

TURNER

59-77 BEECROFT ROAD & 72 RAWSON STREET

Epping NSW 2121

DEVELOPMENT schedule

DEVELOPMENT APPLICATION

Prepared for Lyon Group

SEPTEMBER 2021

Incorporating:

Development Summary

Area Analysis

Amenity and Yield Summary

Parking Analysis

Apartment Yield and Amenity Schedules

COUNCIL ISSUE

Rev A

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01 DEVELOPMENT SUMMARY

Summary

Site Area	2,990 sq m
Overall Building FSR	6.00 :1
Number of Storeys	Lobby A = 22 Lobby B = 20

Size range / 1 Bed Apartment	50	-	61	sq m
Size range / 2 Bed Apartment	52	-	95	sq m
Size range / 3 Bed Apartment	75	-	103	sq m

Percentage of 1 Bedroom Apartments	29%	
Percentage of 1 Bed Apartments + Study	16%	44%
Percentage of 2 Bed Apartments	22%	
Percentage of 2 Bed Apartments + Study	24%	46%
Percentage of 3 Bed Apartments	1%	
Percentage of 3 Bed Apartments + Study	9%	10%

>2hrs solar mid winter sun	78.6%
<15 Minutes mid winter sun	6.3%
Cross Vent	60.9%
Nett Internal Area for Residential	9,320 sq m
NSA/GFA	73.4%

Total Number of 1 Bedroom Apartments	36 units	
Total Number of 1 Bed Apartments + Study	20 units	56
Total Number of 2 Bed Apartments	28 units	
Total Number of 2 Bed Apartments + Study	30 units	58
Total Number of 3 Bed Apartments	1 units	
Total Number of 3 Bed Apartments + Study	11 units	12
Total Number of Apartments	126 units	
Retail GFA	3,273	
Total Commercial GFA	1,855 sq m	
Communal GFA	108	
Residential GFA	12,704 sq m	
Total GFA	17,940 sq m	

Car Park

Retail Parking	46
Commercial Parking	48
Residential Parking	78
Residential Visitor Parking	18
Car Share	2
Carwash Bay	1
Total	193 car spaces

Bicycle parking	204
Motorcycle Parking	15

% LHDG Silver Level	23%
% Adaptable units	10%

Information in this schedule has been prepared with reference to architectural drawings dated: 09.09.21

02 AREA ANALYSIS

Site Information

Site Area	2,990	GFA Resi	12,704	
		Communal Space	108	
		Commercial	1,855	
		Retail	3,266	
		Building Manager	7	
Max FSR	6.00	Subtotal Non Residential	5,128	
		TOTAL	17,940	17,940 Maximum

Area Analysis Residential

Total	GFA	GFA/NLA	NSA Int
Roof	0	0.0%	0
Level 20/Plant	73	0.0%	0
Level 19	335	100.6%	337
Level 18	527	67.4%	355
Level 17	546	84.6%	462
Level 16	534	66.1%	353
Level 15	595	77.6%	462
Level 14	607	83.5%	507
Level 13	688	74.1%	510
Level 12	697	74.3%	518
Level 11	701	74.6%	523
Level 10	712	72.1%	513
Level 09	699	72.8%	509
Level 08	771	68.7%	530
Level 07	978	75.3%	736
Level 06	979	74.8%	732
Level 05	979	75.1%	735
Level 04	976	74.4%	726
Level 03	610	66.6%	406
Level 02	588	69.0%	406
Level 01	0	0.0%	0
Ground (Beecroft Road)	109	0.0%	0
Ground (Rawson Street)	0	0.0%	0
B1	0	0.0%	0
B2	0	0.0%	0
B3	0	0.0%	0
B4	0	0.0%	0
B5	0	0.0%	0
	GFA	GFA/NLA	NSA Int
Total	12,704	73.4%	9,320

Information in this schedule has been prepared with reference to architectural drawings dated: 09.09.21

