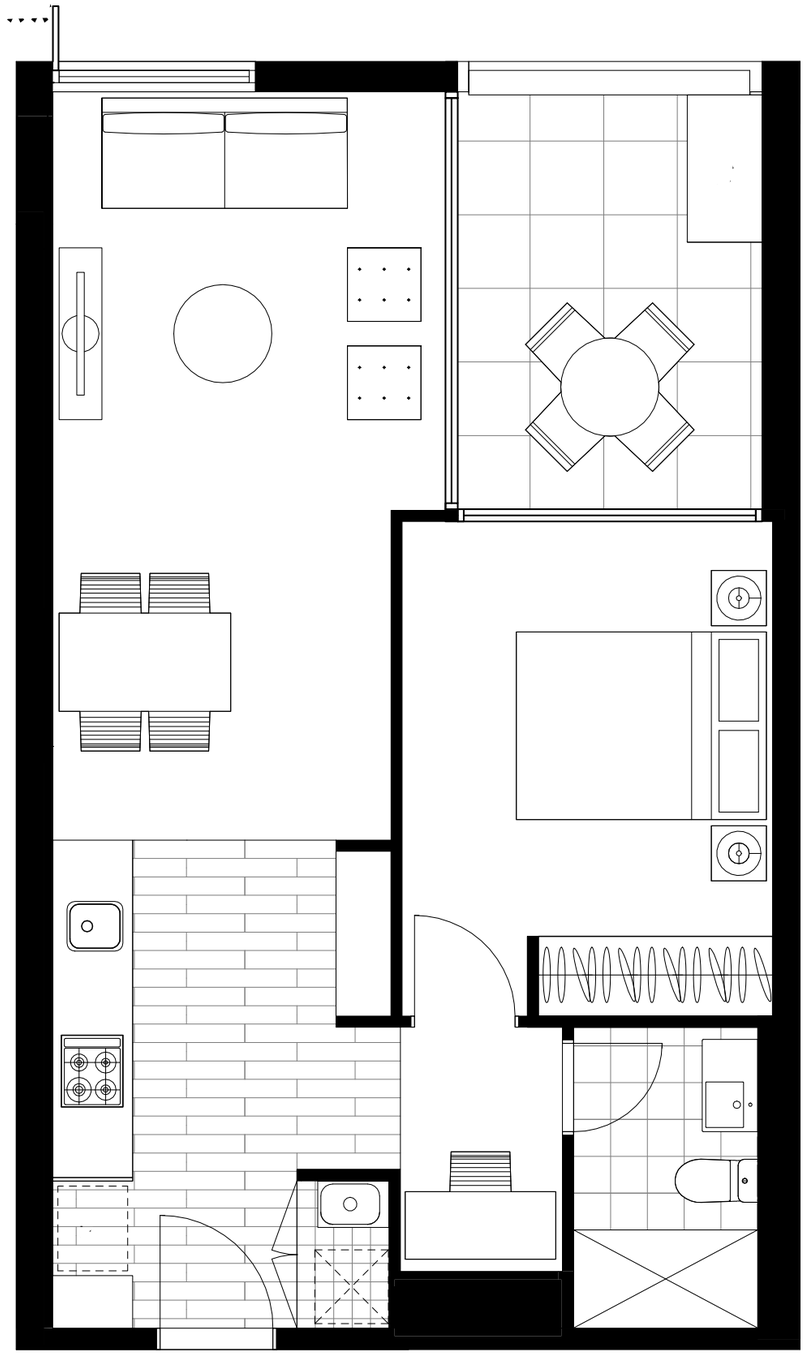


1 BEDROOM APARTMENT - TYPE 1

48.4sqm Internal

8.5sqm External

0 1000 2500

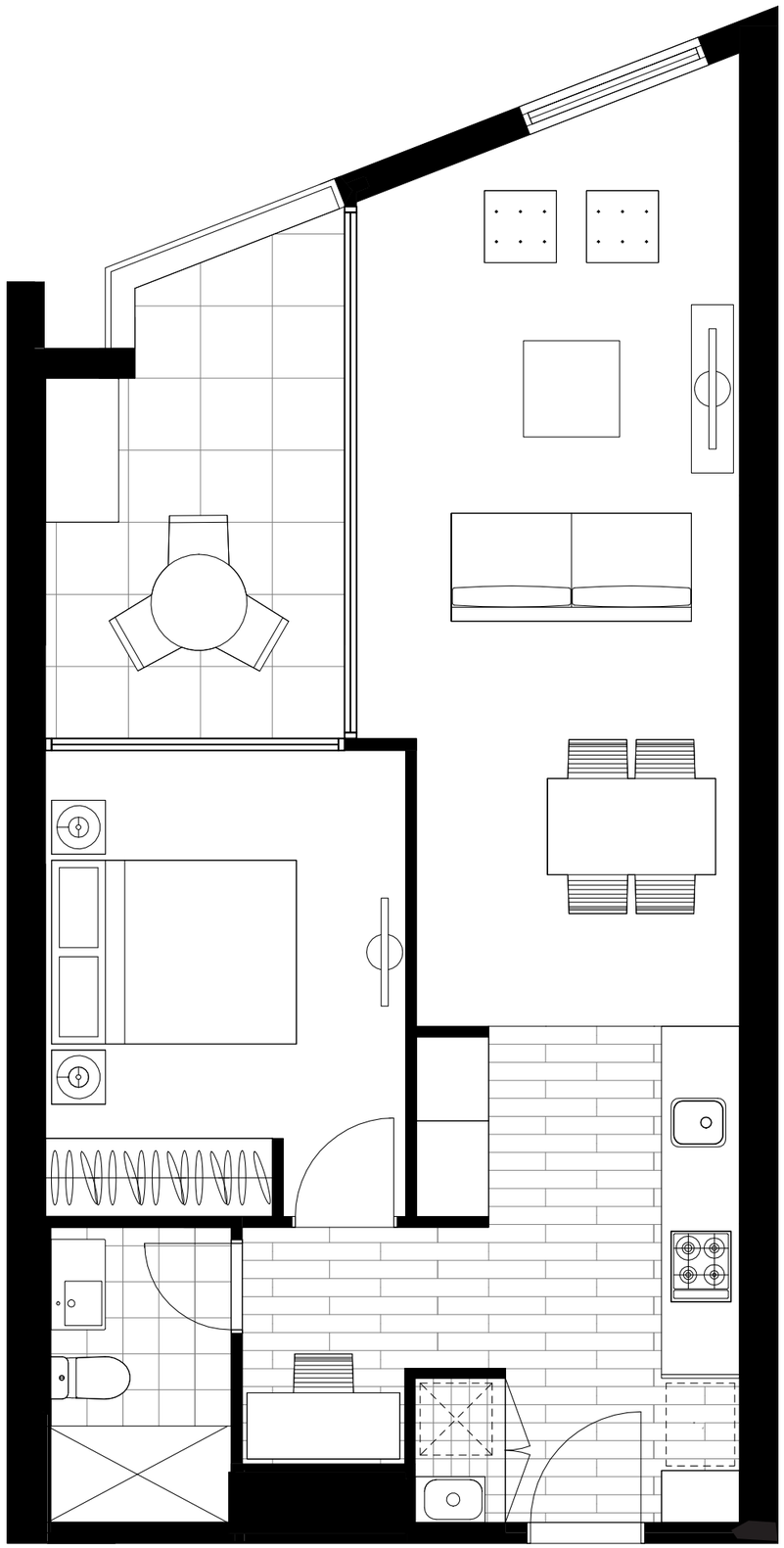


1 BEDROOM APARTMENT - TYPE 2

49.2sqm Internal

8.6sqm External

0 1000 2500

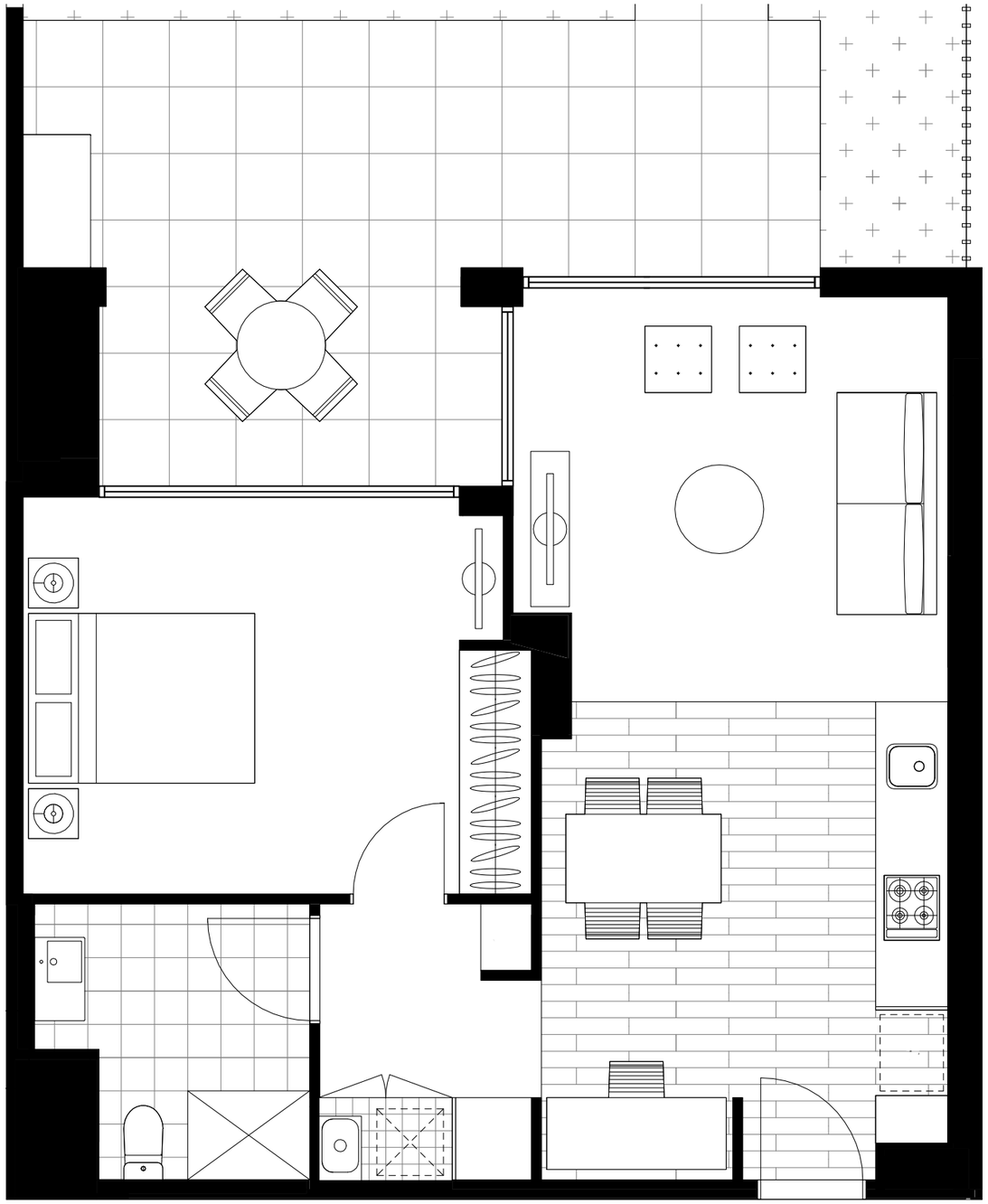


1 BEDROOM APARTMENT - TYPE 3

53.3sqm Internal

9.8sqm External

0 1000 2500

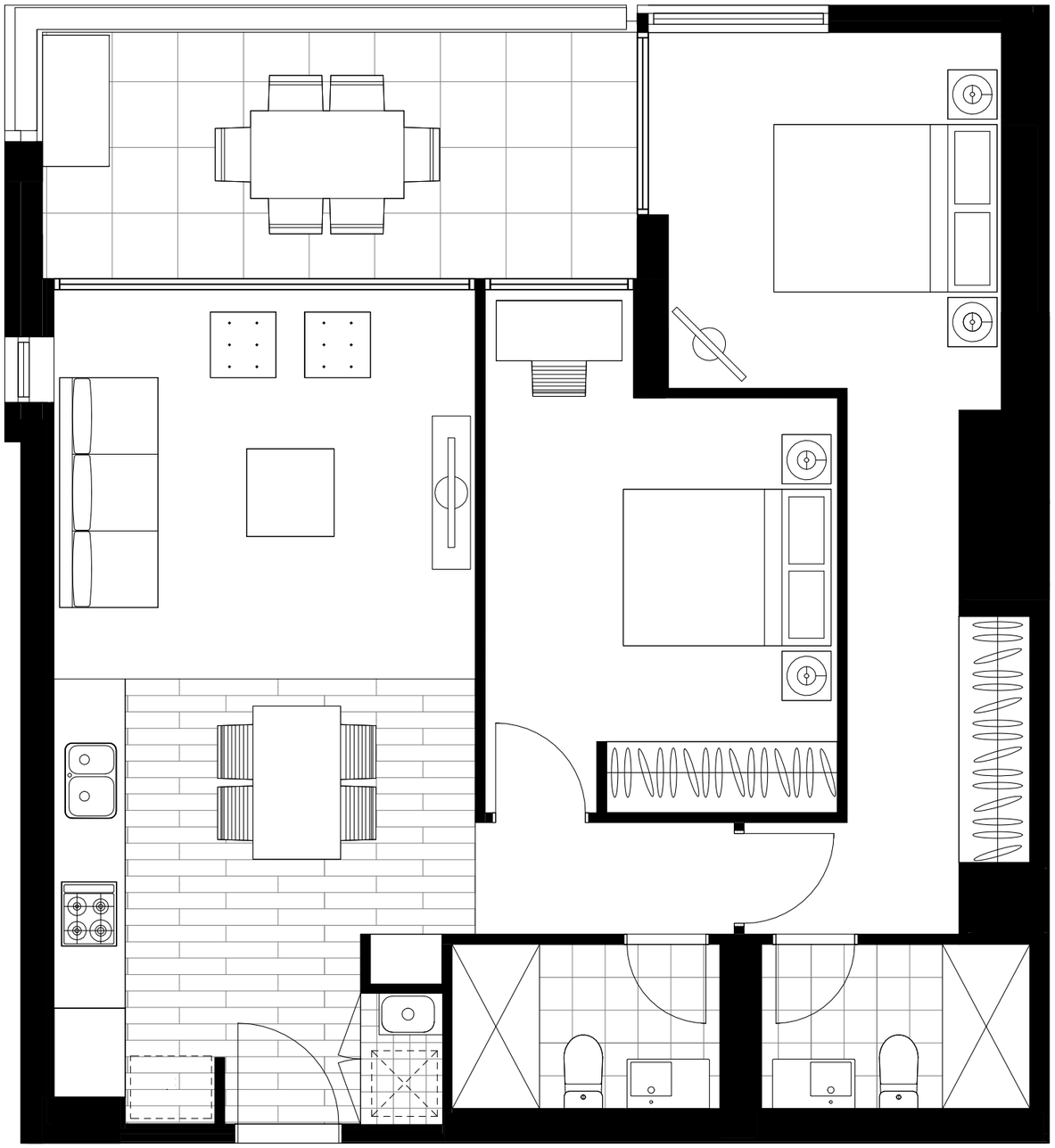


1 BEDROOM APARTMENT - TYPE 4

57.1sqm Internal

6.2+26.4sqm External

0 1000 2500

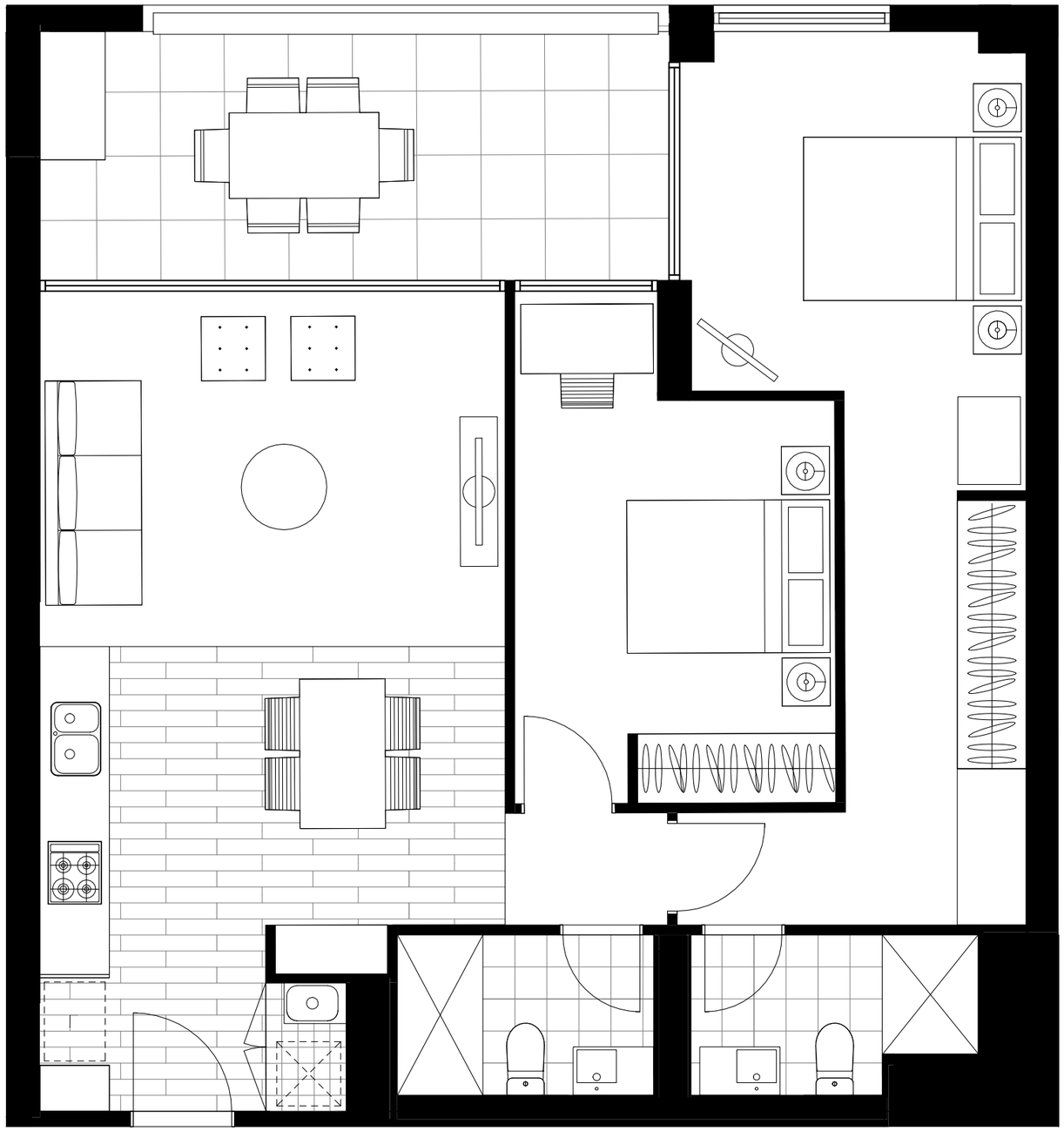


2 BEDROOM APARTMENT - TYPE 1

72.8sqm Internal

11.3sqm External

0 1000 2500

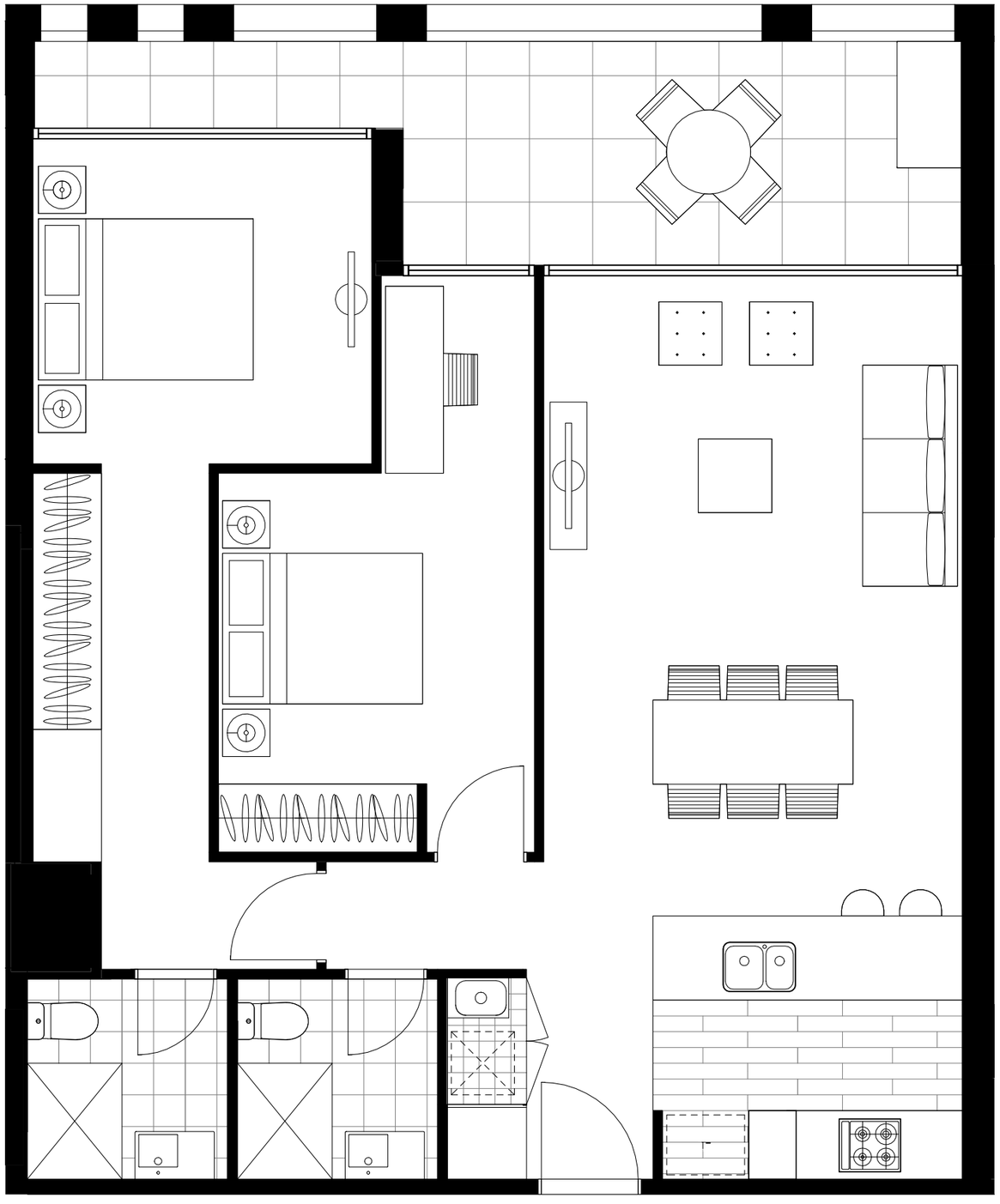


2 BEDROOM APARTMENT - TYPE 1-2

76sqm Internal

14.2sqm External

0 1000 2500

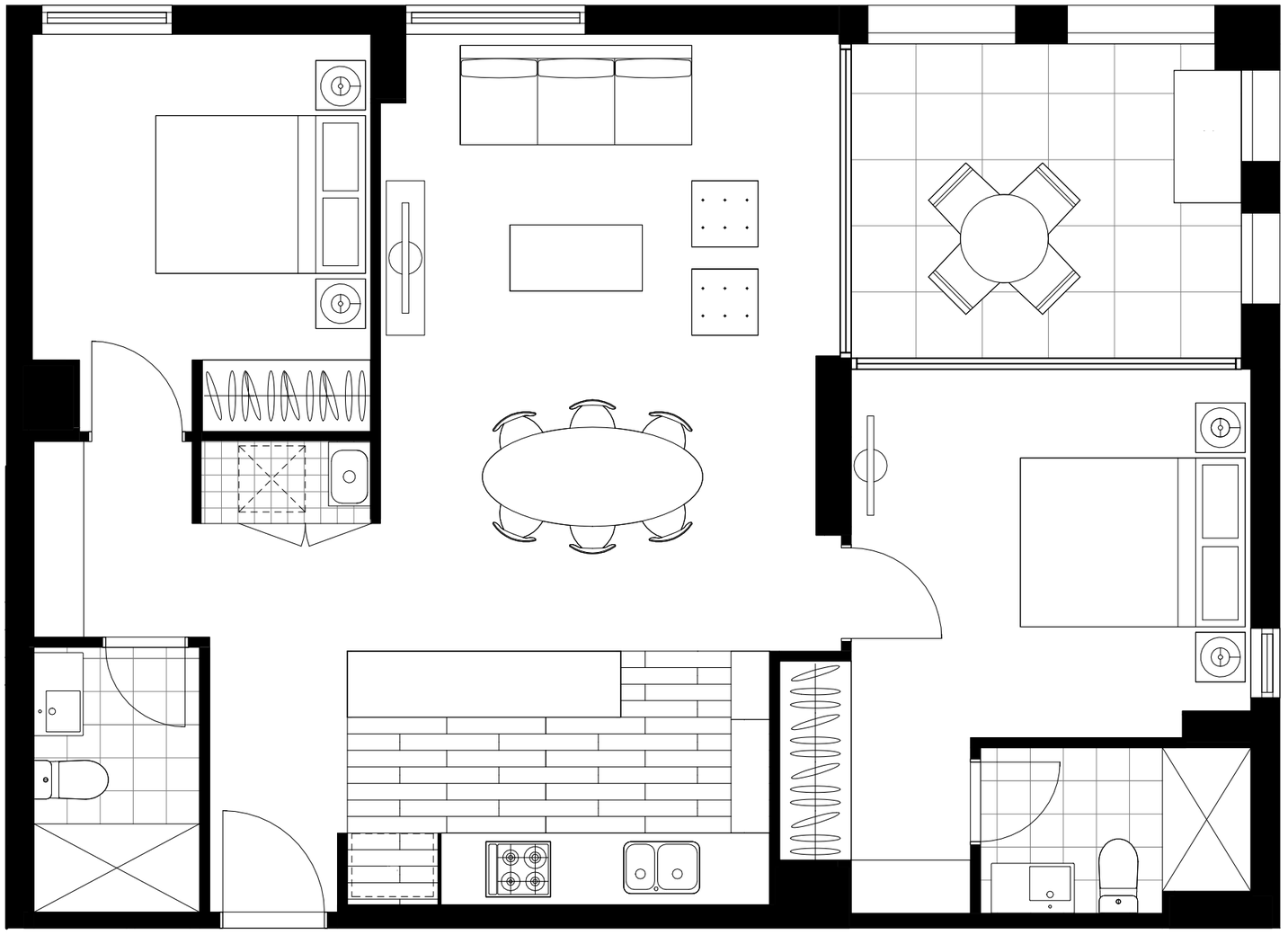


2 BEDROOM APARTMENT - TYPE 1-3

80sqm Internal

14.4sqm External

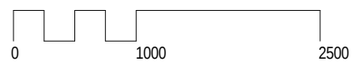
0 1000 2500

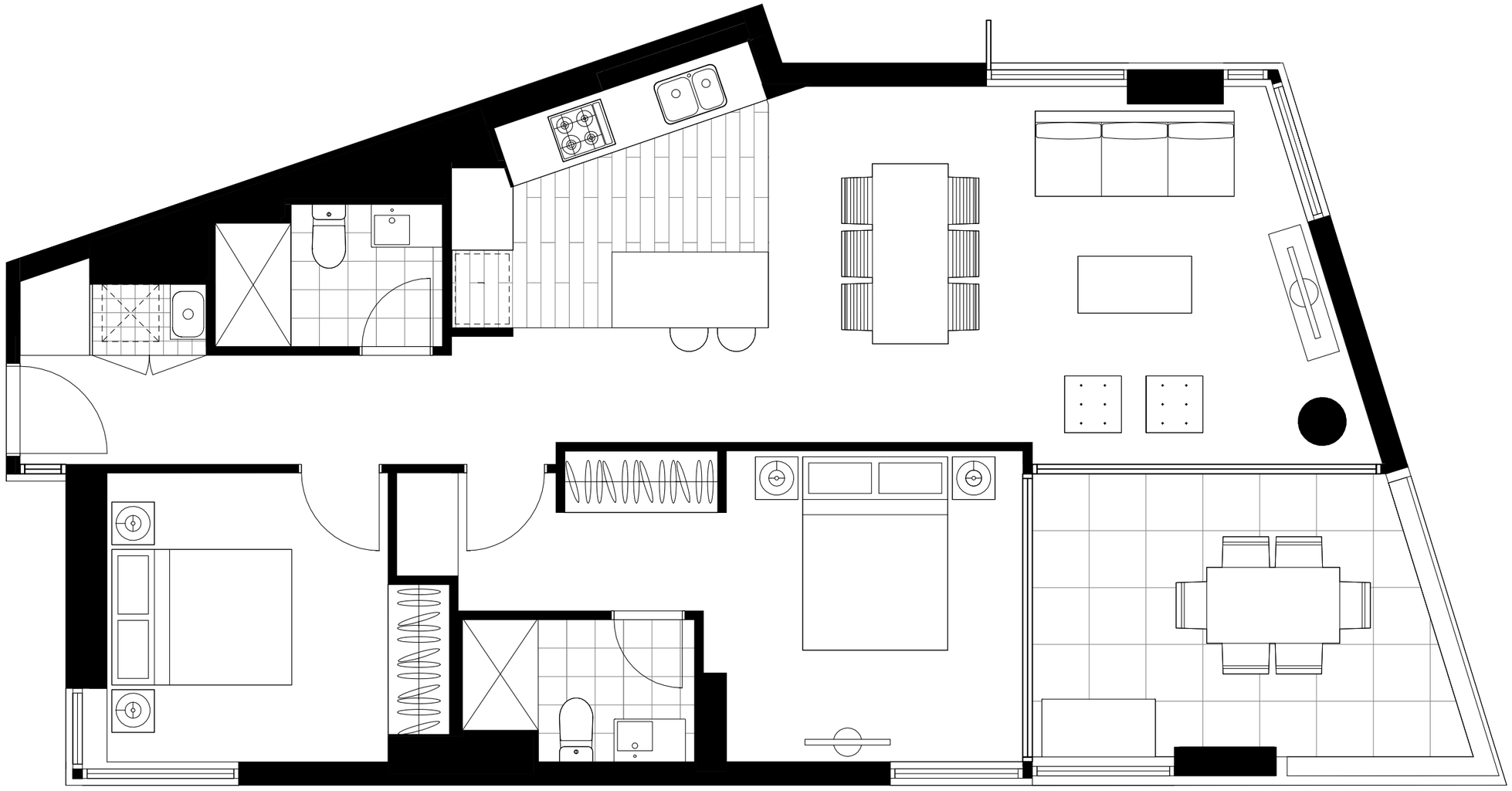


2 BEDROOM APARTMENT - TYPE 2

75.1sqm Internal

10.2sqm External



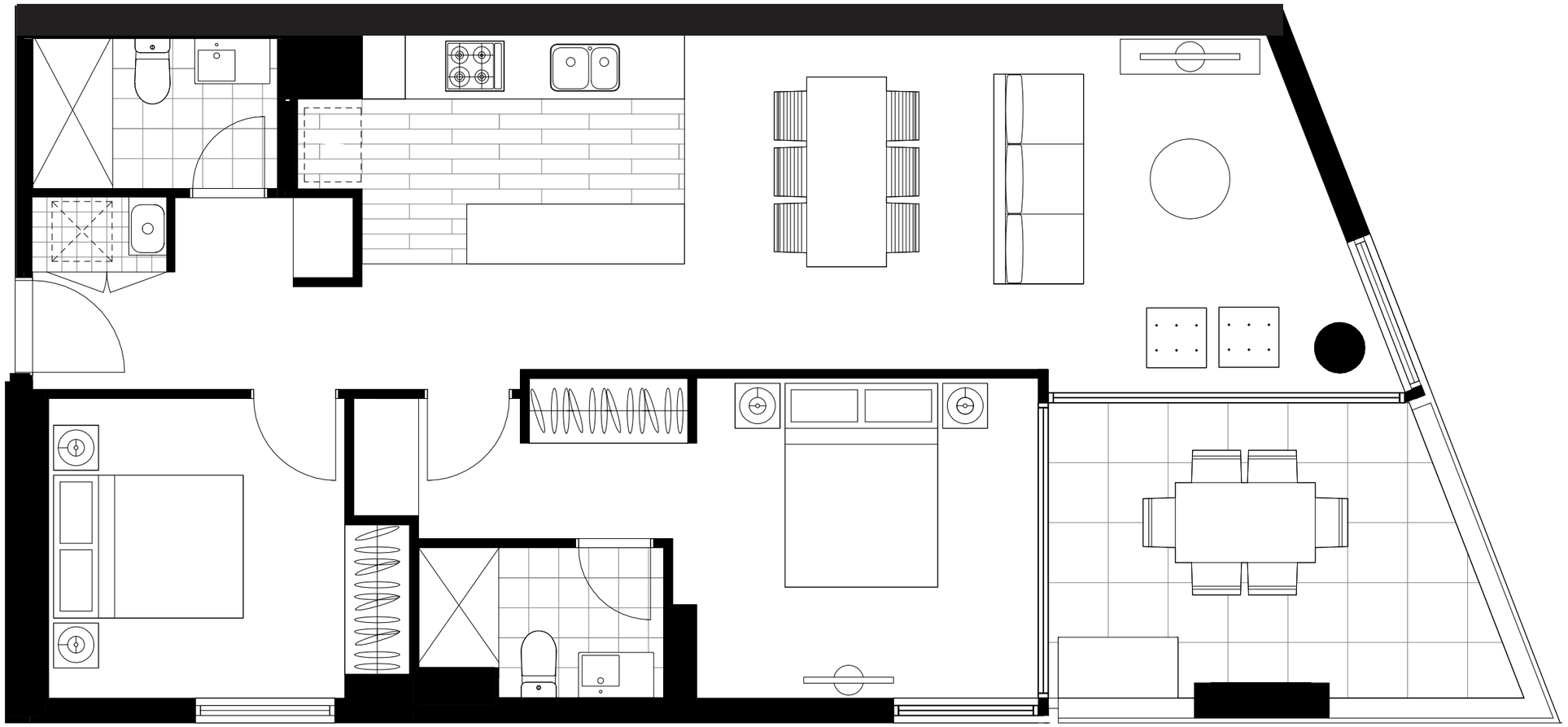


2 BEDROOM APARTMENT - TYPE 3

77.2sqm Internal

12.6sqm External

0 1000 2500

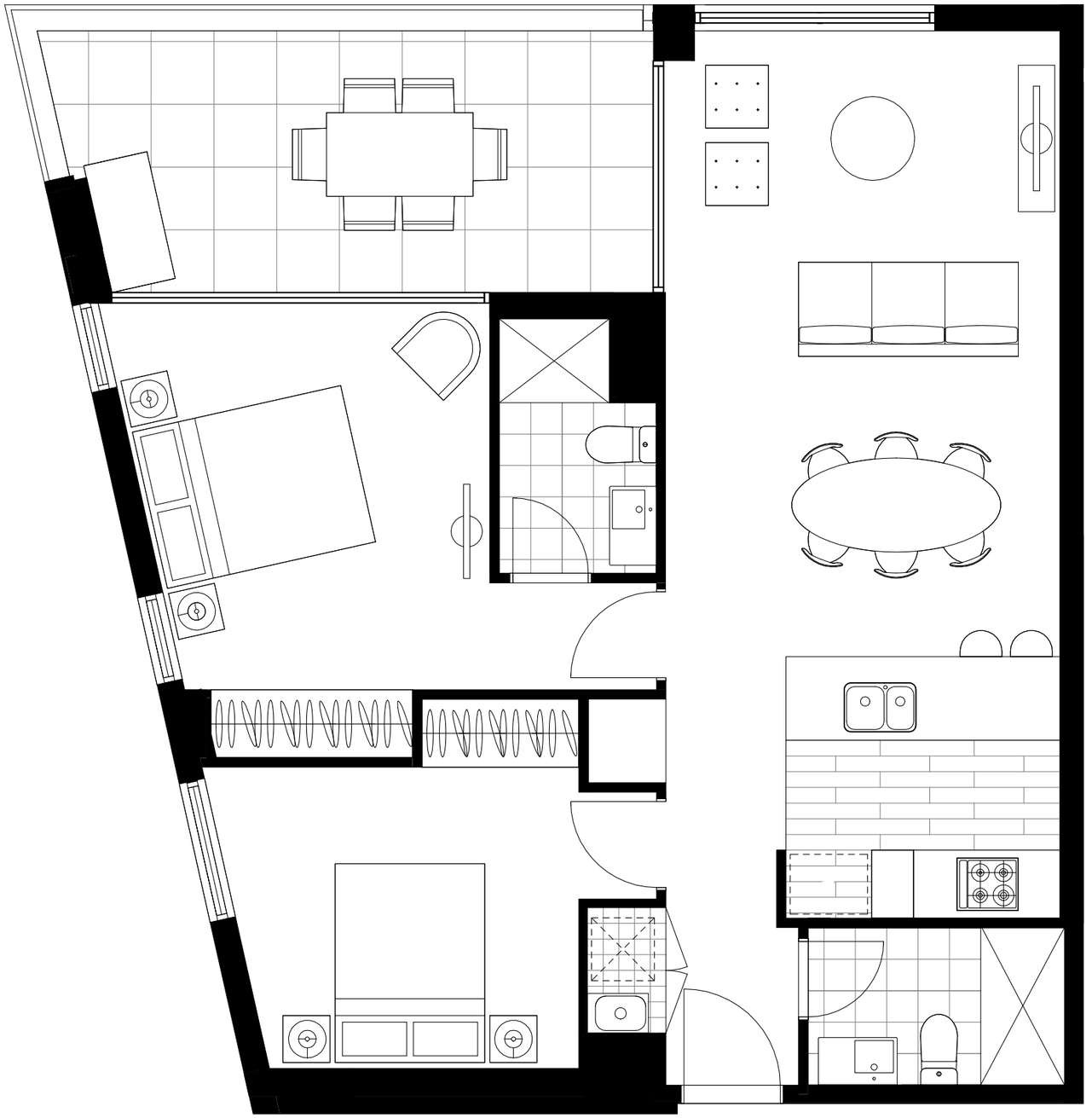


2 BEDROOM APARTMENT - TYPE 4

76.3sqm Internal

12.1sqm External

