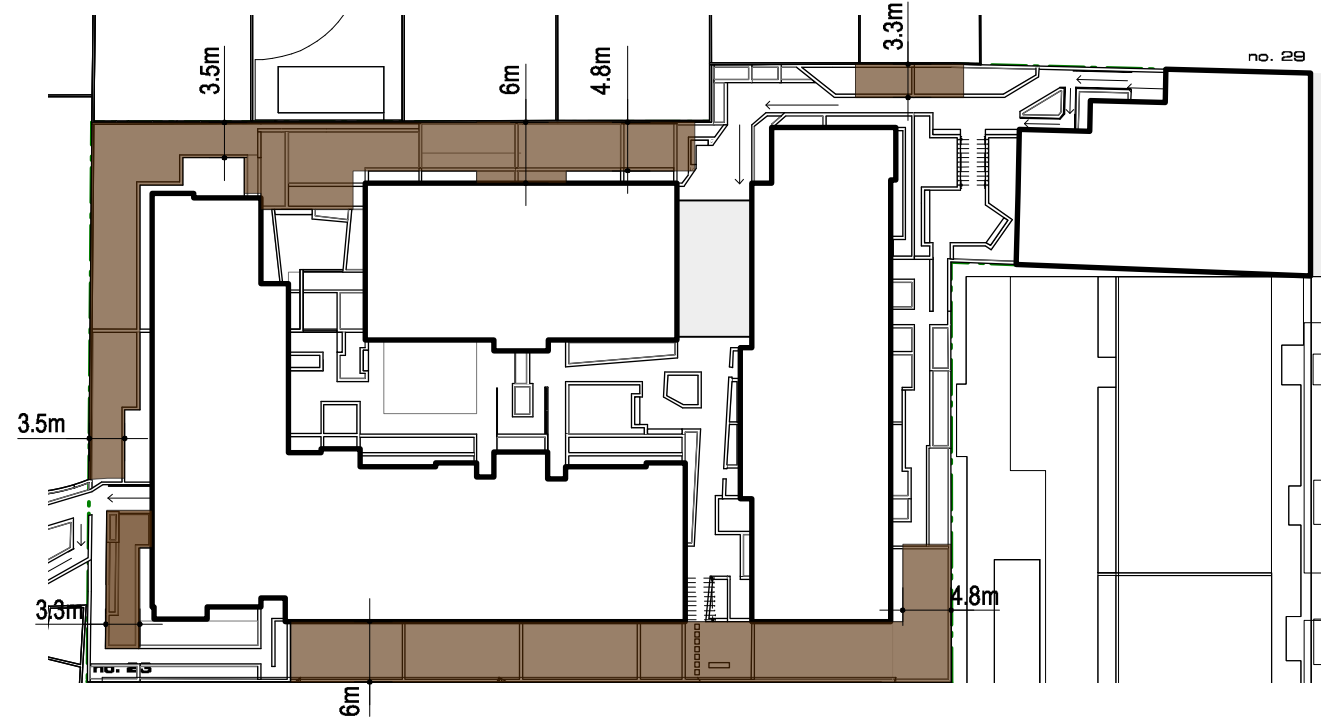
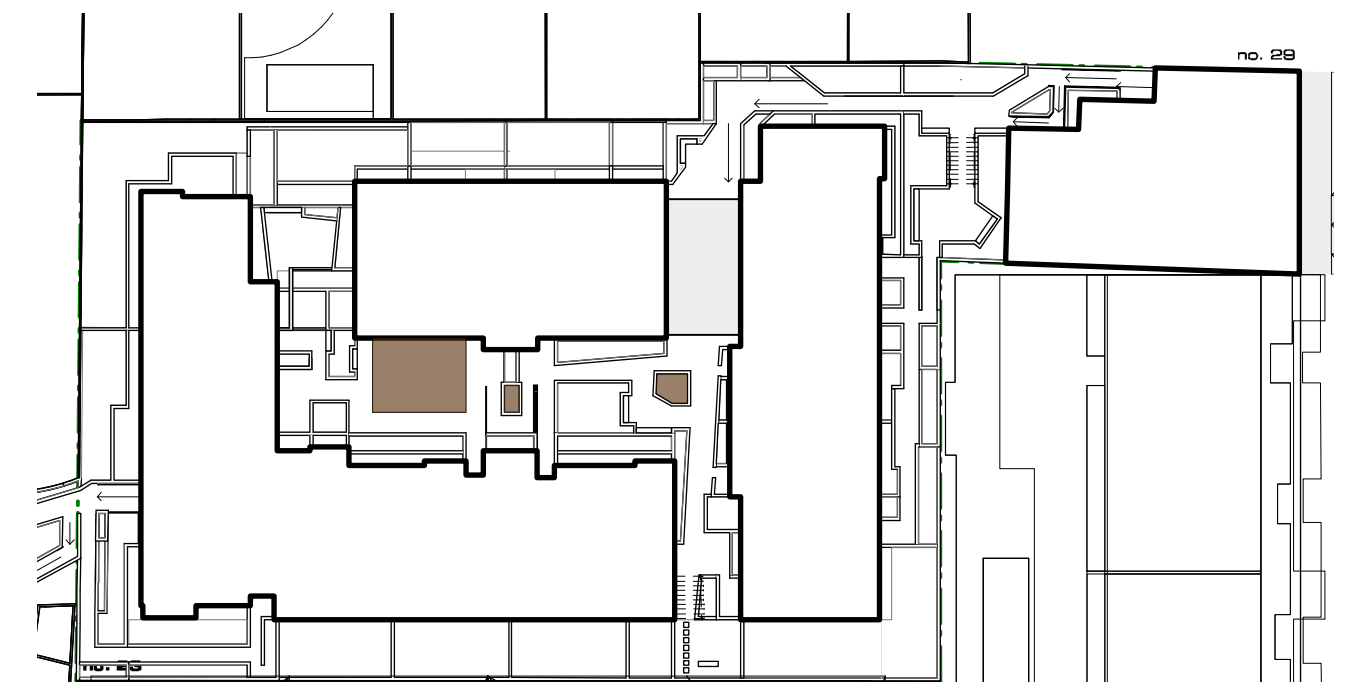