03 AMENITY, YIELD AND MIX SUMMARY

Apartment Configuration and Amenity Analysis >

Overall Summary

Apartment Yield

Apartment Type	No. of Apartments	% Mix		Net internal (m2)	Net External (m2)	Average Internal	Average External
1 Bedroom	36	28.6%		2,001	373	55.6	10.4
1 Bedroom +	20	15.9%	44%	1,190	241	59.5	12.0
2 Bedroom	28	22.2%		2,211	332	79.0	11.9
2 Bedroom +	30	23.8%	46%	2,616	392	87.2	13.1
3 Bedroom	1	0.8%		100	13	100.0	13.0
3 Bedroom +	11	8.7%	10%	1,202	155	109.3	14.1
First 9 storeys	64						
Total	126	100.0%	100.0%	9,320	1,505	74.0	11.9

Apartment Amenity (Reference to Apartment Design Guide)

Apartment Type	Natural Vent	Solar (LIV)	Solar (BY)	NDS 9am-3pm	Adaptable	Livable Housing (Silver)	Lift
1 Bedroom	9	24	21	0	10	13	36
1 Bedroom +	3	16	15	0	0	0	20
2 Bedroom	13	20	23	4	0	4	28
2 Bedroom +	14	26	28	4	2	6	30
3 Bedroom	0	1	1	0	0	1	1
3 Bedroom +	0	11	11	0	1	5	11
Total	39	98	99	8	13	29	126
	61%	78%	79%	6%	10%	23%	100%

Basement Storage Required 52 cages

NOTES Abbreviations

Solar (LIV):	Apartment achieves minimum ADG requirements for solar access to primary living space
Solar (BY):	Apartment achieves minimum ADG requirements for solar access to primary outdoor space
Cross Vent:	Apartment achieves minimum ADG requirements for cross ventilation
Lift:	Lift access provided to apartment
Adaptable:	Apartment has been designed to be adaptable
Livable Housing:	Apartment has been designed to the Livable Housing standards
NDS:	Apartment receives no direct sunlight in mid winter between 9am and 3pm

ADG Design Criteria

Solar (LIV)	Living rooms and private open spaces of at least 70% of apartments in a building (should) receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area. (ADG 4A-1 (1))
Solar (BY)	
NDS	A maximum of 15% of apartments receive no direct sunlight between 9am and 3pm at mid winter (ADG 4A-1 (3))
Cross Vent:	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. (ADG 4B-3 (1)). Overall depth of a cross-over or cross through apartment does not exceed 18m, measured from glass line to glass line. (ADG 4B-3 (2))
Adaptable Housing	A benchmark of 10% of total apartments incorporate adaptable housing guidelines (Parramatta DCP 2011)
Livable Housing	A benchmark of 20% of total apartments incorporate the Livable Housing Guideline's Silver (S) level design features (ADG 4Q-1 design guidance)

Information in this schedule has been prepared with reference to architectural drawings dated: 32.19 plus amendment for cross vent, Building Manager/Retail GFA

05 PARKING ANALYSIS

Parking Analysis > Requirements

Vehicle Parking Requirements

Residential Apartment Type	Max DCP Parking Rate	DCP Requirement No. of Apartments		Proposed Supply	
1 Bedroom	0.4	36	14.4		
1 Bedroom +	0.4	20	8.0		
2 Bedroom	0.7	28	19.6		
2 Bedroom +	0.7	30	21.0		
3 Bedroom	1.2	1	1.2		
3 Bedroom +	1.2	11	13.2		
Subtotal		126	78.0		78
Residential Visitor	1 per 7 dwellings		18.0		18
Commercial	1/50sqm GLFA	1710	34.2	53	48
Gym/ Medical	1/50sqm GLFA	958	19.2		
Food & Beverage	1/30sqm GLFA	1,321	44.0	57.8	46
Retail	1/30sqm GLFA	412	13.7		
Subtotal			111.1		
Car Share	1 space with 50 or < dwellings	126	1.0		2
Carwash Bay			1.0		1
TOTAL Parking			208.1		193