0 1000 2500



2 BEDROOM APARTMENT - TYPE 5

71.5sqm Internal

14sqm External

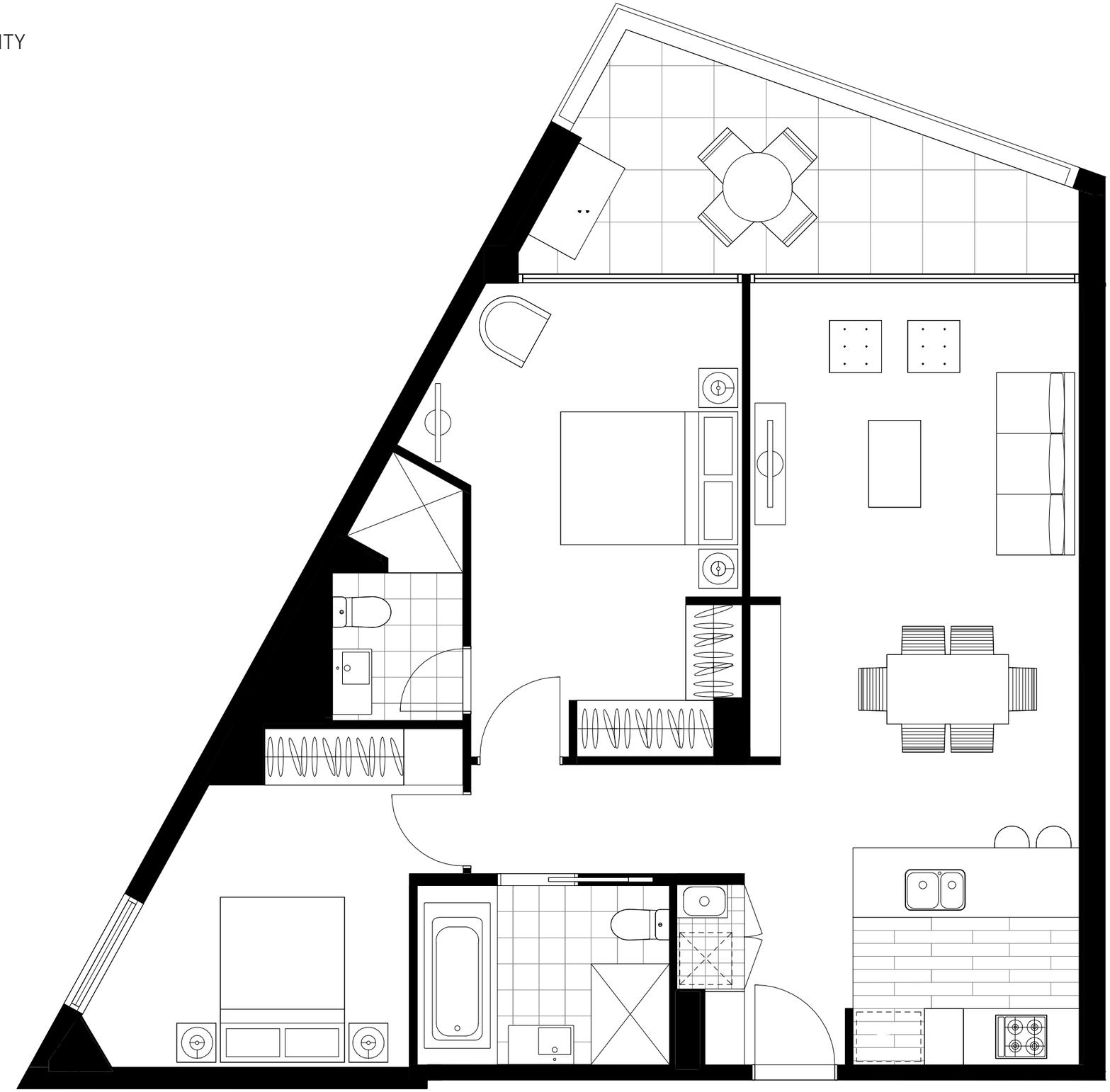
0 1000 2500

2 BEDROOM APARTMENT - TYPE 6

74.8sqm Internal

10.9sqm External

0 1000 2500

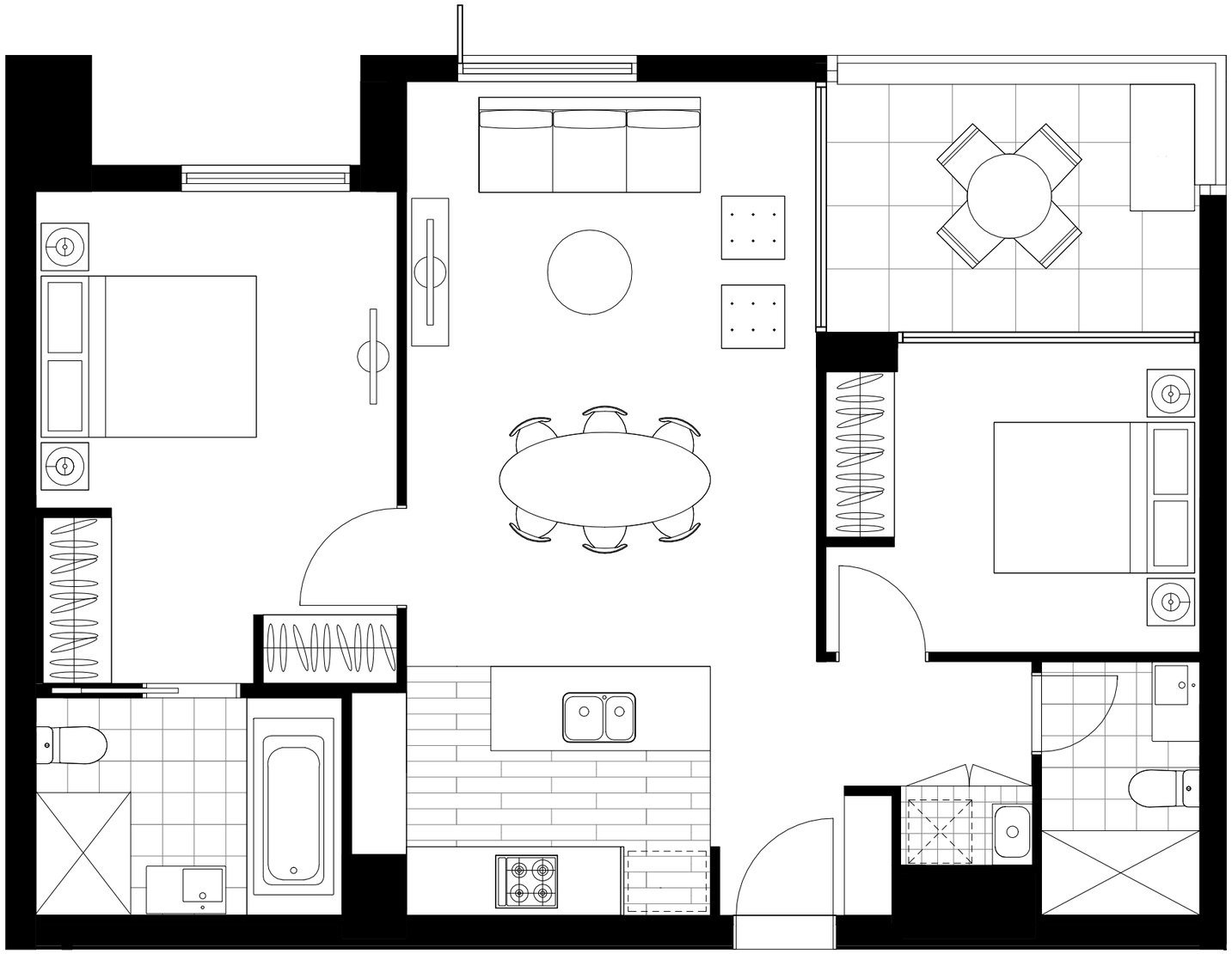


2 BEDROOM APARTMENT - TYPE 7

82.1sqm Internal

12.sqm External

0 1000 2500



2 BEDROOM APARTMENT - TYPE 8

73.7sqm Internal

8.5sqm External

0 1000 2500

3 BEDROOM APARTMENT - TYPE 1

105.1sqm Internal

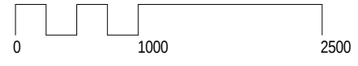
14.4sqm External

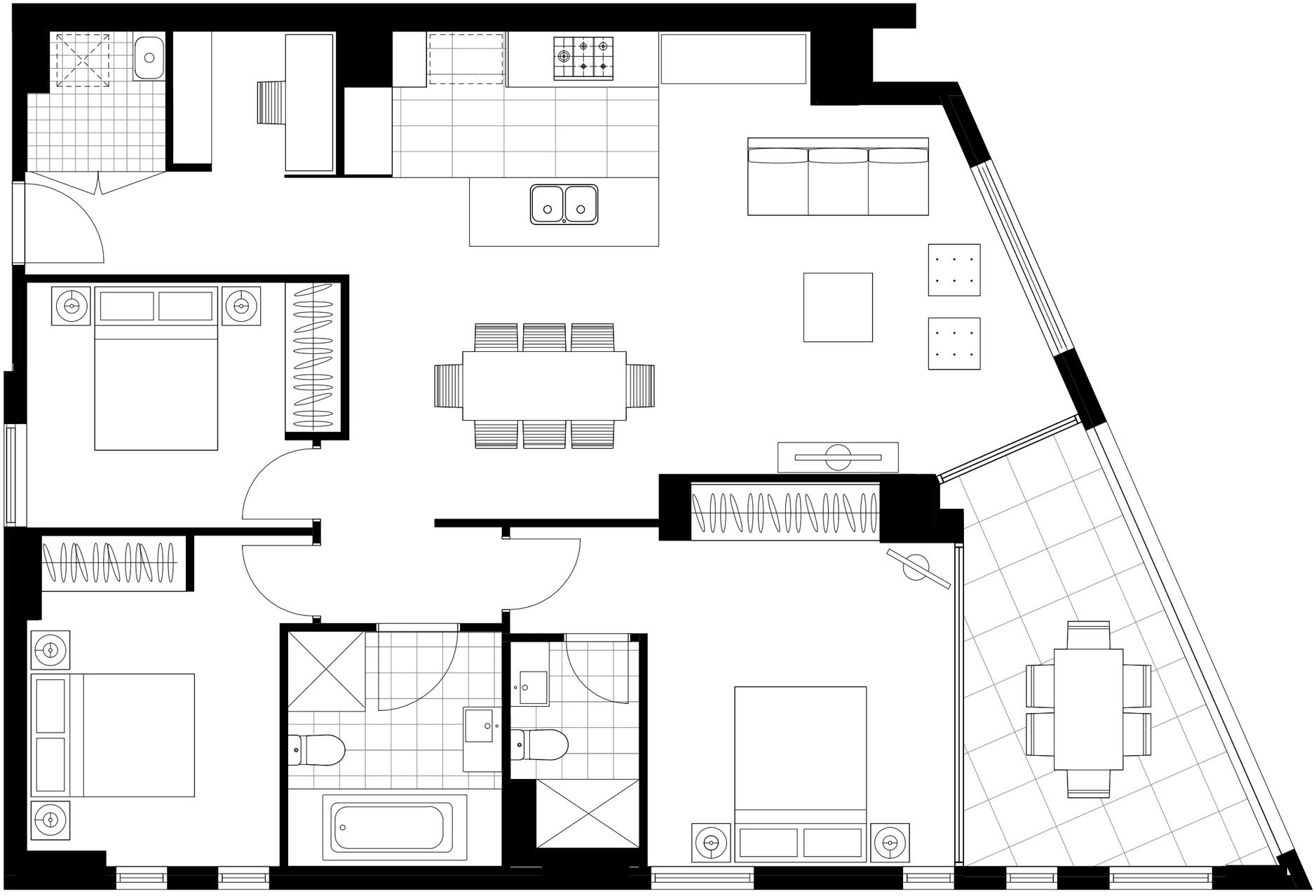
0 1000 2500

3 BEDROOM APARTMENT - TYPE 2

95.9sqm Internal

14.4sqm External





3 BEDROOM APARTMENT - TYPE 3

104.7sqm Internal

14sqm External

0 1000 2500

3 BEDROOM APARTMENT - TYPE 4

99.6sqm Internal

18.1sqm External

0 1000 2500

DESIGN VERIFICATION STATEMENTS

DESIGN VERIFICATION STATEMENT
SEPP 65 PRINCIPLES

1.0 CONTEXT

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

- The precinct is undergoing transition from low density commercial development to a high density residential/mixed use precinct.
- The desired character of the precinct is an urban residential neighbourhood with built form defining the street pattern and the streetscape activated by residential use and some minor retail use.
- Key feature of the site include:
  - 3 existing fig trees
  - A proposed view corridor through the site
  - A gentle site incline from the south east corner to the north west corner
  - A proposed linear park along the southern boundary adjacent to the rail corridor
  - Australia Avenue is a major vehicle and pedestrian entry point to the Sydney Olympic Park
- The proposal consists of 4 buildings which reinforce the street pattern. Ground floor apartments have individual entrances along the street where levels permit to activate the street scape and pedestrian network, as well as off the open communal space.
- Retail use is located on the highly visible and active Australia Ave, allowing the retail use to open onto a north facing terrace with the existing fig trees on the north-east corner of the site.
- The primary entrance to the residential complex is located along the view corridor to reinforce the importance of the view corridor.
- Vehicle access to be located at one point on the southern end of the new street to minimise it's impact on the context.
- The buildings' character are clearly identifiable as residential due to the architectural expression of the material palette.