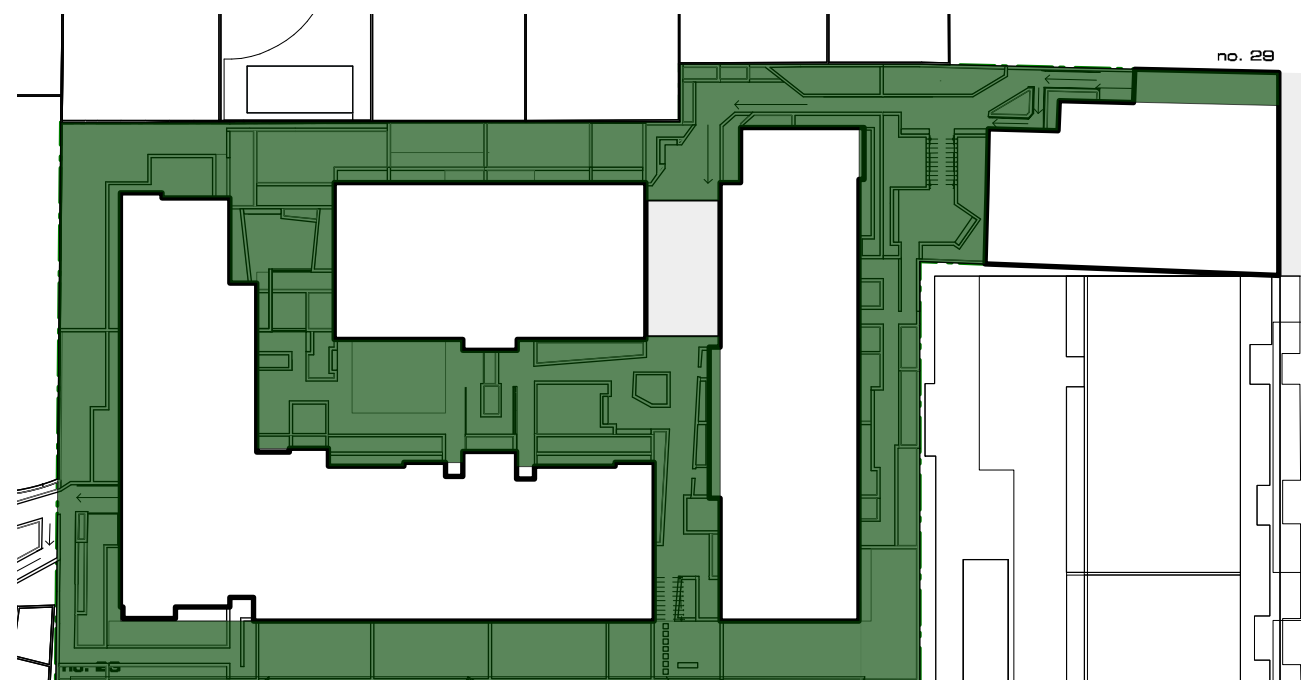
deep soil zone (minimum dimension of 6m) 490 sq m