Ancillary Parking Requirements

	Rate	% of	Subtotal	Proposed Supply
Residential Adaptable	100%	13	13	13
Accessible Visitor	2.0%	18.0	0.4	1
Commercial Accessible	2.0%	34	0.7	2
Retail Accessible	2.0%	76.9	1.5	2
TOTAL Accessible/Adaptable Bays			15.6	18.0

Motorcycle Parking

	Rate	% of	Subtotal	
Commercial	1 space with 25 car spaces	48	2.4	3
Retail	N/A			10
Residential	N/A			2
TOTAL			2.4	15.0

Bicycle Parking

	Rate	% of		
Residential	100%	126	126.0	126
Visitor	10%	126	12.6	14
Retail/ Commercial	1 Per 200m2 GLFA	4401	23.5	64
TOTAL			162.1	204.0

Information in this schedule has been prepared with reference to architectural drawings dated: 09.09.21

05 PARKING ANALYSIS

Parking Analysis > Provided

Car Parking

Level	Residential	Residential Visitors	Commercial	Retail	Carshare	Car Wash Bay
Ground Floor						
Basement 1						
Basement 2				46	2	
Basement 3			48			
Basement 4	30	18				
Basement 5	48					1
Total	78	18	48	46	2	1
Maximum	78.0	18	53.4	57.8	1.0	1
Difference	0	0	-5	-12	1	0
Total	193					

Other Vehicles

	Motorbike	Bicycle
Ground Floor		64
Basement 1		14
Basement 2	10	
Basement 3	3	
Basement 4	2	
Basement 5		126
Total	15	204
Required	2.4	162.1
Difference	13	42
Total	219	

Information in this schedule has been prepared with reference to architectural drawings dated: 09.09.21

06 APARTMENT SUMMARY 1

Apartment Yield & Amenity >

Lobby A

Information in this schedule has been prepared with reference to architectural drawings dated: 09.09.21