2.0 BUILT FORM AND SCALE

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

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

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

- The built form is broken into 4 separate forms which are located to:
  - Comply with the required setbacks
  - Provide the required view corridor
  - Reinforce the street pattern
  - Provide a 'gateway experience' along Australia Avenue
  - Provide appropriate safe access to the apartments
  - Provide a north facing retail courtyard on Australia Avenue with a pleasant outlook to the existing fig trees and solar access
- The 4 building forms also define the communal open space for the use of the residents. The north-east building was limited to 5 storeys to improve solar access to this space.
- The location of the communal open space, one level above the retail courtyard, provides natural privacy for the communal space whilst allowing the communal space outlook over the retail courtyard to the existing fig trees.
- The highest built form in the south-east corner provides an increased buffer between the communal open space and elevated rail line.
- The precinct is undergoing transition from 2 to 3 story low density commercial development in a 'business park' type setting to a residential mixed use zone of building between 10 to 25 storeys high.
- The east of the site on the other side of Australia Avenue 4 non residential towers are built, under construction or in planning stage - these buildings reach a height of 25 stories. The southern edge of the site is bounded by a proposed linear park which follows the elevated rail line.
- To the west, the existing commercial development in the masterplan is to be replaced by a 10 storey high residential development. A new road is to be partially constructed as part of the development of the subject site.
- To the north of the site on the existing commercial development is masterplanned to be replaced by 10 storey high residential development. A new road is also proposed to be constructed which aligns with the view corridor through the subject site to the Bicentennial Marker.
- The proposal consists of 4 buildings of varying heights that respond to the adjacent masterplanned heights or existing features, such as the fig trees on the corner of Australia Avenue and Figtree Drive eg. the south-west building is 10 storeys high, responding to the masterplanned height of the adjacent site, and the north-east building was reduced to 5 storeys to provide an appropriate height adjacent to the existing fig tree and improved solar access into the communal open space and apartments. The south-east building is proposed to be 15 storeys. This provides a transition from the taller Australia Towers along Australia Avenue and forms a 'gateway' for motorists and pedestrians entering the Olympic precinct via Australia Avenue

3.0 DENSITY

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

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

- The proposal is consistent with the proposed masterplan FSR limit, neighbourhood and desired future density. It also creates a significant usable internal courtyard to provide amenity both externally from all flanking roads and internally for residents.
- The site is in close proximity to Sydney Olympic Park facilities and within easy walking distance to the Sydney Olympic Park rail station.

4.0 SUSTAINABILITY

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

- The proposed development meets or exceeds the target set out in the building & sustainability index (BASIX).
- The site planning seeks to maximize the number of North facing apartments and the opportunities for Cross Ventilation. The site has challenges with the nature of courtyard building with large western and eastern façades.
- Passive sun-shading devices reduce solar gains.
- The circulation areas, are naturally ventilated and have access to natural daylight.
- The proposal allows for extensive landscaping within the courtyard of the building and distributed throughout the building, including numerous trees within large planter beds.

5.0 LANDSCAPE

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

Good landscape design enhances the development's environmental performance by retaining positive natural features

DESIGN VERIFICATION STATEMENT
SEPP 65 PRINCIPLES

which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

- 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 co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values.
- The landscape contributes to the positive image and contextual fit of the development through respect for streetscape and neighbourhood character, or desired future character.
- The landscape design optimizes usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

6.0 AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

- No significant amenity impacts will arise for neighbouring properties.
- The number of north facing apartments have been maximized. East and west apartments have been designed to maximise solar access to living and private open space.
- All residential apartments will enjoy an outlook to a street or the internal communal open space. The mid-high level apartments in the south facing blocks will enjoy distant views to the CBD as well as onto the linear park at the south of the site and the Bicentennial Marker.
- 100% of apartments have a private open space with a minimum width of 2m.

7.0 SAFETY

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximizing overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximizing 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 proposal optimizes safety and security by:

- Providing clearly identifiable entry points for both retail and residential use.
- A security intercom system will be provided to access the basement car park and the main residential entry off Figtree Drive. Each of the four residential lobbies will also have security intercom system.
- A system to enable access for visitors to the basement car park and lobbies
- Appropriate signage will be provided to ensure clear direction for visitors. Details regarding lighting and illumination of these spaces will be provided with the construction certificate
- Retail use at street level provides an active street front along Australia Avenue.
- Secure basement parking with access to elevators.
- Casual/Natural surveillance of all exterior roads from apartments within the complex.
- The access to the communal courtyards is via resident only security access gates.

8.0 HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.
Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.
Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

- The proposal will provide additional well-designed housing stock in an area where there is a strong demand for this type of development, especially from workers in the surrounding employment zones.
- The proposal provides a variety of apartment types that is appropriate for the desired future community.
- Apartment sizes are to be close to the minimum size set by SEPP65 guidelines to increase their affordability.
- The proposal is designed to encourage social interaction and engagement by providing large common garden areas in the courtyard, with pocketed areas with landscaped planter beds, communal cooking facilities and vegetable gardens.

9.0 AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.
The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape

- The aesthetics of the proposal are highly considered to achieve a development which sits comfortably with it's environment in material choice, scale and building form.
- The objective has been to create a building of distinctive architecture together with a landscaped public and private open space sequence.
- The proposed development has a contemporary aesthetic with a materials palette that has been chosen to reinforce the strong massing composition, creating a clear and identifiable cluster of buildings.
- Each building has a distinct and strong form with windows and balconies 'subtracted' from the forms, rather than elements added or applied. There is honesty, authenticity and strong urbanity to the character of the proposal that eschews the transience of many contemporary developments.

AREA SCHEDULE

DEVELOPMENT APPLICATION AREA SCHEDULE
SEPP 65 AND SOPA COMPLIANCE DATA

The following tables provide area and compliance data. The SOPA Masterplan 2030, SOPA Access Guidelines and NSW Planning & Environment 's The 'Apartment Design Guide' were the basis for target data provided within the schedules. To be read in conjunction with Solar Access, Natural Ventilation Reports and Wind Reports.

GROSS FLOOR AREA SCHEDULE

			m^2
LEVEL 00			
LEVEL 00	Area	E.16	83.74
LEVEL 00	RETAIL	R.01	1499.82
LEVEL 01			
LEVEL 01	RESIDENTIAL	E.01	931.48
LEVEL 01	RESIDENTIAL	N.01	530.83
LEVEL 01	RESIDENTIAL	S.01	560.34
LEVEL 01	RESIDENTIAL	W.01	268.85
LEVEL 01	COMMUNITY RM	W.01	64.46
LEVEL 02			
LEVEL 02	RESIDENTIAL	E.02	890.05
LEVEL 02	RESIDENTIAL	N.02	527.6
LEVEL 02	RESIDENTIAL	S.02	776.72
LEVEL 02	RESIDENTIAL	W.02	797.62
LEVEL 03			
LEVEL 03	RESIDENTIAL	E.03	910.48
LEVEL 03	RESIDENTIAL	N.03	527.6
LEVEL 03	RESIDENTIAL	S.03	811.7
LEVEL 03	RESIDENTIAL	W.03	890.53
LEVEL 04			
LEVEL 04	RESIDENTIAL	E.04	910.48
LEVEL 04	RESIDENTIAL	N.04	527.6
LEVEL 04	RESIDENTIAL	S.04	811.7
LEVEL 04	RESIDENTIAL	W.04	890.53
LEVEL 05			
LEVEL 05	RESIDENTIAL	E.05	910.48
LEVEL 05	RESIDENTIAL	N.05	527.6
LEVEL 05	RESIDENTIAL	S.05	811.7
LEVEL 05	RESIDENTIAL	W.05	890.53
LEVEL 06			
LEVEL 06	RESIDENTIAL	E.06	910.48
LEVEL 06	RESIDENTIAL	S.06	811.7
LEVEL 06	RESIDENTIAL	W.06	890.53
LEVEL 07			
LEVEL 07	RESIDENTIAL	E.07	910.48
LEVEL 07	RESIDENTIAL	S.07	811.7
LEVEL 07	RESIDENTIAL	W.07	890.53
LEVEL 08			
LEVEL 08	RESIDENTIAL	E.08	910.48
LEVEL 08	RESIDENTIAL	S.08	811.7
LEVEL 08	RESIDENTIAL	W.08	890.53
LEVEL 09			
LEVEL 09	RESIDENTIAL	E.09	910.48
LEVEL 09	RESIDENTIAL	S.09	811.7
LEVEL 09	RESIDENTIAL	W.09	890.53
LEVEL 10			
LEVEL 10	RESIDENTIAL	E.10	910.48
LEVEL 10	RESIDENTIAL	S.10	811.7
LEVEL 10	RESIDENTIAL	W.10	900.69
LEVEL 11			
LEVEL 11	RESIDENTIAL	E.11	910.48
LEVEL 11	RESIDENTIAL	W.11	900.69
LEVEL 12			
LEVEL 12	RESIDENTIAL	E.12	910.48
LEVEL 13			
LEVEL 13	RESIDENTIAL	E.13	916.83
LEVEL 14			
LEVEL 14	RESIDENTIAL	E.14	916.83

APARTMENT SUMMARY TOTALS

DEVELOPMENT TOTAL APARTMENTS	422
APARTMENT MIX	
1 BED APARTMENTS	158
2 BED APARTMENTS	220
3 BED APARTMENTS	44
SEPP65 COMPLIANCE	
CROSS VENTILATION	253
SOLAR ACCESS - 2 HOURS	298
SOUTH ASPECT	39
ADAPTABLE	43

CAR PARKING	
RESIDENTIAL	
STANDARD	414
ACCESSIBLE	43
MOTORCYCLE	20
RETAIL/VISITORS	
STANDARD	37
ACCESSIBLE	5
CAR SHARING	2
MOTORCYCLE	5
TOTAL CAR SPACES	501
BICYCLE PARKING	
RESIDENTIAL	488
RETAIL/VISITOR	136

APARTMENT UNIT MATRIX
INCLUDES SEPP 65 AND SOPA COMPLIANCE DATA

			SEPP 65			SOPA	APARTMENT AREAS (m²)						STORAGE VOLUME (m³)		
							INTERNAL				EXTERNAL				
LEVEL	UNIT NO.	APARTMENT TYPE	ADAPTABLE	CROSS VENT.	SOLAR ACCESS - 2HRS	VISITABLE	REQUIRED	INTERNAL	WINTER-GARDEN	TOTAL	REQUIRED	EXTERNAL	REQUIRED	MIN 50% INTERNAL	MAX 50% BASEMENT
LEVEL 01															
	E1.01	2 BED	Yes	Yes	Yes	Yes	75.0	82.0	-	82.0	12.0	11.73	8.00	✓	✓
	E1.02	2 BED	No	No	No	No	75.0	76.0	-	76.0	12.0	13.77	8.00	✓	✓
	E1.04	1 BED	No	Yes	Yes	Yes	50.0	50.3	7.8	58.1	9.0	0	6.00	✓	✓
	E1.05	1 BED	No	No	Yes	Yes	50.0	51.2	7.8	59.0	9.0	0	6.00	✓	✓
	E1.06	1 BED	No	No	Yes	Yes	50.0	51.3	7.5	58.8	9.0	0	6.00	✓	✓
	E1.07	1 BED	No	No	Yes	Yes	50.0	50.3	7.7	58.0	9.0	0	6.00	✓	✓
	E1.08	2 BED	No	Yes	Yes	No	75.0	76.7	-	76.7	12.0	12.08	8.00	✓	✓
	E1.09	3 BED	No	Yes	Yes	No	95.0	100.3	-	100.3	15.0	17.61	10.00	✓	✓
	E1.10	2 BED	No	Yes	No	No	75.0	72.0	-	72.0	12.0	13.01	8.00	✓	✓
	E1.11	2 BED	No	No	No	No	75.0	72.5	-	72.5	12.0	12.11	8.00	✓	✓
	E1.12	3 BED	No	Yes	No	No	95.0	98.0	-	98.0	15.0	13.12	10.00	✓	✓
LEVEL 01 EAST								**780.6**		**811.3**		**93.43**			
	N1.01	2 BED	No	Yes	No	No	75.0	75.1	-	75.1	12.0	10.40	8.00	✓	✓
	N1.02	2 BED	No	Yes	Yes	No	75.0	74.8	-	74.8	12.0	11.80	8.00	✓	✓
	N1.03	2 BED	No	No	Yes	No	75.0	80.0	-	80.0	12.0	15.55	8.00	✓	✓
	N1.04	2 BED	No	No	Yes	No	75.0	79.9	-	79.9	12.0	15.69	8.00	✓	✓
	N1.06	2 BED	No	Yes	Yes	No	75.0	74.9	-	74.9	12.0	11.83	8.00	✓	✓
	N1.07	2 BED	No	Yes	Yes	No	75.0	74.8	10.1	84.9	12.0	0	8.00	✓	✓
LEVEL 01 NORTH								**459.5**		**469.6**		**65.27**			
	S1.02	2 BED	No	Yes	No	No	75.0	72.2	-	72.2	12.0	11.54	8.00	✓	✓
	S1.03	2 BED	No	No	No	No	75.0	72.8	-	72.8	12.0	11.31	8.00	✓	✓
	S1.04	2 BED	No	Yes	No	No	75.0	74.8	-	74.8	12.0	9.69	8.00	✓	✓
	S1.05	2 BED	No	Yes	No	No	75.0	73.3	-	73.3	12.0	12.20	8.00	✓	✓
	S1.06	1 BED	No	No	Yes	Yes	50.0	48.6	-	48.6	9.0	8.55	6.00	✓	✓
	S1.07	1 BED	No	Yes	Yes	Yes	50.0	48.3	-	48.3	9.0	8.17	6.00	✓	✓
	S1.08	2 BED	No	No	No	No	75.0	75.8	-	75.8	12.0	13.42	8.00	✓	✓
LEVEL 01 SOUTH								**465.8**		**465.8**		**74.88**			
	W1.09	1 BED	Yes	No	No	Yes	50.0	57.1	-	57.1	9.0	6.19	6.00	✓	✓
	W1.10	2 BED	No	Yes	No	No	75.0	75.3	-	75.3	12.0	10.39	8.00	✓	✓
	W1.11	2 BED	Yes	Yes	No	Yes	75.0	73.5	-	73.5	12.0	8.26	8.00	✓	✓
LEVEL 01 WEST								**205.90**		**205.90**		**24.84**			
LEVEL 01 TOTAL		**29**	**3**	**16**	**14**	**9**		**1,911.80**		**1,952.54**		**258.42**			
LEVEL 02															
	E2.01	2 BED	Yes	Yes	Yes	Yes	75.0	82.1	-	82.1	12.0	12.02	8.00	✓	✓
	E2.02	2 BED	No	No	Yes	No	75.0	76.0	-	76.0	12.0	14.16	8.00	✓	✓
	E2.04	1 BED	No	Yes	Yes	No	50.0	48.4	-	48.4	9.0	8.55	6.00	✓	✓
	E2.05	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.66	6.00	✓	✓
	E2.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.56	6.00	✓	✓
	E2.07	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.57	6.00	✓	✓
	E2.08	2 BED	No	Yes	Yes	No	75.0	77.2	-	77.2	12.0	12.56	8.00	✓	✓
	E2.09	3 BED	No	Yes	Yes	No	95.0	99.6	-	99.6	15.0	17.28	10.00	✓	✓
	E2.10	2 BED	No	Yes	No	No	75.0	72.2	-	72.2	12.0	12.80	8.00	✓	✓
	E2.11	2 BED	No	Yes	No	No	75.0	72.6	-	72.6	12.0	12.51	8.00	✓	✓
	E2.12	3 BED	No	Yes	No	No	95.0	98.3	-	98.3	15.0	13.47	10.00	✓	✓
LEVEL 02 EAST								**772.9**		**772.9**		**129.14**			
	N2.01	2 BED	No	Yes	No	No	75.0	75.1	-	75.1	12.0	10.23	8.00	✓	✓
	N2.02	2 BED	No	Yes	Yes	No	75.0	74.8	-	74.8	12.0	10.99	8.00	✓	✓
	N2.03	2 BED	No	No	Yes	No	75.0	80.0	-	80.0	12.0	14.36	8.00	✓	✓
	N2.04	2 BED	No	No	Yes	No	75.0	79.9	-	79.9	12.0	14.42	8.00	✓	✓