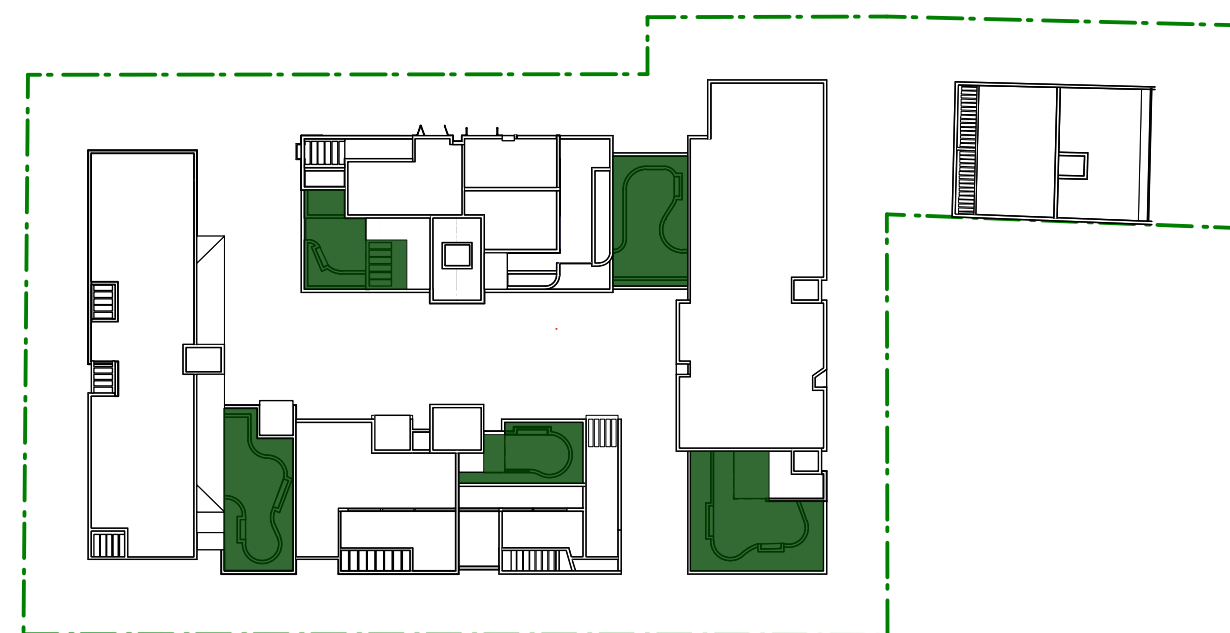
deep soil zone (minimum dimension of 3m) 994 sq m



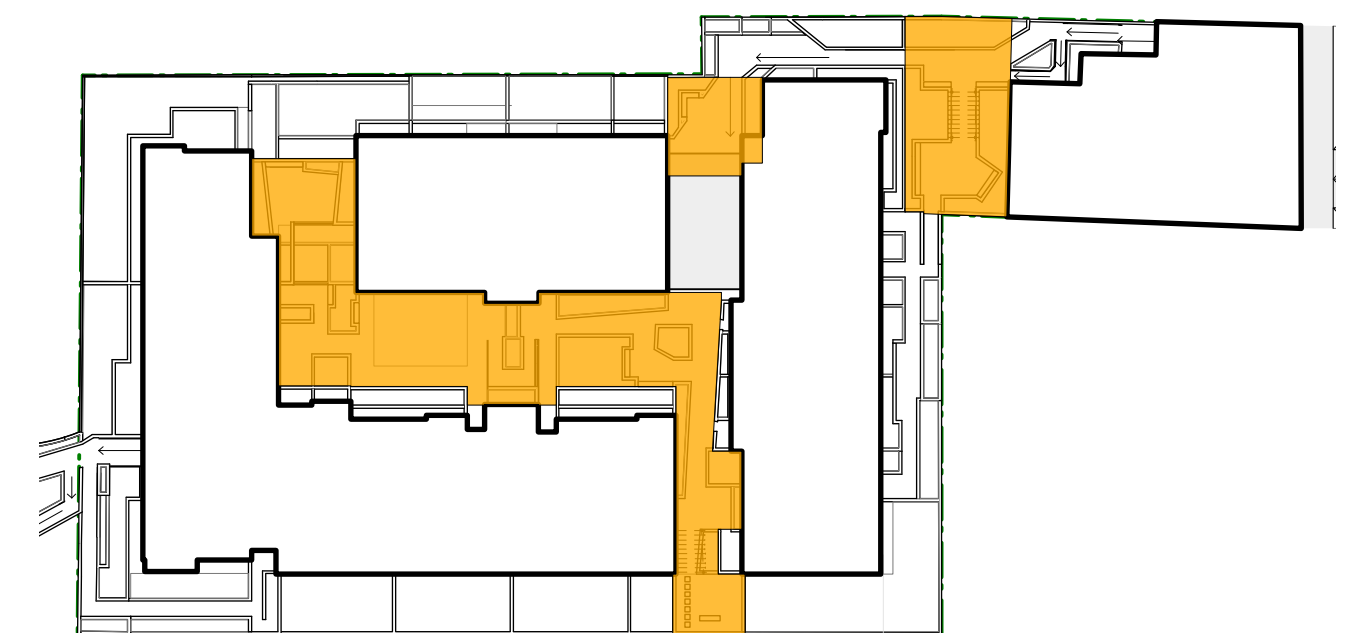
internal deep soil planters (not included in ADG/DCP count) 80 sq m