Apartment Description			Typology			Amenity [with reference to SEPP 65 ADG]										Storage (m3)	
Apartment No.	Apartment Type	Apartment Type	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilated	Solar (L)	Solar (BY)	NDS (<15mins)	Adaptable	LHDG Silver Level	Lift	Orientation	Internal	Base-ment
Level 2																	
A2.01	1B01c	1B	58	11	69	1	0	0	0	0	0	1	1	1	W	4	2
A2.02	1B01c	1B	58	11	69	1	0	0	0	0	0	1	1	1	W	4	2
A2.03	1B01c	1B	58	11	69	1	0	0	1	0	0	1	1	1	W	4	2
3			174	33	207	3	0	0	1	0	0	3	3	3	0		
Level 3																	
A3.01	1B01c	1B	58	11	69	1	0	1	0	0	0	1	1	1	W	4	2
A3.02	1B01c	1B	58	11	69	1	0	1	0	0	0	1	1	1	W	4	2
A3.03	1B01c	1B	58	11	69	1	0	0	1	1	0	1	1	1	W	4	2
3			174	33	207	3	0	2	1	1	0	3	3	3	0		
Level 4																	
A4.01	1B03e	1B	50	14	64	1	0	0	1	1	0	0	0	1	E	9	0
A4.02	2B03b	2B	77	10	87	1	0	1	0	1	1	0	1	1	E	4	4
A4.03	1B05b	1B	57	9	66	1	0	1	1	0	0	0	0	1	W	6	0
A4.04	1B05a	1B	53	11	64	1	0	0	1	1	0	0	0	1	W	6	0
A4.05	1B07	1B+	65	11	76	1	0	1	1	1	0	0	0	1	N	14	0
A4.06	2B01a	2B+	80	11	91	1	0	1	1	1	0	0	0	1	N	6	2
6			382	66	448	6	0	4	5	5	1	0	1	6	0		
Level 5																	
A5.01	1B03d	1B	50	9	59	1	0	0	1	1	0	0	0	1	E	9	0
A5.02	2B03c	2B	77	14	91	1	0	1	0	1	1	0	1	1	E	4	4
A5.03	2B11	2B+	88	16	104	1	0	1	1	1	0	0	0	1	W	8	0
A5.04	2B10	2B+	92	11	103	1	0	1	1	1	0	1	1	1	N	16	0
A5.05	2B01a	2B+	80	11	91	1	0	1	1	1	0	0	0	1	N	6	2
5			387	61	448	5	0	4	4	5	1	1	2	5	0		
Level 6																	
A6.01	1B03c	1B	55	10	65	1	0	0	1	1	0	0	0	1	E	9	0
A6.02	2B03b	2B	77	10	87	1	0	1	0	1	1	0	1	1	E	4	4
A6.03	1B05b	1B	57	9	66	1	0	1	1	0	0	0	0	1	W	6	0
A6.04	1B05a	1B	53	11	64	1	0	0	1	1	0	0	0	1	W	6	0
A6.05	1B07	1B+	65	11	76	1	0	1	1	1	0	0	0	1	N	14	0
A6.06	2B01a	2B+	80	11	91	1	0	1	1	1	0	0	0	1	N	6	2
6			387	62	449	6	0	4	5	5	1	0	1	6	0		
Level 7																	
A7.01	1B03d	1B	50	9	59	1	0	0	1	1	0	0	0	1	E	9	0
A7.02	2B03c	2B	77	14	91	1	0	1	0	1	1	0	1	1	E	4	4
A7.03	2B11	2B+	88	16	104	1	0	1	1	1	0	0	0	1	W	8	0
A7.04	2B10	2B+	92	11	103	1	0	1	1	1	0	1	1	1	N	16	0
A7.05	2B01a	2B+	80	11	91	1	0	1	1	1	0	0	0	1	N	6	2
5			387	61	448	5	0	4	4	5	1	1	2	5	0		

06 APARTMENT SUMMARY 1

Apartment Yield & Amenity >

Lobby A

Information in this schedule has been prepared with reference to architectural drawings dated: 09.09.21