APARTMENT UNIT MATRIX
INCLUDES SEPP 65 AND SOPA COMPLIANCE DATA

			SEPP 65			SOPA	APARTMENT AREAS (m²)						STORAGE VOLUME (m³)		
LEVEL	UNIT NO.	APARTMENT TYPE	ADAPTABLE	CROSS VENT.	SOLAR ACCESS - 2HRS	VISITABLE	INTERNAL				EXTERNAL		REQUIRED	MIN 50% INTERNAL	MAX 50% BASEMENT
							REQUIRED	INTERNAL	WINTER-GARDEN	TOTAL	REQUIRED	EXTERNAL			
	N2.06	2 BED	No	Yes	Yes	No	75.0	74.8	-	74.8	12.0	10.95	8.00	✓	✓
	N2.07	2 BED	No	Yes	Yes	No	75.0	74.8	10.1	84.9	12.0	0	8.00	✓	✓
LEVEL 02 NORTH								**459.4**		**469.5**		**60.95**			
	S2.01	2 BED	No	Yes	No	No	75.0	72.9	-	72.9	12.0	12.00	8.00	✓	✓
	S2.02	2 BED	No	Yes	No	No	75.0	72.1	-	72.1	12.0	12.42	8.00	✓	✓
	S2.03	2 BED	No	Yes	No	No	75.0	72.8	-	72.8	12.0	12.18	8.00	✓	✓
	S2.04	2 BED	No	Yes	No	No	75.0	75.2	-	75.2	12.0	10.55	8.00	✓	✓
	S2.05	2 BED	No	Yes	No	No	75.0	73.4	-	73.4	12.0	13.32	8.00	✓	✓
	S2.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.93	6.00	✓	✓
	S2.07	1 BED	No	Yes	Yes	No	50.0	49.1	-	49.1	9.0	9.01	6.00	✓	✓
	S2.08	1 BED	No	No	Yes	No	50.0	52.8	-	52.8	9.0	9.66	6.00	✓	✓
	S2.09	1 BED	No	No	No	No	50.0	48.7	-	48.7	9.0	8.76	6.00	✓	✓
	S2.10	3 BED	Yes	Yes	Yes	Yes	95.0	104.5	-	104.5	15.0	14.05	10.00	✓	✓
LEVEL 02 SOUTH								**670.4**		**670.4**		**110.88**			
	W2.01	2 BED	No	Yes	No	No	75.0	76.1	-	76.1	12.0	11.06	8.00	✓	✓
	W2.02	2 BED	No	Yes	Yes	No	75.0	71.5	-	71.5	12.0	14.03	8.00	✓	✓
	W2.03	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	9.01	6.00	✓	✓
	W2.04	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.99	6.00	✓	✓
	W2.05	1 BED	No	No	Yes	No	50.0	48.5	-	48.5	9.0	8.99	6.00	✓	✓
	W2.07	1 BED	No	No	Yes	No	50.0	53.3	-	53.3	9.0	9.69	6.00	✓	✓
	W2.08	2 BED	No	Yes	Yes	No	75.0	76.3	-	76.3	12.0	12.15	8.00	✓	✓
	W2.09	1 BED	No	No	Yes	No	50.0	54.6	-	54.6	9.0	8.97	6.00	✓	✓
	W2.10	2 BED	No	Yes	Yes	No	75.0	75.9	-	75.9	12.0	10.78	8.00	✓	✓
	W2.11	2 BED	Yes	Yes	No	Yes	75.0	73.9	-	73.9	12.0	8.58	8.00	✓	✓
LEVEL 02 WEST								**675.50**		**675.50**		**111.47**			
LEVEL 02 TOTAL		**40**	**3**	**23**	**26**	**3**		**2,578.20**		**2,588.27**		**412.44**			
LEVEL 03															
	E3.01	2 BED	Yes	Yes	Yes	Yes	75.0	82.2	-	82.2	12.0	12.02	8.00	✓	✓
	E3.02	1 BED	No	No	Yes	No	50.0	49.2	-	49.2	9.0	8.62	6.00	✓	✓
	E3.03	1 BED	No	No	Yes	No	50.0	49.5	-	49.5	9.0	8.49	6.00	✓	✓
	E3.04	1 BED	No	Yes	Yes	No	50.0	48.4	-	48.4	9.0	8.55	6.00	✓	✓
	E3.05	1 BED	No	No	No	No	50.0	48.9	-	48.9	9.0	8.66	6.00	✓	✓
	E3.06	1 BED	No	No	No	No	50.0	48.9	-	48.9	9.0	8.56	6.00	✓	✓
	E3.07	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.59	6.00	✓	✓
	E3.08	2 BED	No	Yes	Yes	No	75.0	77.3	-	77.3	12.0	12.59	8.00	✓	✓
	E3.09	3 BED	No	Yes	Yes	No	95.0	99.5	-	99.5	15.0	17.05	10.00	✓	✓
	E3.10	2 BED	No	Yes	No	No	75.0	72.2	-	72.2	12.0	12.80	8.00	✓	✓
	E3.11	2 BED	No	Yes	No	No	75.0	72.6	-	72.6	12.0	12.51	8.00	✓	✓
	E3.12	3 BED	No	Yes	No	No	95.0	98.3	-	98.3	15.0	13.47	10.00	✓	✓
LEVEL 03 EAST								**795.7**		**795.7**		**131.91**			
	N3.01	2 BED	No	Yes	No	No	75.0	75.1	-	75.1	12.0	10.23	8.00	✓	✓
	N3.02	2 BED	No	Yes	Yes	No	75.0	74.8	-	74.8	12.0	10.99	8.00	✓	✓
	N3.03	2 BED	No	No	Yes	No	75.0	80.0	-	80.0	12.0	14.36	8.00	✓	✓
	N3.04	2 BED	No	No	Yes	No	75.0	79.9	-	79.9	12.0	14.42	8.00	✓	✓
	N3.06	2 BED	No	Yes	Yes	No	75.0	74.9	-	74.9	12.0	11.07	8.00	✓	✓
	N3.07	2 BED	No	Yes	Yes	No	75.0	74.8	10.1	84.9	12.0	0	8.00	✓	✓
LEVEL 03 NORTH								**459.5**		**469.6**		**61.07**			
	S3.01	2 BED	No	Yes	No	No	75.0	72.9	-	72.9	12.0	12.00	8.00	✓	✓
	S3.02	2 BED	No	Yes	No	No	75.0	72.1	-	72.1	12.0	12.42	8.00	✓	✓
	S3.03	2 BED	No	Yes	No	No	75.0	72.8	-	72.8	12.0	12.18	8.00	✓	✓
	S3.04	2 BED	No	Yes	No	No	75.0	75.3	-	75.3	12.0	10.57	8.00	✓	✓

APARTMENT UNIT MATRIX
INCLUDES SEPP 65 AND SOPA COMPLIANCE DATA

			SEPP 65			SOPA	APARTMENT AREAS (m²)						STORAGE VOLUME (m³)		
							INTERNAL				EXTERNAL				
LEVEL	UNIT NO.	APARTMENT TYPE	ADAPTABLE	CROSS VENT.	SOLAR ACCESS - 2HRS	VISITABLE	REQUIRED	INTERNAL	WINTER-GARDEN	TOTAL	REQUIRED	EXTERNAL	REQUIRED	MIN 50% INTERNAL	MAX 50% BASEMENT
	S3.05	2 BED	No	Yes	No	No	75.0	73.5	-	73.5	12.0	13.29	8.00	✓	✓
	S3.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.94	6.00	✓	✓
	S3.07	1 BED	No	Yes	Yes	No	50.0	49.1	-	49.1	9.0	9.01	6.00	✓	✓
	S3.08	2 BED	No	Yes	Yes	No	75.0	73.4	12.4	85.8	12.0	0	8.00	✓	✓
	S3.09	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.76	6.00	✓	✓
	S3.10	3 BED	Yes	Yes	Yes	Yes	95.0	104.6	-	104.6	15.0	14.05	10.00	✓	✓
LEVEL 03 SOUTH								**691.3**		**703.7**		**101.22**			
	W3.01	2 BED	No	Yes	No	No	75.0	76.1	-	76.1	12.0	11.11	8.00	✓	✓
	W3.02	2 BED	No	Yes	Yes	No	75.0	71.5	-	71.5	12.0	14.08	8.00	✓	✓
	W3.03	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.66	6.00	✓	✓
	W3.04	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.66	6.00	✓	✓
	W3.05	1 BED	No	No	Yes	No	50.0	48.5	-	48.5	9.0	8.66	6.00	✓	✓
	W3.06	1 BED	No	No	Yes	No	50.0	48.2	-	48.2	9.0	8.88	6.00	✓	✓
	W3.07	1 BED	No	No	Yes	No	50.0	53.3	-	53.3	9.0	9.79	6.00	✓	✓
	W3.08	2 BED	No	Yes	Yes	No	75.0	76.3	-	76.3	12.0	12.41	8.00	✓	✓
	W3.09	2 BED	No	No	Yes	No	75.0	75.1	-	75.1	12.0	11.13	8.00	✓	✓
	W3.10	2 BED	No	Yes	Yes	No	75.0	76.0	-	76.0	12.0	10.84	8.00	✓	✓
	W3.11	2 BED	Yes	Yes	No	Yes	75.0	73.9	-	73.9	12.0	8.61	8.00	✓	✓
	W3.12	2 BED	Yes	No	No	Yes	75.0	73.7	-	73.7	12.0	8.54	8.00	✓	✓
LEVEL 03 WEST								**769.80**		**769.80**		**121.37**			
LEVEL 03 TOTAL		**41**	**4**	**24**	**26**	**4**		**2,716.30**		**2,738.78**		**415.57**			
LEVEL 04															
	E4.01	2 BED	Yes	Yes	Yes	Yes	75.0	82.2	-	82.2	12.0	12.06	8.00	✓	✓
	E4.02	1 BED	No	No	Yes	No	50.0	49.2	-	49.2	9.0	8.62	6.00	✓	✓
	E4.03	1 BED	No	No	Yes	No	50.0	49.5	-	49.5	9.0	8.49	6.00	✓	✓
	E4.04	1 BED	No	Yes	Yes	No	50.0	48.4	-	48.4	9.0	8.55	6.00	✓	✓
	E4.05	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.66	6.00	✓	✓
	E4.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.56	6.00	✓	✓
	E4.07	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.59	6.00	✓	✓
	E4.08	2 BED	No	Yes	Yes	No	75.0	77.2	-	77.2	12.0	12.59	8.00	✓	✓
	E4.09	3 BED	No	Yes	Yes	No	95.0	99.6	-	99.6	15.0	17.85	10.00	✓	✓
	E4.10	2 BED	No	Yes	No	No	75.0	72.2	-	72.2	12.0	12.80	8.00	✓	✓
	E4.11	2 BED	No	Yes	No	No	75.0	72.6	-	72.6	12.0	12.52	8.00	✓	✓
	E4.12	3 BED	No	Yes	No	No	95.0	98.3	-	98.3	15.0	13.47	10.00	✓	✓
LEVEL 04 EAST								**795.7**		**795.7**		**132.76**			
	N4.01	2 BED	No	Yes	No	No	75.0	75.1	-	75.1	12.0	10.23	8.00	✓	✓
	N4.02	2 BED	No	Yes	Yes	No	75.0	74.8	-	74.8	12.0	10.99	8.00	✓	✓
	N4.03	2 BED	No	No	Yes	No	75.0	80.0	-	80.0	12.0	14.36	8.00	✓	✓
	N4.04	2 BED	No	No	Yes	No	75.0	79.9	-	79.9	12.0	14.42	8.00	✓	✓
	N4.06	2 BED	No	Yes	Yes	No	75.0	74.9	-	74.9	12.0	10.95	8.00	✓	✓
	N4.07	2 BED	No	Yes	Yes	No	75.0	74.8	10.1	84.9	12.0	0	8.00	✓	✓
LEVEL 04 NORTH								**459.5**		**469.6**		**60.95**			
	S4.01	2 BED	No	Yes	No	No	75.0	72.9	-	72.9	12.0	12.00	8.00	✓	✓
	S4.02	2 BED	No	Yes	No	No	75.0	72.1	-	72.1	12.0	12.42	8.00	✓	✓
	S4.03	2 BED	No	Yes	No	No	75.0	72.8	-	72.8	12.0	12.74	8.00	✓	✓
	S4.04	2 BED	No	Yes	No	No	75.0	75.3	-	75.3	12.0	10.57	8.00	✓	✓
	S4.05	2 BED	No	Yes	No	No	75.0	73.5	-	73.5	12.0	13.28	8.00	✓	✓
	S4.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.93	6.00	✓	✓
	S4.07	1 BED	No	Yes	Yes	No	50.0	49.1	-	49.1	9.0	9.01	6.00	✓	✓
	S4.08	2 BED	No	Yes	Yes	No	75.0	73.4	12.4	85.8	12.0	0	8.00	✓	✓
	S4.09	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.76	6.00	✓	✓

