

# Amenity 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
1B	36	28.6%		2,001	373	55.6	10.4
1B+	20	15.9%	44%	1,190	241	59.5	12.0
2B	28	22.2%		2,211	332	79.0	11.9
2B+	30	23.8%	46%	2,616	392	87.2	13.1
3B	1	0.8%		100	13	100.0	13.0
3B+	11	8.7%	10%	1,202	155	109.3	14.1
First 9 storeys	64						
Total	126	100%	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
1B	9	24	21	0	10	13	36
1B+	3	16	15	0	0	0	20
2B	13	20	23	4	0	4	28
2B+	14	26	28	4	2	6	30
3B	0	1	1	0	0	1	1
3B+	0	11	11	0	1	5	11
Total	39	98	99	8	13	29	126
	61%	78%	79%	6%	10%	23%	100%

### 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 sublight 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))  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))
Cross Vent:	
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

NOTES  
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION. DWG, IFC AND BIM FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

CLIENT  
**LYON GROUP AUSTRALIA**  
Suite 1002, 153 Walker Street North Sydney  
NSW 2060



DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Notified Address: Nicholas Turner, 6/85, APR, 88-94-98-911

Rev: DA01      Date: 09.09.21      Approved by: AC      Revision Notes: Council Issue

Project Title  
**Epping Central**  
59-77 Beecroft Road & 72 Rawson Street Epping NSW 2121 Australia

Drawing Title  
**Apartment Amenities (ADG)**  
**Solar Access and Ventilation Sheet 04**

Scale  
**1:0.67 @A1, 50% @A3**  
Status  
**For Information**

Project No.  
**20053**

Drawn by  
**AC/KIN/YO/MP**

Dwg No.  
**DA-720-004**

Rev.  
**DA01**

North

**TURNER**

Level 7 ONE Oxford Street  
Darlinghurst NSW 2010  
AUSTRALIA

T +61 2 8558 0000  
F +61 2 8558 0088  
turnerinfo.com.au