Apartment Description			Typology				Amenity [with reference to SEPP 65 ADG]									Storage (m3)	
Apartment No.	Apartment Type	Apartment Type	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilated	Solar (L)	Solar (BY)	NDS (<15mins)	Adaptable	LHDG Silver Level	Lift	Orientation	Internal	Base-ment
Level 8																	
A8.01	1B03d	1B	50	9	59	1	0	0	1	1	0	0	0	1	E	9	0
A8.02	1B09	1B+	63	11	74	1	0	0	1	1	0	0	0	1	E	30	0
A8.03	2B07	2B+	90	15	105	1	0	1	1	0	0	0	0	1	W	11	0
A8.04	1B05a	1B	53	11	64	1	0	0	1	1	0	0	0	1	W	6	0
A8.05	2B02a	2B	76	13	89	1	0	1	1	1	0	0	0	1	N	11	0
A8.06	2B01e	2B+	89	14	103	1	0	1	1	1	0	0	0	1	N	6	2
6			421	73	494	6	0	3	6	5	0	0	0	6	0		
Level 9																	
A9.01	1B09	1B+	63	11	74	1	0	0	1	0	0	0	0	1	E	30	0
A9.02	2B06	2B	88	15	103	1	0	0	1	1	0	0	0	1	W	19	0
A9.03	1B05c	1B	53	8	61	1	0	0	1	1	0	0	0	1	W	6	0
A9.04	2B02d	2B	78	14	92	1	0	0	1	1	0	0	0	1	N	11	0
A9.05	2B01b	2B+	85	14	99	1	0	0	1	1	0	0	0	1	N	6	2
5			367	62	429	5	0	0	5	4	0	0	0	5	0		
Level 10																	
A10.01	1B09	1B+	63	11	74	1	0	0	1	1	0	0	0	1	E	30	0
A10.02	2B06	2B	88	15	103	1	0	0	1	0	0	0	0	1	W	19	0
A10.03	1B05c	1B	53	8	61	1	0	0	1	1	0	0	0	1	W	6	0
A10.04	2B02d	2B	78	14	92	1	0	0	1	1	0	0	0	1	N	11	0
A10.05	2B01b	2B+	85	14	99	1	0	0	1	1	0	0	0	1	N	6	2
5			367	62	429	5	0	0	5	4	0	0	0	5	0		
Level 11																	
A11.01	2B08a	2B	75	10	85	1	0	0	1	1	0	0	0	1	E	6	2
A11.02	2B06	2B	88	15	103	1	0	0	1	1	0	0	0	1	W	19	0
A11.03	1B05c	1B	53	8	61	1	0	0	1	1	0	0	0	1	W	6	0
A11.04	2B02b	2B	78	14	92	1	0	0	1	1	0	0	0	1	N	11	0
A11.05	2B01d	2B+	95	16	111	1	0	0	1	1	0	0	0	1	N	6	2
5			389	63	452	5	0	0	5	5	0	0	0	5	0		
Level 12																	
A12.01	2B08a	2B	75	10	85	1	0	0	1	1	0	0	0	1	E	6	2
A12.02	2B07	2B+	90	15	105	1	0	0	1	0	0	0	0	1	W	11	0
A12.03	1B05a	1B	53	11	64	1	0	0	1	1	0	0	0	1	W	6	0
A12.04	2B02a	2B	76	13	89	1	0	0	1	1	0	0	0	1	N	11	0
A12.05	2B01c	2B+	90	16	106	1	0	0	1	1	0	0	0	1	N	6	2
5			384	65	449	5	0	0	5	4	0	0	0	5	0		
Level 13																	
A13.01	2B08a	2B	75	10	85	1	0	0	1	1	0	0	0	1	E	6	2
A13.02	2B06	2B	88	15	103	1	0	0	1	1	0	0	0	1	W	19	0
A13.03	1B05c	1B	53	8	61	1	0	0	1	1	0	0	0	1	W	6	0
A13.04	2B02b	2B	78	14	92	1	0	0	1	1	0	0	0	1	N	11	0
A13.05	2B01d	2B+	95	16	111	1	0	0	1	1	0	0	0	1	N	6	2
5			389	63	452	5	0	0	5	5	0	0	0	5	0		

06 APARTMENT SUMMARY 1



Apartment Yield & Amenity > Lobby A

Information in this schedule has been prepared with reference to architectural drawings dated: 09.09.21