APARTMENT UNIT MATRIX
INCLUDES SEPP 65 AND SOPA COMPLIANCE DATA

			SEPP 65			SOPA	APARTMENT AREAS (m²)						STORAGE VOLUME (m³)		
							INTERNAL				EXTERNAL				
LEVEL	UNIT NO.	APARTMENT TYPE	ADAPTABLE	CROSS VENT.	SOLAR ACCESS - 2HRS	VISITABLE	REQUIRED	INTERNAL	WINTER-GARDEN	TOTAL	REQUIRED	EXTERNAL	REQUIRED	MIN 50% INTERNAL	MAX 50% BASEMENT
	S4.10	3 BED	Yes	Yes	Yes	Yes	95.0	104.6	-	104.6	15.0	14.05	10.00	✓	✓
LEVEL 04 SOUTH								**691.3**		**703.7**		**101.76**			
	W4.01	2 BED	No	Yes	No	No	75.0	76.1	-	76.1	12.0	11.11	8.00	✓	✓
	W4.02	2 BED	No	Yes	Yes	No	75.0	71.4	-	71.4	12.0	14.08	8.00	✓	✓
	W4.03	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.66	6.00	✓	✓
	W4.04	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.66	6.00	✓	✓
	W4.05	1 BED	No	No	Yes	No	50.0	48.5	-	48.5	9.0	8.66	6.00	✓	✓
	W4.06	1 BED	No	No	Yes	No	50.0	48.2	-	48.2	9.0	8.90	6.00	✓	✓
	W4.07	1 BED	No	No	Yes	No	50.0	53.3	-	53.3	9.0	9.79	6.00	✓	✓
	W4.08	2 BED	No	Yes	Yes	No	75.0	76.5	-	76.5	12.0	12.45	8.00	✓	✓
	W4.09	2 BED	No	No	Yes	No	75.0	74.8	-	74.8	12.0	11.13	8.00	✓	✓
	W4.10	2 BED	No	Yes	Yes	No	75.0	76.0	-	76.0	12.0	10.84	8.00	✓	✓
	W4.11	2 BED	Yes	Yes	No	Yes	75.0	74.0	-	74.0	12.0	8.61	8.00	✓	✓
	W4.12	2 BED	Yes	No	No	Yes	75.0	73.7	-	73.7	12.0	8.54	8.00	✓	✓
LEVEL 04 WEST								**769.70**		**769.70**		**121.43**			
LEVEL 04 TOTAL		**41**	**4**	**24**	**28**	**4**		**2,716.20**		**2,738.68**		**416.90**			
LEVEL 05															
	E5.01	2 BED	Yes	Yes	Yes	Yes	75.0	82.2	-	82.2	12.0	12.06	8.00	✓	✓
	E5.02	1 BED	No	No	Yes	No	50.0	49.2	-	49.2	9.0	8.62	6.00	✓	✓
	E5.03	1 BED	No	No	Yes	No	50.0	49.5	-	49.5	9.0	8.49	6.00	✓	✓
	E5.04	1 BED	No	Yes	Yes	No	50.0	48.4	-	48.4	9.0	8.55	6.00	✓	✓
	E5.05	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.66	6.00	✓	✓
	E5.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.56	6.00	✓	✓
	E5.07	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.59	6.00	✓	✓
	E5.08	2 BED	No	Yes	Yes	No	75.0	77.2	-	77.2	12.0	12.59	8.00	✓	✓
	E5.09	3 BED	No	Yes	Yes	No	95.0	99.6	-	99.6	15.0	17.85	10.00	✓	✓
	E5.10	2 BED	No	Yes	No	No	75.0	72.2	-	72.2	12.0	12.80	8.00	✓	✓
	E5.11	2 BED	No	Yes	No	No	75.0	72.6	-	72.6	12.0	12.52	8.00	✓	✓
	E5.12	3 BED	No	Yes	No	No	95.0	98.3	-	98.3	15.0	13.47	10.00	✓	✓
LEVEL 05 EAST								**795.7**		**795.7**		**132.76**			
	N5.01	2 BED	No	Yes	Yes	No	75.0	75.1	-	75.1	12.0	10.23	8.00	✓	✓
	N5.02	2 BED	No	Yes	Yes	No	75.0	74.8	-	74.8	12.0	10.99	8.00	✓	✓
	N5.03	2 BED	No	Yes	Yes	No	75.0	80.0	-	80.0	12.0	14.36	8.00	✓	✓
	N5.04	2 BED	No	Yes	Yes	No	75.0	79.9	-	79.9	12.0	14.42	8.00	✓	✓
	N5.06	2 BED	No	Yes	Yes	No	75.0	74.9	-	74.9	12.0	10.95	8.00	✓	✓
	N5.07	2 BED	No	Yes	Yes	No	75.0	74.8	10.1	84.9	12.0	0	8.00	✓	✓
LEVEL 05 NORTH								**459.5**		**469.6**		**60.95**			
	S5.01	2 BED	No	Yes	No	No	75.0	72.9	-	72.9	12.0	12.00	8.00	✓	✓
	S5.02	2 BED	No	Yes	No	No	75.0	72.1	-	72.1	12.0	12.42	8.00	✓	✓
	S5.03	2 BED	No	Yes	No	No	75.0	72.8	-	72.8	12.0	12.74	8.00	✓	✓
	S5.04	2 BED	No	Yes	No	No	75.0	75.3	-	75.3	12.0	10.57	8.00	✓	✓
	S5.05	2 BED	No	Yes	No	No	75.0	73.5	-	73.5	12.0	13.29	8.00	✓	✓
	S5.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.93	6.00	✓	✓
	S5.07	1 BED	No	Yes	Yes	No	50.0	49.1	-	49.1	9.0	9.01	6.00	✓	✓
	S5.08	2 BED	No	Yes	Yes	No	75.0	73.4	12.4	85.8	12.0	0	8.00	✓	✓
	S5.09	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.76	6.00	✓	✓
	S5.10	3 BED	Yes	Yes	Yes	Yes	95.0	104.6	-	104.6	15.0	14.05	10.00	✓	✓
LEVEL 05 SOUTH								**691.3**		**703.7**		**101.77**			
	W5.01	2 BED	No	Yes	No	No	75.0	76.1	-	76.1	12.0	8.54	8.00	✓	✓
	W5.02	2 BED	No	Yes	Yes	No	75.0	71.4	-	71.4	12.0	14.08	8.00	✓	✓
	W5.03	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.66	6.00	✓	✓

APARTMENT UNIT MATRIX
INCLUDES SEPP 65 AND SOPA COMPLIANCE DATA

			SEPP 65			SOPA	APARTMENT AREAS (m²)						STORAGE VOLUME (m³)		
							INTERNAL				EXTERNAL				
LEVEL	UNIT NO.	APARTMENT TYPE	ADAPTABLE	CROSS VENT.	SOLAR ACCESS - 2HRS	VISITABLE	REQUIRED	INTERNAL	WINTER-GARDEN	TOTAL	REQUIRED	EXTERNAL	REQUIRED	MIN 50% INTERNAL	MAX 50% BASEMENT
	W5.04	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.66	6.00	✓	✓
	W5.05	1 BED	No	No	Yes	No	50.0	48.5	-	48.5	9.0	8.66	6.00	✓	✓
	W5.06	1 BED	No	No	Yes	No	50.0	48.2	-	48.2	9.0	8.80	6.00	✓	✓
	W5.07	1 BED	No	No	Yes	No	50.0	53.3	-	53.3	9.0	9.79	6.00	✓	✓
	W5.08	2 BED	No	Yes	Yes	No	75.0	76.5	-	76.5	12.0	12.45	8.00	✓	✓
	W5.09	2 BED	No	No	Yes	No	75.0	74.8	-	74.8	12.0	11.13	8.00	✓	✓
	W5.10	2 BED	No	Yes	Yes	No	75.0	76.0	-	76.0	12.0	10.84	8.00	✓	✓
	W5.11	2 BED	No	Yes	No	No	75.0	74.0	-	74.0	12.0	8.61	8.00	✓	✓
	W5.12	2 BED	No	No	No	No	75.0	73.7	-	73.7	12.0	11.11	8.00	✓	✓
LEVEL 05 WEST								**769.70**		**769.70**		**121.33**			
LEVEL 05 TOTAL		**40**	**2**	**26**	**29**	**2**		**2,716.20**		**2,738.68**		**416.81**			
LEVEL 06															
	E6.01	2 BED	Yes	Yes	Yes	Yes	75.0	82.2	-	82.2	12.0	12.06	8.00	✓	✓
	E6.02	1 BED	No	No	Yes	No	50.0	49.2	-	49.2	9.0	8.62	6.00	✓	✓
	E6.03	1 BED	No	No	Yes	No	50.0	49.5	-	49.5	9.0	8.49	6.00	✓	✓
	E6.04	1 BED	No	Yes	Yes	No	50.0	48.4	-	48.4	9.0	8.55	6.00	✓	✓
	E6.05	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.66	6.00	✓	✓
	E6.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.56	6.00	✓	✓
	E6.07	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.59	6.00	✓	✓
	E6.08	2 BED	No	Yes	Yes	No	75.0	77.3	-	77.3	12.0	12.59	8.00	✓	✓
	E6.09	3 BED	No	Yes	Yes	No	95.0	99.6	-	99.6	15.0	17.85	10.00	✓	✓
	E6.10	2 BED	No	Yes	No	No	75.0	72.2	-	72.2	12.0	12.80	8.00	✓	✓
	E6.11	2 BED	No	Yes	No	No	75.0	72.6	-	72.6	12.0	12.52	8.00	✓	✓
	E6.12	3 BED	No	Yes	No	No	95.0	98.3	-	98.3	15.0	13.47	10.00	✓	✓
LEVEL 06 EAST								**795.8**		**795.8**		**132.76**			
	S6.01	2 BED	No	Yes	No	No	75.0	72.9	-	72.9	12.0	12.00	8.00	✓	✓
	S6.02	2 BED	No	Yes	No	No	75.0	72.1	-	72.1	12.0	12.42	8.00	✓	✓
	S6.03	2 BED	No	Yes	No	No	75.0	72.8	-	72.8	12.0	12.74	8.00	✓	✓
	S6.04	2 BED	No	Yes	No	No	75.0	75.3	-	75.3	12.0	10.57	8.00	✓	✓
	S6.05	2 BED	No	Yes	No	No	75.0	73.5	-	73.5	12.0	13.28	8.00	✓	✓
	S6.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.93	6.00	✓	✓
	S6.07	1 BED	No	Yes	Yes	No	50.0	49.1	-	49.1	9.0	9.01	6.00	✓	✓
	S6.08	2 BED	No	Yes	Yes	No	75.0	73.4	12.4	85.8	12.0	0	8.00	✓	✓
	S6.09	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.76	6.00	✓	✓
	S6.10	3 BED	Yes	Yes	Yes	Yes	95.0	104.7	-	104.7	15.0	14.05	10.00	✓	✓
LEVEL 06 SOUTH								**691.4**		**703.8**		**101.76**			
	W6.01	2 BED	No	Yes	No	No	75.0	76.1	-	76.1	12.0	11.11	8.00	✓	✓
	W6.02	2 BED	No	Yes	Yes	No	75.0	71.4	-	71.4	12.0	14.11	8.00	✓	✓
	W6.03	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.66	6.00	✓	✓
	W6.04	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.66	6.00	✓	✓
	W6.05	1 BED	No	No	Yes	No	50.0	48.5	-	48.5	9.0	8.66	6.00	✓	✓
	W6.06	1 BED	No	No	Yes	No	50.0	48.2	-	48.2	9.0	8.67	6.00	✓	✓
	W6.07	1 BED	No	No	Yes	No	50.0	53.3	-	53.3	9.0	9.79	6.00	✓	✓
	W6.08	2 BED	0	Yes	Yes	0	75.0	76.5	-	76.5	12.0	12.45	8.00	✓	✓
	W6.09	2 BED	No	No	Yes	No	75.0	74.8	-	74.8	12.0	11.13	8.00	✓	✓
	W6.10	2 BED	No	Yes	Yes	No	75.0	76.0	-	76.0	12.0	10.84	8.00	✓	✓
	W6.11	2 BED	Yes	Yes	No	Yes	75.0	74.0	-	74.0	12.0	8.61	8.00	✓	✓
	W6.12	2 BED	Yes	No	No	Yes	75.0	73.7	-	73.7	12.0	8.54	8.00	✓	✓
LEVEL 06 WEST								**769.70**		**769.70**		**121.23**			
LEVEL 06 TOTAL		**34**	**4**	**20**	**23**	**4**		**2,256.90**		**2,269.31**		**355.75**			

APARTMENT UNIT MATRIX
INCLUDES SEPP 65 AND SOPA COMPLIANCE DATA

			SEPP 65			SOPA	APARTMENT AREAS (m²)						STORAGE VOLUME (m³)		
							INTERNAL				EXTERNAL		REQUIRED	MIN 50% INTERNAL	MAX 50% BASEMENT
LEVEL	UNIT NO.	APARTMENT TYPE	ADAPTABLE	CROSS VENT.	SOLAR ACCESS - 2HRS	VISITABLE	REQUIRED	INTERNAL	WINTER-GARDEN	TOTAL	REQUIRED	EXTERNAL			
LEVEL 07															
	E7.01	2 BED	Yes	Yes	Yes	Yes	75.0	82.2	-	82.2	12.0	12.06	8.00	✓	✓
	E7.02	1 BED	No	No	Yes	No	50.0	49.2	-	49.2	9.0	8.62	6.00	✓	✓
	E7.03	1 BED	No	No	Yes	No	50.0	49.5	-	49.5	9.0	8.51	6.00	✓	✓
	E7.04	1 BED	No	Yes	Yes	No	50.0	48.4	-	48.4	9.0	8.55	6.00	✓	✓
	E7.05	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.66	6.00	✓	✓
	E7.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.56	6.00	✓	✓
	E7.07	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.59	6.00	✓	✓
	E7.08	2 BED	No	Yes	Yes	No	75.0	77.2	-	77.2	12.0	12.59	8.00	✓	✓
	E7.09	3 BED	No	Yes	Yes	No	95.0	99.6	-	99.6	15.0	17.85	10.00	✓	✓
	E7.10	2 BED	No	Yes	No	No	75.0	72.2	-	72.2	12.0	12.80	8.00	✓	✓
	E7.11	2 BED	No	Yes	No	No	75.0	72.6	-	72.6	12.0	12.52	8.00	✓	✓
	E7.12	3 BED	No	Yes	No	No	95.0	98.3	-	98.3	15.0	13.47	10.00	✓	✓
LEVEL 07 EAST								**795.7**		**795.7**		**132.78**			
	S7.01	2 BED	No	Yes	No	No	75.0	72.9	-	72.9	12.0	12.00	8.00	✓	✓
	S7.02	2 BED	No	Yes	No	No	75.0	72.1	-	72.1	12.0	12.42	8.00	✓	✓
	S7.03	2 BED	No	Yes	No	No	75.0	72.8	-	72.8	12.0	12.74	8.00	✓	✓
	S7.04	2 BED	No	Yes	No	No	75.0	75.3	-	75.3	12.0	10.57	8.00	✓	✓
	S7.05	2 BED	No	Yes	No	No	75.0	73.5	-	73.5	12.0	13.29	8.00	✓	✓
	S7.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.93	6.00	✓	✓
	S7.07	1 BED	No	Yes	Yes	No	50.0	49.4	-	49.4	9.0	8.66	6.00	✓	✓
	S7.08	2 BED	No	Yes	Yes	No	75.0	73.4	12.4	85.8	12.0	0	8.00	✓	✓
	S7.09	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.76	6.00	✓	✓
	S7.10	3 BED	Yes	Yes	Yes	Yes	95.0	104.7	-	104.7	15.0	14.05	10.00	✓	✓
LEVEL 07 SOUTH								**691.7**		**704.1**		**101.42**			
	W7.01	2 BED	No	Yes	No	No	75.0	76.1	-	76.1	12.0	11.11	8.00	✓	✓
	W7.02	2 BED	No	Yes	Yes	No	75.0	71.4	-	71.4	12.0	14.08	8.00	✓	✓
	W7.03	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.66	6.00	✓	✓
	W7.04	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.66	6.00	✓	✓
	W7.05	1 BED	No	No	Yes	No	50.0	48.5	-	48.5	9.0	8.66	6.00	✓	✓
	W7.06	1 BED	No	No	Yes	No	50.0	48.2	-	48.2	9.0	8.67	6.00	✓	✓
	W7.07	1 BED	No	No	Yes	No	50.0	53.3	-	53.3	9.0	9.79	6.00	✓	✓
	W7.08	2 BED	No	Yes	Yes	No	75.0	76.5	-	76.5	12.0	12.45	8.00	✓	✓
	W7.09	2 BED	No	No	Yes	No	75.0	74.8	-	74.8	12.0	11.13	8.00	✓	✓
	W7.10	2 BED	No	Yes	Yes	No	75.0	76.0	-	76.0	12.0	10.84	8.00	✓	✓
	W7.11	2 BED	Yes	Yes	No	Yes	75.0	74.0	-	74.0	12.0	8.61	8.00	✓	✓
	W7.12	2 BED	Yes	No	No	Yes	75.0	73.7	-	73.7	12.0	8.54	8.00	✓	✓
LEVEL 07 WEST								**769.70**		**769.70**		**121.20**			
LEVEL 07 TOTAL		**34**	**4**	**20**	**23**	**4**		**2,257.10**		**2,269.51**		**355.40**			
LEVEL 08															
	E8.01	2 BED	Yes	Yes	Yes	Yes	75.0	82.1	-	82.1	12.0	12.06	8.00	✓	✓
	E8.02	1 BED	No	No	Yes	No	50.0	49.2	-	49.2	9.0	8.62	6.00	✓	✓
	E8.03	1 BED	No	No	Yes	No	50.0	49.5	-	49.5	9.0	8.34	6.00	✓	✓
	E8.04	1 BED	No	Yes	Yes	No	50.0	48.4	-	48.4	9.0	8.55	6.00	✓	✓
	E8.05	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.66	6.00	✓	✓
	E8.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.56	6.00	✓	✓
	E8.07	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.39	6.00	✓	✓
	E8.08	2 BED	No	Yes	Yes	No	75.0	77.3	-	77.3	12.0	12.59	8.00	✓	✓
	E8.09	3 BED	No	Yes	Yes	No	95.0	99.6	-	99.6	15.0	18.08	10.00	✓	✓
	E8.10	2 BED	No	Yes	No	No	75.0	72.2	-	72.2	12.0	12.80	8.00	✓	✓
	E8.11	2 BED	No	Yes	No	No	75.0	72.6	-	72.6	12.0	12.52	8.00	✓	✓