Apartment Description						Typology		Amenity [with reference to SEPP 65 ADG]								Storage (m3)		
Apartment No.	Apartment Type	Apartment Type	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilated	Solar (L)	Solar (BY)	NDS (<15mins)	Adaptable	LHDG Silver Level	Lift	Orientation	Internal	Base-ment	
Level 14																		
A14.01	2B15a	2B+	90	11	101	0	1	0	1	1	0	0	0	1	E	6	2	
A14.02	2B09	2B+	86	10	96	1	0	0	1	1	0	0	0	1	W	6	2	
A14.03	3B02d	3B+	103	13	116	1	0	0	1	1	0	0	1	1	N	9	1	
A14.04	3B01d	3B+	107	12	119	1	0	0	1	1	0	0	0	1	N	7	3	
4			386	46	432	3	1	0	4	4	0	0	1	4	0			
Level 15																		
A15.01	2B14	2B+	92	17	109	1	0	0	1	1	0	0	0	1	W	21	0	
A15.02	3B02c	3B+	103	13	116	1	0	0	1	1	0	1	1	1	N	9	1	
A15.03	3B01a	3B+	107	12	119	1	0	0	1	1	0	0	0	1	N	7	3	
3			302	42	344	3	0	0	3	3	0	1	1	1	0			
Level 16																		
A16.01	2B09	2B+	86	10	96	1	0	0	1	1	0	0	0	1	W	6	2	
A16.02	3B02a	3B+	103	13	116	1	0	0	1	1	0	0	1	1	N	13	0	
A16.03	3B01d	3B+	107	12	119	1	0	0	1	1	0	0	0	1	N	7	3	
3			296	35	331	3	0	0	3	3	0	0	0	0	0			
Level 17																		
A17.01	2B14	2B+	92	17	109	1	0	0	1	1	0	0	0	1	W	21	0	
A17.02	3B02a	3B+	103	13	116	1	0	0	1	1	0	0	1	1	N	13	0	
A17.03	3B01c	3B+	112	14	126	1	0	0	1	1	0	0	0	1	N	7	3	
3			307	44	351	3	0	0	3	3	0	0	0	0	0			
Level 18																		
A18.01	2B09	2B+	86	10	96	1	0	0	1	1	0	0	0	1	W	6	2	
A18.02	3B02b	3B	100	13	113	1	0	0	1	1	0	0	1	1	N	11	0	
A18.03	3B01e	3B+	112	14	126	1	0	0	1	1	0	0	0	1	N	7	3	
3			298	37	335	3	0	0	3	3	0	0	0	0	0			
Level 19																		
A19.01	2B14	2B+	92	17	109	1	0	0	1	1	0	0	0	1	W	21	0	
A19.02	3B02a	3B+	103	13	116	1	0	0	1	1	0	0	1	1	N	13	0	
A19.03	3B04	3B+	142	26	168	0	1	0	1	1	0	0	0	1	N	17	0	
3			337	56	393	2	1	0	3	3	0	0	0	0	0			
78			6134		962.5													

06 APARTMENT SUMMARY 2

Apartment Yield & Amenity >

Lobby B

Information in this schedule has been prepared with reference to architectural drawings dated: 09.09.21

Apartment Description							Typology		Amenity [with reference to SEPP 65 ADG]									Storage (m3)	
Apartment No.	Apartment Type	Apartment Type		Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilated	Solar (L)	Solar (BY)	NDS (<15mins)	Adaptable	LHDG Silver Level	Lift	Orientation	Internal	Base-ment	
Level 2																			
B2.01	1B01b	1B		58	17	75	1	0	1	0	0	0	0	1	1	W	4	2	
B2.02	1B01c	1B		58	11	69	1	0	0	0	0	0	1	1	1	W	4	2	
B2.03	1B01c	1B		58	11	69	1	0	0	0	0	0	1	1	1	W	4	2	
B2.04	1B01c	1B		58	11	69	1	0	0	0	0	0	1	1	1	W	4	2	
4				232	50	282	4	0	1	0	0	0	3	4	4	0			
Level 3																			
B3.01	1B01d	1B		58	11	69	1	0	1	0	0	0	0	0	1	W	4	2	
B3.02	1B01e	1B		58	11	69	1	0	1	0	0	0	0	1	1	W	4	2	
B3.03	1B01e	1B		58	11	69	1	0	1	0	0	0	0	1	1	W	4	2	
B3.04	1B01e	1B		58	11	69	1	0	1	0	0	0	1	1	1	W	4	2	
4				232	44	276	4	0	4	0	0	0	1	3	4	0			
Level 4																			
B4.01	2B12	2B		75	10	85	1	0	1	1	1	0	0	0	1	E	4	4	
B4.02	2B18	2B		77	10	87	1	0	1	0	0	0	0	0	1	W	6	2	
B4.03	1B02	1B+		61	11	72	1	0	0	0	0	0	0	0	1	W	16	0	
B4.04	2B03a	2B+		79	10	89	1	0	1	0	1	1	0	1	1	E	9	0	
B4.05	1B03b	1B		52	12	64	1	0	0	1	1	0	0	0	1	E	9	0	
5				344	53	397	5	0	3	2	3	1	0	1	5	0			
Level 5																			
B5.01	2B12	2B		75	10	85	1	0	1	1	1	0	0	0	1	E	4	4	
B5.02	2B18	2B		77	10	87	1	0	1	0	0	0	0	0	1	W	6	2	
B5.03	1B02	1B+		61	11	72	1	0	0	0	0	0	0	0	1	W	16	0	
B5.04	2B03a	2B+		79	10	89	1	0	1	0	1	1	0	1	1	E	9	0	
B5.05	1B03a	1B		56	8	64	1	0	0	1	1	0	0	0	1	E	9	0	
5				348	49	397	5	0	3	2	3	1	0	1	5	0			
Level 6																			
B6.01	2B12	2B		75	10	85	1	0	1	1	1	0	0	0	1	E	4	4	
B6.02	2B18	2B		78	11	89	1	0	1	0	0	0	0	0	1	W	6	2	
B6.03	1B02	1B+		61	11	72	1	0	0	0	0	0	0	0	1	W	16	0	
B6.04	2B03d	2B+		79	14	93	1	0	1	0	1	1	0	1	1	E	9	0	
B6.05	1B03f	1B		52	8	60	1	0	0	1	1	0	0	0	1	E	9	0	
5				345	54	399	5	0	3	2	3	1	0	1	5	0			
Level 7																			
B7.01	2B12	2B		75	10	85	1	0	1	1	1	0	0	0	1	E	4	4	
B7.02	2B18	2B		78	11	89	1	0	1	0	0	0	0	0	1	W	6	2	
B7.03	1B02	1B+		61	11	72	1	0	0	0	0	0	0	0	1	W	16	0	
B7.04	2B03a	2B+		79	10	89	1	0	1	0	1	1	0	1	1	E	9	0	
B7.05	1B03a	1B		56	8	64	1	0	0	1	1	0	0	0	1	E	9	0	
5				349	50	399	5	0	3	2	3	1	0	1	5	0			
Level 8																			
B8.01	1B04	1B+		57	13	70	1	0	1	1	1	0	0	0	1	E	12	0	
B8.02	1B03b	1B		52	12	64	1	0	0	1	1	0	0	0	1	E	9	0	
2				109	25	134	2	0	1	2	2	0	0	0	2	0			

06 APARTMENT SUMMARY 2

Apartment Yield & Amenity >

Lobby B

Information in this schedule has been prepared with reference to architectural drawings dated: 09.09.21