APARTMENT UNIT MATRIX
INCLUDES SEPP 65 AND SOPA COMPLIANCE DATA

			SEPP 65			SOPA	APARTMENT AREAS (m²)						STORAGE VOLUME (m³)		
							INTERNAL				EXTERNAL				
LEVEL	UNIT NO.	APARTMENT TYPE	ADAPTABLE	CROSS VENT.	SOLAR ACCESS - 2HRS	VISITABLE	REQUIRED	INTERNAL	WINTER-GARDEN	TOTAL	REQUIRED	EXTERNAL	REQUIRED	MIN 50% INTERNAL	MAX 50% BASEMENT
	E8.12	3 BED	No	Yes	No	No	95.0	98.3	-	98.3	15.0	13.47	10.00	✓	✓
LEVEL 08 EAST								**795.7**		**795.7**		**132.64**			
	S8.01	2 BED	No	Yes	No	No	75.0	72.9	-	72.9	12.0	12.00	8.00	✓	✓
	S8.02	2 BED	No	Yes	No	No	75.0	72.1	-	72.1	12.0	12.42	8.00	✓	✓
	S8.03	2 BED	No	Yes	No	No	75.0	72.8	-	72.8	12.0	12.74	8.00	✓	✓
	S8.04	2 BED	No	Yes	No	No	75.0	75.3	-	75.3	12.0	10.57	8.00	✓	✓
	S8.05	2 BED	No	Yes	No	No	75.0	73.5	-	73.5	12.0	13.29	8.00	✓	✓
	S8.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.93	6.00	✓	✓
	S8.07	1 BED	No	Yes	Yes	No	50.0	49.1	-	49.1	9.0	8.90	6.00	✓	✓
	S8.08	2 BED	No	Yes	Yes	No	75.0	73.4	12.4	85.8	12.0	0	8.00	✓	✓
	S8.09	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.76	6.00	✓	✓
	S8.10	3 BED	Yes	Yes	Yes	Yes	95.0	104.7	-	104.7	15.0	14.05	10.00	✓	✓
LEVEL 08 SOUTH								**691.4**		**703.8**		**101.66**			
	W8.01	2 BED	No	Yes	No	No	75.0	76.1	-	76.1	12.0	11.11	8.00	✓	✓
	W8.02	2 BED	No	Yes	Yes	No	75.0	71.4	-	71.4	12.0	14.08	8.00	✓	✓
	W8.03	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.53	6.00	✓	✓
	W8.04	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.66	6.00	✓	✓
	W8.05	1 BED	No	No	Yes	No	50.0	48.5	-	48.5	9.0	8.66	6.00	✓	✓
	W8.06	1 BED	No	No	Yes	No	50.0	48.2	-	48.2	9.0	8.87	6.00	✓	✓
	W8.07	1 BED	No	No	Yes	No	50.0	53.3	-	53.3	9.0	9.79	6.00	✓	✓
	W8.08	2 BED	No	Yes	Yes	No	75.0	76.5	-	76.5	12.0	12.45	8.00	✓	✓
	W8.09	2 BED	No	No	Yes	No	75.0	74.8	-	74.8	12.0	11.13	8.00	✓	✓
	W8.10	2 BED	No	Yes	Yes	No	75.0	76.0	-	76.0	12.0	10.84	8.00	✓	✓
	W8.11	2 BED	Yes	Yes	No	Yes	75.0	74.0	-	74.0	12.0	8.61	8.00	✓	✓
	W8.12	2 BED	Yes	No	No	Yes	75.0	73.7	-	73.7	12.0	8.54	8.00	✓	✓
LEVEL 08 WEST								**769.70**		**769.70**		**121.27**			
LEVEL 08 TOTAL		**34**	**4**	**20**	**23**	**4**		**2,256.80**		**2,269.21**		**355.57**			
LEVEL 09															
	E9.01	2 BED	Yes	Yes	Yes	Yes	75.0	82.1	-	82.1	12.0	12.06	8.00	✓	✓
	E9.02	1 BED	No	No	Yes	No	50.0	49.2	-	49.2	9.0	8.62	6.00	✓	✓
	E9.03	1 BED	No	No	Yes	No	50.0	49.5	-	49.5	9.0	8.25	6.00	✓	✓
	E9.04	1 BED	No	Yes	Yes	No	50.0	48.4	-	48.4	9.0	8.55	6.00	✓	✓
	E9.05	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.66	6.00	✓	✓
	E9.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.56	6.00	✓	✓
	E9.07	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.20	6.00	✓	✓
	E9.08	2 BED	No	Yes	Yes	No	75.0	77.2	-	77.2	12.0	12.62	8.00	✓	✓
	E9.09	3 BED	No	Yes	Yes	No	95.0	99.8	-	99.8	15.0	18.08	10.00	✓	✓
	E9.10	2 BED	No	Yes	No	No	75.0	72.2	-	72.2	12.0	12.80	8.00	✓	✓
	E9.11	2 BED	No	Yes	No	No	75.0	72.6	-	72.6	12.0	12.57	8.00	✓	✓
	E9.12	3 BED	No	Yes	No	No	95.0	98.3	-	98.3	15.0	13.47	10.00	✓	✓
LEVEL 09 EAST								**795.8**		**795.8**		**132.44**			
	S9.01	2 BED	No	Yes	No	No	75.0	72.9	-	72.9	12.0	12.00	8.00	✓	✓
	S9.02	2 BED	No	Yes	No	No	75.0	72.1	-	72.1	12.0	12.42	8.00	✓	✓
	S9.03	2 BED	No	Yes	No	No	75.0	72.8	-	72.8	12.0	12.74	8.00	✓	✓
	S9.04	2 BED	No	Yes	No	No	75.0	75.3	-	75.3	12.0	10.57	8.00	✓	✓
	S9.05	2 BED	No	Yes	Yes	No	75.0	73.5	-	73.5	12.0	13.29	8.00	✓	✓
	S9.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.93	6.00	✓	✓
	S9.07	1 BED	No	Yes	Yes	No	50.0	49.1	-	49.1	9.0	8.74	6.00	✓	✓
	S9.08	2 BED	No	Yes	Yes	No	75.0	73.4	12.4	85.8	12.0	0	8.00	✓	✓
	S9.09	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.76	6.00	✓	✓
	S9.10	3 BED	Yes	Yes	Yes	Yes	95.0	104.7	-	104.7	15.0	14.05	10.00	✓	✓

APARTMENT UNIT MATRIX
INCLUDES SEPP 65 AND SOPA COMPLIANCE DATA

			SEPP 65			SOPA	APARTMENT AREAS (m²)						STORAGE VOLUME (m³)		
							INTERNAL				EXTERNAL		REQUIRED	MIN 50% INTERNAL	MAX 50% BASEMENT
LEVEL	UNIT NO.	APARTMENT TYPE	ADAPTABLE	CROSS VENT.	SOLAR ACCESS - 2HRS	VISITABLE	REQUIRED	INTERNAL	WINTER-GARDEN	TOTAL	REQUIRED	EXTERNAL			
LEVEL 09 SOUTH								**691.4**		**703.8**		**101.50**			
	W9.01	2 BED	No	Yes	No	No	75.0	76.1	-	76.1	12.0	11.11	8.00	✓	✓
	W9.02	2 BED	No	Yes	Yes	No	75.0	71.4	-	71.4	12.0	14.08	8.00	✓	✓
	W9.03	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	9.37	6.00	✓	✓
	W9.04	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.66	6.00	✓	✓
	W9.05	1 BED	No	No	Yes	No	50.0	48.5	-	48.5	9.0	8.66	6.00	✓	✓
	W9.06	1 BED	No	No	Yes	No	50.0	48.2	-	48.2	9.0	8.88	6.00	✓	✓
	W9.07	1 BED	No	No	Yes	No	50.0	53.3	-	53.3	9.0	9.79	6.00	✓	✓
	W9.08	2 BED	No	Yes	Yes	No	75.0	76.5	-	76.5	12.0	12.45	8.00	✓	✓
	W9.09	2 BED	No	No	Yes	Yes	75.0	74.8	-	74.8	12.0	11.13	8.00	✓	✓
	W9.10	2 BED	No	Yes	Yes	No	75.0	76.0	-	76.0	12.0	10.84	8.00	✓	✓
	W9.11	2 BED	Yes	Yes	No	Yes	75.0	74.0	-	74.0	12.0	8.61	8.00	✓	✓
	W9.12	2 BED	Yes	No	No	Yes	75.0	73.7	-	73.7	12.0	8.54	8.00	✓	✓
LEVEL 09 WEST								**769.70**		**769.70**		**122.12**			
LEVEL 09 TOTAL		**34**	**4**	**20**	**24**	**5**		**2,256.90**		**2,269.31**		**356.06**			
LEVEL 10															
	E10.01	2 BED	Yes	Yes	Yes	Yes	75.0	82.1	-	82.1	12.0	12.06	8.00	✓	✓
	E10.02	1 BED	No	No	Yes	No	50.0	49.2	-	49.2	9.0	8.62	6.00	✓	✓
	E10.03	1 BED	No	No	Yes	No	50.0	49.5	-	49.5	9.0	8.25	6.00	✓	✓
	E10.04	1 BED	No	Yes	Yes	No	50.0	48.4	-	48.4	9.0	8.55	6.00	✓	✓
	E10.05	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.66	6.00	✓	✓
	E10.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.56	6.00	✓	✓
	E10.07	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.20	6.00	✓	✓
	E10.08	2 BED	No	Yes	Yes	No	75.0	77.3	-	77.3	12.0	12.62	8.00	✓	✓
	E10.09	3 BED	No	Yes	Yes	No	95.0	99.8	-	99.8	15.0	18.08	10.00	✓	✓
	E10.10	2 BED	No	Yes	No	No	75.0	72.2	-	72.2	12.0	12.80	8.00	✓	✓
	E10.11	2 BED	No	Yes	No	No	75.0	72.6	-	72.6	12.0	12.57	8.00	✓	✓
	E10.12	3 BED	No	Yes	No	No	95.0	98.3	-	98.3	15.0	13.47	10.00	✓	✓
LEVEL 10 EAST								**795.9**		**795.9**		**132.44**			
	S10.01	2 BED	No	Yes	Yes	No	75.0	72.9	-	72.9	12.0	12.00	8.00	✓	✓
	S10.02	2 BED	No	Yes	Yes	No	75.0	72.1	-	72.1	12.0	12.42	8.00	✓	✓
	S10.03	2 BED	No	Yes	Yes	No	75.0	72.8	-	72.8	12.0	12.74	8.00	✓	✓
	S10.04	2 BED	No	Yes	Yes	No	75.0	75.3	-	75.3	12.0	10.57	8.00	✓	✓
	S10.05	2 BED	No	Yes	Yes	No	75.0	73.5	-	73.5	12.0	13.29	8.00	✓	✓
	S10.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.93	6.00	✓	✓
	S10.07	1 BED	No	Yes	Yes	No	50.0	49.1	-	49.1	9.0	8.74	6.00	✓	✓
	S10.08	2 BED	No	Yes	Yes	No	75.0	73.4	12.4	85.8	12.0	0	8.00	✓	✓
	S10.09	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.76	6.00	✓	✓
	S10.10	3 BED	No	Yes	Yes	No	95.0	104.7	-	104.7	15.0	14.05	10.00	✓	✓
LEVEL 10 SOUTH								**691.4**		**703.8**		**101.50**			
	W10.01	2 BED	No	Yes	No	No	75.0	76.2	-	76.2	12.0	10.98	8.00	✓	✓
	W10.02	2 BED	No	Yes	Yes	No	75.0	71.4	-	71.4	12.0	14.08	8.00	✓	✓
	W10.03	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.52	6.00	✓	✓
	W10.04	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.66	6.00	✓	✓
	W10.05	3 BED	No	No	Yes	No	95.0	101.5	-	101.5	15.0	15.87	10.00	✓	✓
	W10.07	1 BED	No	No	Yes	No	50.0	53.3	-	53.3	9.0	9.88	6.00	✓	✓
	W10.08	2 BED	No	Yes	Yes	No	75.0	76.5	-	76.5	12.0	12.29	8.00	✓	✓
	W10.09	2 BED	No	No	Yes	No	75.0	74.8	-	74.8	12.0	11.13	8.00	✓	✓
	W10.10	2 BED	No	Yes	Yes	No	75.0	76.0	-	76.0	12.0	10.84	8.00	✓	✓
	W10.11	2 BED	Yes	Yes	No	Yes	75.0	74.0	-	74.0	12.0	8.61	8.00	✓	✓
	W10.12	2 BED	Yes	No	No	Yes	75.0	73.7	-	73.7	12.0	8.54	8.00	✓	✓

APARTMENT UNIT MATRIX
INCLUDES SEPP 65 AND SOPA COMPLIANCE DATA

			SEPP 65			SOPA	APARTMENT AREAS (m²)						STORAGE VOLUME (m³)		
							INTERNAL				EXTERNAL				
LEVEL	UNIT NO.	APARTMENT TYPE	ADAPTABLE	CROSS VENT.	SOLAR ACCESS - 2HRS	VISITABLE	REQUIRED	INTERNAL	WINTER-GARDEN	TOTAL	REQUIRED	EXTERNAL	REQUIRED	MIN 50% INTERNAL	MAX 50% BASEMENT
LEVEL 10 WEST								774.60		774.60		119.40			
LEVEL 10 TOTAL		**34**	**7**	**40**	**51**	**3**		**2,261.90**		**2,274.31**		**353.34**			
LEVEL 11															
	E11.01	2 BED	Yes	Yes	Yes	Yes	75.0	82.1	-	82.1	12.0	12.10	8.00	✓	✓
	E11.02	1 BED	No	No	Yes	No	50.0	49.2	-	49.2	9.0	8.62	6.00	✓	✓
	E11.03	1 BED	No	No	Yes	No	50.0	49.5	-	49.5	9.0	8.51	6.00	✓	✓
	E11.04	1 BED	No	Yes	Yes	No	50.0	48.4	-	48.4	9.0	8.55	6.00	✓	✓
	E11.05	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.66	6.00	✓	✓
	E11.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.56	6.00	✓	✓
	E11.07	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.20	6.00	✓	✓
	E11.08	2 BED	No	Yes	Yes	No	75.0	77.2	-	77.2	12.0	12.62	8.00	✓	✓
	E11.09	3 BED	No	Yes	Yes	No	95.0	99.8	-	99.8	15.0	18.08	10.00	✓	✓
	E11.10	2 BED	No	Yes	No	No	75.0	72.2	-	72.2	12.0	12.80	8.00	✓	✓
	E11.11	2 BED	No	Yes	No	No	75.0	72.6	-	72.6	12.0	12.57	8.00	✓	✓
	E11.12	3 BED	No	Yes	No	No	95.0	98.3	-	98.3	15.0	13.47	10.00	✓	✓
LEVEL 11 EAST								795.8		795.8		132.74			
	W11.01	2 BED	No	Yes	Yes	No	75.0	76.1	-	76.1	12.0	11.11	8.00	✓	✓
	W11.02	2 BED	No	Yes	Yes	No	75.0	71.5	-	71.5	12.0	14.08	8.00	✓	✓
	W11.03	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.52	6.00	✓	✓
	W11.04	1 BED	No	No	Yes	No	50.0	48.6	-	48.6	9.0	8.66	6.00	✓	✓
	W11.05	3 BED	No	No	Yes	No	95.0	101.5	-	101.5	15.0	15.70	10.00	✓	✓
	W11.07	1 BED	No	No	Yes	No	50.0	53.3	-	53.3	9.0	9.88	6.00	✓	✓
	W11.08	2 BED	No	Yes	Yes	No	75.0	76.3	-	76.3	12.0	12.63	8.00	✓	✓
	W11.09	2 BED	No	No	Yes	No	75.0	74.8	-	74.8	12.0	11.13	8.00	✓	✓
	W11.10	2 BED	No	Yes	Yes	No	75.0	76.0	-	76.0	12.0	10.87	8.00	✓	✓
	W11.11	2 BED	Yes	Yes	Yes	Yes	75.0	74.0	-	74.0	12.0	8.61	8.00	✓	✓
	W11.12	2 BED	No	No	Yes	No	75.0	73.7	-	73.7	12.0	8.54	8.00	✓	✓
LEVEL 11 WEST								774.40		774.40		119.73			
LEVEL 11 TOTAL		**23**	**5**	**32**	**47**	**2**		**1,570.20**		**1,570.20**		**252.47**			
LEVEL 12															
	E12.01	2 BED	Yes	Yes	Yes	Yes	75.0	82.1	-	82.1	12.0	12.10	8.00	✓	✓
	E12.02	1 BED	No	No	Yes	No	50.0	49.2	-	49.2	9.0	8.62	6.00	✓	✓
	E12.03	1 BED	No	No	Yes	No	50.0	49.5	-	49.5	9.0	8.51	6.00	✓	✓
	E12.04	1 BED	No	Yes	Yes	No	50.0	48.4	-	48.4	9.0	8.55	6.00	✓	✓
	E12.05	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.66	6.00	✓	✓
	E12.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.56	6.00	✓	✓
	E12.07	1 BED	No	No	Yes	No	50.0	48.7	-	48.7	9.0	8.66	6.00	✓	✓
	E12.08	2 BED	No	Yes	Yes	No	75.0	77.3	-	77.3	12.0	12.62	8.00	✓	✓
	E12.09	3 BED	No	Yes	Yes	No	95.0	99.8	-	99.8	15.0	18.08	10.00	✓	✓
	E12.10	2 BED	No	Yes	No	No	75.0	72.2	-	72.2	12.0	12.80	8.00	✓	✓
	E12.11	2 BED	No	Yes	No	No	75.0	72.6	-	72.6	12.0	12.57	8.00	✓	✓
	E12.12	3 BED	No	Yes	No	No	95.0	98.3	-	98.3	15.0	13.47	10.00	✓	✓
LEVEL 12 EAST								795.9		795.9		133.20			
LEVEL 12 TOTAL		**12**	**5**	**22**	**33**	**1**		**795.90**		**795.90**		**133.20**			
LEVEL 13															
	E13.01	2 BED	Yes	Yes	Yes	Yes	75.0	82.1	-	82.1	12.0	12.10	8.00	✓	✓
	E13.02	1 BED	No	No	Yes	No	50.0	49.2	-	49.2	9.0	8.62	6.00	✓	✓
	E13.03	1 BED	0	No	Yes	0	50.0	49.5	-	49.5	9.0	8.51	6.00	✓	✓
	E13.04	1 BED	No	Yes	Yes	0	50.0	48.4	-	48.4	9.0	8.55	6.00	✓	✓