Apartment Description				Typology					Amenity [with reference to SEPP 65 ADG]								Storage (m3)	
Apartment No.	Apartment Type	Apartment Type	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilated	Solar (L)	Solar (BY)	NDS (<15mins)	Adaptable	LHDG Silver Level	Lift	Orientation	Internal	Base-ment	
Level 9																		
B9.01	1B04	1B+	57	13	70	1	0	0	1	1	0	0	0	1	E	12	0	
B9.02	2B05a	2B+	85	13	98	1	0	0	1	1	0	0	0	1	E	15	0	
2			142	26	168	2	0	0	2	2	0	0	0	2	0			
Level 10																		
B10.01	1B04	1B+	57	13	70	1	0	0	1	1	0	0	0	1	E	12	0	
B10.02	2B05c	2B+	89	13	102	1	0	0	1	1	0	0	0	1	E	15	0	
2			146	26	172	2	0	0	2	2	0	0	0	2	0			
Level 11																		
B11.01	1B04	1B+	57	13	70	1	0	0	1	1	0	0	0	1	E	12	0	
B11.02	2B16	2B	77	10	87	1	0	0	1	1	0	0	0	1	E	7	1	
2			134	23	157	2	0	0	2	2	0	0	0	2	0			
Level 12																		
B12.01	1B04	1B+	57	13	70	1	0	0	1	1	0	0	0	1	E	12	0	
B12.02	2B16	2B	77	10	87	1	0	0	1	1	0	0	0	1	E	7	1	
2			134	23	157	2	0	0	2	2	0	0	0	2	0			
Level 13																		
B13.01	1B04	1B+	57	13	70	1	0	0	1	1	0	0	0	1	E	12	0	
B13.02	1B04b	1B	64	10	74	1	0	0	1	1	0	0	0	1	E	6	0	
2			121	23	144	2	0	0	2	2	0	0	0	2	0			
Level 14																		
B14.01	1B04	1B+	57	13	70	1	0	0	1	1	0	0	0	1	E	12	0	
B14.02	1B04b	1B	64	10	74	1	0	0	1	1	0	0	0	1	E	6	0	
2			121	23	144	2	0	0	2	2	0	0	0	2	0			
Level 15																		
B15.01	1B04	1B+	57	13	70	1	0	0	1	1	0	0	0	1	E	12	0	
B15.02	2B17	2B+	103	12	115	0	1	0	1	1	0	0	0	1	E	13	0	
2			160	25	185	1	1	0	2	2	0	0	0	0	0			
Level 16																		
B16.01	1B04	1B+	57	13	70	1	0	0	1	1	0	0	0	1	E	12	0	
1			57	13	70	1	0	0	1	1	0	0	0	0	0			
Level 17																		
B17.01	1B04	1B+	57	13	70	1	0	0	1	1	0	0	0	1	E	12	0	
B17.02	2B15b	2B	98	10	108	0	1	0	1	1	0	0	0	1	E	15	0	
2			155	23	178	1	1	0	2	2	0	0	0	0	0			

06 APARTMENT SUMMARY 2

Apartment Yield & Amenity >

Lobby B

Information in this schedule has been prepared with reference to architectural drawings dated: 09.09.21

Apartment Description			Area			Typology		Amenity [with reference to SEPP 65 ADG]							Storage (m3)		
Apartment No.	Apartment Type	Apartment Type	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilated	Solar (L)	Solar (BY)	NDS (<15mins)	Adaptable	LHDG Silver Level	Lift	Orientation	Internal	Basement
Level 18																	
B18.01	1B04	1B+	57	13	70	1	0	0	1	1	0	0	0	1	E	12	0
	1		57	13	70	1	0	0	1	1	0	0	0	0	0		

Summary_Residential [Retail is NOT included in figures below]

Lobby B

Apartment Description		Area			Typology		Amenity [with reference to ADG Design Criteria]							18 storage cages In Basement				
Apartment Type	Quantity	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilation	Solar (L)	Solar (BY)	NDS	Adaptable	Livable (Silver)	Lift	Orientation				
1 Bedroom	15	860	162	1022	15	0	5	7	7	0	4	7	15	N	S	E	W	
1 Bedroom +	15	871	187	1058	15	0	1	11	11	0	0	0	15	0	0	7	8	
2 Bedroom	11	862	112	974	10	1	8	7	7	0	0	0	11	0	0	7	4	
2 Bedroom +	7	593	82	675	6	1	4	3	7	4	0	4	7	0	0	7	0	
3 Bedroom	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3 Bedroom +	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUMMARY																		
TOTAL	48	3,186	543	3,729	46	2	18	28	32	4	4	11	48	-	-	32	16	
	apartments	sqm	sqm	sqm		apartments	60.0%	58.3%	66.7%	8.3%	8.3%	22.9%	100.0%	0.0%	0.0%	66.7%	33.3%	
First 9 Storeys	30																	

(SL): Single Level
(2S): 2 Storey
Solar Access
(L): Solar access to Apartment internal Living area, 2 hours minimum
NDS: Apartment receives no direct sunlight in mid winter between 9am and 3pm