APARTMENT UNIT MATRIX
INCLUDES SEPP 65 AND SOPA COMPLIANCE DATA

			SEPP 65			SOPA	APARTMENT AREAS (m²)						STORAGE VOLUME (m³)		
							INTERNAL				EXTERNAL		REQUIRED	MIN 50% INTERNAL	MAX 50% BASEMENT
LEVEL	UNIT NO.	APARTMENT TYPE	ADAPTABLE	CROSS VENT.	SOLAR ACCESS - 2HRS	VISITABLE	REQUIRED	INTERNAL	WINTER-GARDEN	TOTAL	REQUIRED	EXTERNAL			
	E13.05	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.66	6.00	✓	✓
	E13.06	3 BED	No	No	Yes	No	95.0	105.1	-	105.1	15.0	14.43	10.00	✓	✓
	E13.08	2 BED	No	Yes	Yes	No	75.0	77.3	-	77.3	12.0	12.62	8.00	✓	✓
	E13.09	3 BED	No	Yes	Yes	No	95.0	99.8	-	99.8	15.0	18.08	10.00	✓	✓
	E13.10	2 BED	No	Yes	No	No	75.0	72.2	-	72.2	12.0	12.80	8.00	✓	✓
	E13.11	2 BED	No	Yes	No	No	75.0	72.6	-	72.6	12.0	12.57	8.00	✓	✓
	E13.12	3 BED	No	Yes	No	No	95.0	98.3	-	98.3	15.0	13.47	10.00	✓	✓
LEVEL 13 EAST								**803.4**		**803.4**		**130.41**			
LEVEL 13 TOTAL		**12**	**3**	**24**	**31**	**1**		**803.40**		**803.40**		**130.41**			
LEVEL 14															
	E14.01	2 BED	Yes	Yes	Yes	Yes	75.0	82.1	-	82.1	12.0	12.10	8.00	✓	✓
	E14.02	1 BED	No	No	Yes	No	50.0	49.2	-	49.2	9.0	8.62	6.00	✓	✓
	E14.03	1 BED	No	No	Yes	No	50.0	49.5	-	49.5	9.0	8.51	6.00	✓	✓
	E14.04	1 BED	No	Yes	Yes	No	50.0	48.4	-	48.4	9.0	8.55	6.00	✓	✓
	E14.05	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.66	6.00	✓	✓
	E14.06	3 BED	No	No	Yes	No	95.0	105.1	-	105.1	15.0	14.38	10.00	✓	✓
	E14.08	2 BED	No	Yes	Yes	No	75.0	77.2	-	77.2	12.0	12.62	8.00	✓	✓
	E14.09	3 BED	No	Yes	Yes	No	95.0	99.8	-	99.8	15.0	18.08	10.00	✓	✓
	E14.10	2 BED	No	Yes	No	No	75.0	72.2	-	72.2	12.0	12.80	8.00	✓	✓
	E14.11	2 BED	No	Yes	No	No	75.0	72.6	-	72.6	12.0	12.57	8.00	✓	✓
	E14.12	3 BED	No	Yes	No	No	95.0	98.3	-	98.3	15.0	13.47	10.00	✓	✓
LEVEL 14 EAST								**803.3**		**803.3**		**130.36**			
LEVEL 14 TOTAL		**11**	**4**	**22**	**27**	**4**		**803.30**		**803.30**		**130.36**			
							803.3								
LEVEL 15															
	E15.01	2 BED	No	Yes	Yes	No	75.0	82.1	-	82.1	12.0	12.10	8.00	✓	✓
	E15.02	1 BED	No	No	Yes	No	50.0	49.2	-	49.2	9.0	8.49	6.00	✓	✓
	E15.03	1 BED	No	No	Yes	No	50.0	49.5	-	49.5	9.0	8.51	6.00	✓	✓
	E15.04	1 BED	No	Yes	Yes	No	50.0	48.4	-	48.4	9.0	8.51	6.00	✓	✓
	E15.06	1 BED	No	No	Yes	No	50.0	48.9	-	48.9	9.0	8.66	6.00	✓	
	E15.07	3 BED	No	No	Yes	No	95.0	105.1	-	105.1	15.0	14.38	10.00	✓	✓
	E15.08	2 BED	No	Yes	Yes	No	75.0	77.3	-	77.3	12.0	12.62	8.00	✓	✓
	E15.09	3 BED	No	Yes	Yes	No	95.0	99.8	-	99.8	15.0	18.08	10.00	✓	✓
	E15.10	2 BED	No	Yes	Yes	No	75.0	72.2	-	72.2	12.0	12.80	8.00	✓	✓
	E15.11	2 BED	No	Yes	Yes	No	75.0	72.6	-	72.6	12.0	12.57	8.00	✓	✓
	E15.12	3 BED	No	Yes	Yes	No	95.0	98.3	-	98.3	15.0	13.47	10.00	✓	✓
LEVEL 15 EAST								**803.4**		**803.4**		**130.19**			
LEVEL 15 TOTAL		**11**	**2**	**23**	**27**	**2**		**803.40**		**803.40**		**130.19**			

ASSESSMENT AGAINST APARTMENT DESIGN GUIDE

ASSESSMENT AGAINST APARTMENT DESIGN GUIDE

The following table provides further assessment of the proposed development against the key guidelines in the Code:

TABLE 1 – APARTMENT DESIGN GUIDE – DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
Part 3 Siting the Development			
Site Analysis	**Objective 3A-1** Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		Compliant. See drawing DA-1003
Orientation	**Objective 3B-1** Building types and layouts respond to the streetscape and site while optimising solar access within the development		Compliant
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter		Compliant
Public Domain Interface	**Objective 3C-1** Transition between private and public domain is achieved without compromising safety and security		Compliant
	Objective 3C-2 Amenity of the public domain is retained and enhanced		Compliant Refer Landscape Drawings
Communal and Public Open Space	**Objective 3D-1** An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	Compliant Refer Landscape Drawings and Shadow Diagrams
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		Compliant Refer Landscape Drawings
	Objective 3D-3 Communal open space is designed to maximise safety		Compliant Refer Landscape Drawings
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		Compliant Refer Landscape Drawings
Deep Soil Zones	**Objective 3E-1** Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements:	Compliant Refer Landscape Drawings

Site Area	Min. Dimensions	Deep soil zone (% of site area)
Less than 650m²	-	7%
650m² – 1500m²	3m	
Greater than 1500m²	6m	
Greater than 1500m² with significant tree cover	6m	

ASSESSMENT AGAINST APARTMENT DESIGN GUIDE

TABLE 1 – APARTMENT DESIGN GUIDE – DESIGN OBJECTIVES AND DESIGN CRITERIA

<table>
<tr><th></th><th>OBJECTIVE</th><th>DESIGN CRITERIA</th><th>PROPOSED</th></tr>
<tr><td rowspan="5">Visual Privacy</td><td rowspan="5">Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room</td><td>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</td><td rowspan="5">Generally compliant – see Visual Privacy diagram on page 39 which demonstrates adequate privacy where non-compliance occurs</td></tr>
<tr><td>Building height | Habitable rooms and balconies | Non-habitable rooms</td></tr>
<tr><td>Up to 12m (4 storeys) | 6m | 3m</td></tr>
<tr><td>Up to 25m (5-8 storeys) | 9m | 4.5m</td></tr>
<tr><td>Over 25m (9+ storeys) | 12m | 6m</td></tr>
<tr><td></td><td colspan="2">Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</td><td>Compliant</td></tr>
<tr><td rowspan="3">Pedestrian Access and Entries</td><td colspan="2">Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain</td><td>Compliant</td></tr>
<tr><td colspan="2">Objective 3G-2 Access, entries and pathways are accessible and easy to identify</td><td>Compliant</td></tr>
<tr><td colspan="2">Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations</td><td>Compliant</td></tr>
<tr><td>Vehicle Access</td><td colspan="2">Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</td><td>Compliant</td></tr>
<tr><td rowspan="6">Bicycle and Car Parking</td><td>Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</td><td>For development in the following locations:

• on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or

• on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre

the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less

The car parking needs for a development must be provided off street.</td><td>Compliant</td></tr>
<tr><td colspan="2">Objective 3J-2 Parking and facilities are provided for other modes of transport</td><td>Compliant</td></tr>
<tr><td colspan="2">Objective 3J-3 Car park design and access is safe and secure</td><td>Compliant</td></tr>
<tr><td colspan="2">Objective 3J-4 Visual and environmental impacts of underground car parking are minimised</td><td>Compliant</td></tr>
<tr><td colspan="2">Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised</td><td>N/A</td></tr>
<tr><td colspan="2">Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised</td><td>N/A</td></tr>
</table>

ASSESSMENT AGAINST APARTMENT DESIGN GUIDE

TABLE 1 – APARTMENT DESIGN GUIDE – DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
Part 4 – Designing the Building			
Solar and Daylight Access	**Objective 4A-1** To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Refer Solar Access Report and SEPP65 Compliance Data
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	N/A
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Compliant
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Compliant
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Compliant
Natural Ventilation	**Objective 4B-1** All habitable rooms are naturally ventilated		Compliant
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Compliant
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	Compliant. Refer to Natural Ventilation Report
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	N/A
Ceiling Heights	**Objective 4C-1** Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Compliant
		Minimum ceiling height for apartment and mixed use buildings	
		Habitable Rooms: 2.7m	
		Non-Habitable: 2.4m	
		For 2 Storey Apartments: 2.7m for main living area floor; 2.4m for second floor, where its area does not exceed 50% of the apartment area	
		Attic Spaces: 1.8m at edge of room with a 30 degree minimum ceiling slope	
		If located in mixed use areas: 3.3m for ground and first floor to promote future flexibility of use	
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms		The hierarchy of internal spaces has been emphasised by creating more spacious feeling habitable rooms with higher ceilings to the front of the building and lower ceilings to non-habitable rooms.
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		N/A

ASSESSMENT AGAINST APARTMENT DESIGN GUIDE

TABLE 1 – APARTMENT DESIGN GUIDE – DESIGN OBJECTIVES AND DESIGN CRITERIA

<table>
<tr><th></th><th>OBJECTIVE</th><th>DESIGN CRITERIA</th><th>PROPOSED</th></tr>
<tr><td rowspan="8">Apartment Size and Layout</td><td rowspan="3">Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</td><td>1. Apartments are required to have the following minimum internal areas:
<table><tr><td>Apartment Types</td><td>Minimum Internal Area</td></tr><tr><td>Studio</td><td>35m^3</td></tr><tr><td>1 bedroom</td><td>50m^3</td></tr><tr><td>2 bedroom</td><td>70m^3</td></tr><tr><td>3 bedroom</td><td>90m^3</td></tr></table>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each.
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each.</td><td>The internal areas are generally compliant with the RFDC. Apartments which do not meet the required area of the ADG are listed under the SEPP65 Compliance Data.
Refer to Apartment Amenity section of the Architectural Report which shows that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas</td></tr>
<tr><td>2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms</td><td>Compliant</td></tr>
<tr><td>Objective 4D-2 Environmental performance of the apartment is maximised</td><td>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</td><td>Compliant, except for rooms under 4D-2 (2.) below</td></tr>
<tr><td></td><td>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</td><td>Generally compliant
Non-Compliance to:
Apartments E-.01: 8.15mm
Apartments E-.12: 8.2mm</td></tr>
<tr><td rowspan="4">Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs</td><td>1. Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space)</td><td>Compliant</td></tr>
<tr><td>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</td><td>Generally compliant. Some Second Bedrooms have a dimension of 2.9m but the rooms exceed the minimum required 9m².</td></tr>
<tr><td>3. Living rooms or combined living/dining rooms have a minimum width of:
• 3.6m for studio and 1 bedroom apartments
• 4m for 2 and 3 bedroom apartments</td><td>Generally Compliant.
Refer to Apartment Amenity section of the Architectural Report which shows that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas</td></tr>
<tr><td>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</td><td>N/A</td></tr>
<tr><td rowspan="3">Private Open Space and Balconies</td><td rowspan="3">Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</td><td>1. All apartments are required to have primary balconies as follows:
<table><tr><td>Dwelling type</td><td>Minimum Area</td><td>Minimum Depth</td></tr><tr><td>Studio</td><td>4m^3</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m^3</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m^3</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m^3</td><td>2.4m</td></tr></table>The minimum balcony depth to be counted as contributing to the balcony area is 1m</td><td>Generally compliant
Non-compliance to Apartments:
Typical 1 beds: 8.5m²
W2.09 (1 Bed) 1.75m deep, 6.8m²
W- 01, 09 & 10 (2 bed) 11m²
W- 11 & 12 (2 bed) 8.7m²

Refer Apartment Amenity Section of Architectural Report that demonstrates good functionality of these balconies, with ample space for outdoor furniture. There is a high level of communal open space within the development, as well as good local facilities in Bennelong Parklands and the wider Syndey Olympic Park area.</td></tr>
<tr><td>2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m^2 and a minimum depth of 3m.</td><td>Compliant</td></tr>
</table>

ASSESSMENT AGAINST APARTMENT DESIGN GUIDE

TABLE 1 – APARTMENT DESIGN GUIDE – DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		Compliant
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		Compliant
	Objective 4E-4 Private open space and balcony design maximises safety		Compliant
Common Circulation and Spaces	**Objective 4F-1** Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	North Building – Compliant South Building: 10 apartments East Building: 12 apartments West Building: 12 apartments Where the number of apartments per core exceeds eight, good amenity is provided as each lift lobby has an adjacent window, and a window is always located at the ends of corridors to provide natural ventilation, natural light and a views out.
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Compliant
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Compliant
Storage	**Objective 4G-1** Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	
		Dwelling Type / Storage size volume	Compliant. Refer SEPP65 Compliance Data
		Studio – $4m^3$	
		1 bedroom – $6m^3$	
		2 bedroom – $8m^3$	
		3+ bedroom – $10m^3$	
		At least 50% of the required storage is to be located within the apartment	
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Compliant
Acoustic Privacy	**Objective 4H-1** Noise transfer is minimised through the siting of buildings and building layout		Compliant
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Compliant
Noise and Pollution	**Objective 4J-1** In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		Compliant
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Compliant
Apartment Mix	**Objective 4K-1** A range of apartment types and sizes is provided to cater for different household types now and into the future		Compliant
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		Compliant

ASSESSMENT AGAINST APARTMENT DESIGN GUIDE

TABLE 1 – APARTMENT DESIGN GUIDE – DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
Roof Design	**Objective 4N-1** Roof treatments are integrated into the building design and positively respond to the street		Compliant
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		N/A
	Objective 4N-3 Roof design incorporates sustainability features		N/A
Landscape Design	**Objective 4O-1** Landscape design is viable and sustainable		Compliant Refer Landscape Drawings
Planting on Structures	**Objective 4P-1** Appropriate soil profiles are provided		Compliant Refer Landscape Drawings
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Compliant Refer Landscape Drawings
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		Compliant Refer Landscape Drawings
Universal Design	**Objective 4Q-1** Universal design features are included in apartment design to promote flexible housing for all community members		Compliant
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		Compliant
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Compliant
Adaptive Reuse	**Objective 4R-1** New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		N/A
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		N/A
Mixed Use	**Objective 4S-1** Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		Compliant
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		Compliant
Awnings and Signage	**Objective 4T-1** Awnings are well located and complement and integrate with the building design		Compliant
	Objective 4T-2 Signage responds to the context and desired streetscape character		N/A
Energy Efficiency	**Objective 4U-1** Development incorporates passive environmental design		Compliant
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		Compliant
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Compliant

ASSESSMENT AGAINST APARTMENT DESIGN GUIDE

TABLE 1 – APARTMENT DESIGN GUIDE – DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
Water Management and Conservation	**Objective 4V-1** Potable water use is minimised		Compliant
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Compliant. Refer Civil Engineer's Drawings
	Objective 4V-3 Flood management systems are integrated into site design		Compliant. Refer Civil Engineer's Drawings
Waste Management	**Objective 4W-1** Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		Compliant. Refer Waste Management Plan
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		Compliant. Refer Waste Management Plan
Building Maintenance	**Objective 4X-1** Building design detail provides protection from weathering		Compliant
	Objective 4X-2 Systems and access enable ease of maintenance		Compliant
	Objective 4X-3 Material selection reduces ongoing maintenance costs		Compliant