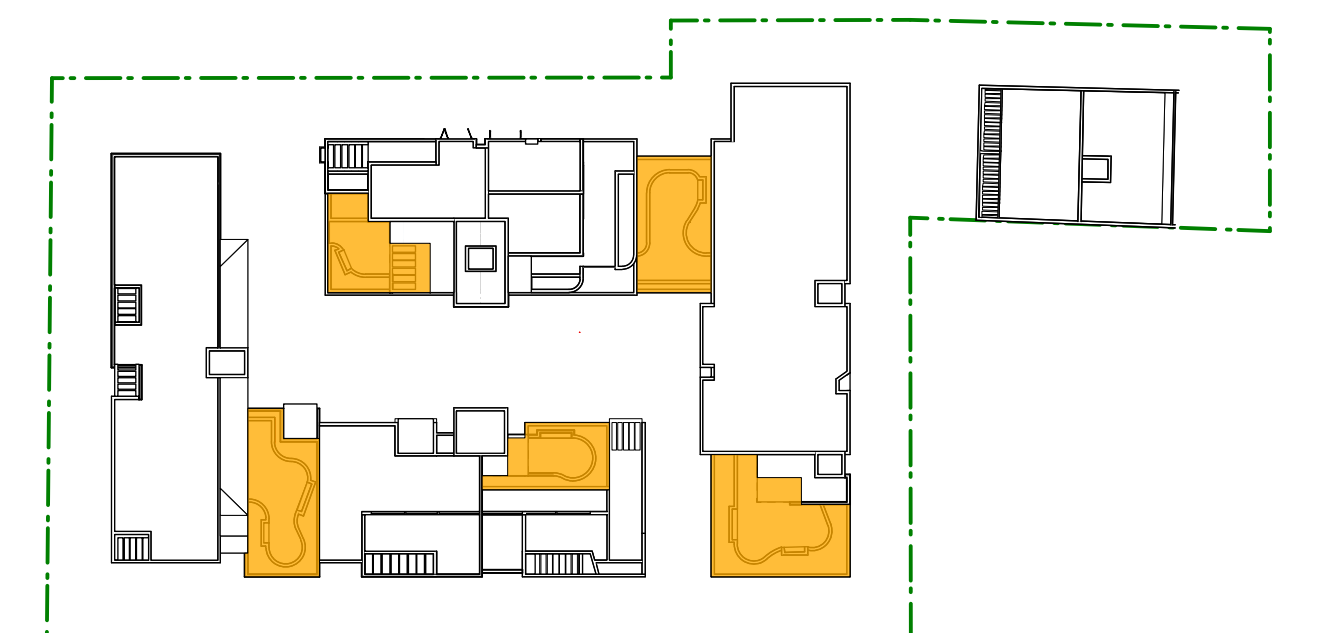
landscaped area 2707 sq m



landscaped area - roof terraces 458 sq m

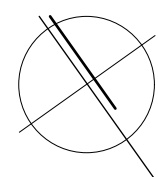


communal open space - courtyards 969 sq m



communal open space - roof terraces 485 sq m

Site Area (sq m)	5579sq m	Planning Instrument		Required	Proposed	Compliance		
Deep Soil Zone (min 6m)	ADG	7 %	of site area	391 sq m	9 %	of site area	490 sq m	complies
Deep Soil Zone (min 3m)	SEPP Seniors	15 %	of site area	837 sq m	18 %	of site area	994 sq m	complies
Landscaped Area (excluding roof terraces)	DCP	30 %	of site area	1674 sq m	49 %	of site area	2707 sq m	complies
Landscaped Area (including roof terraces)					57 %	of site area	3165 sq m	complies
Communal Open Space	ADG	25 %	of site area	1395 sq m	26 %	of site area	1454 sq m	complies



summary of area counts

proposed development

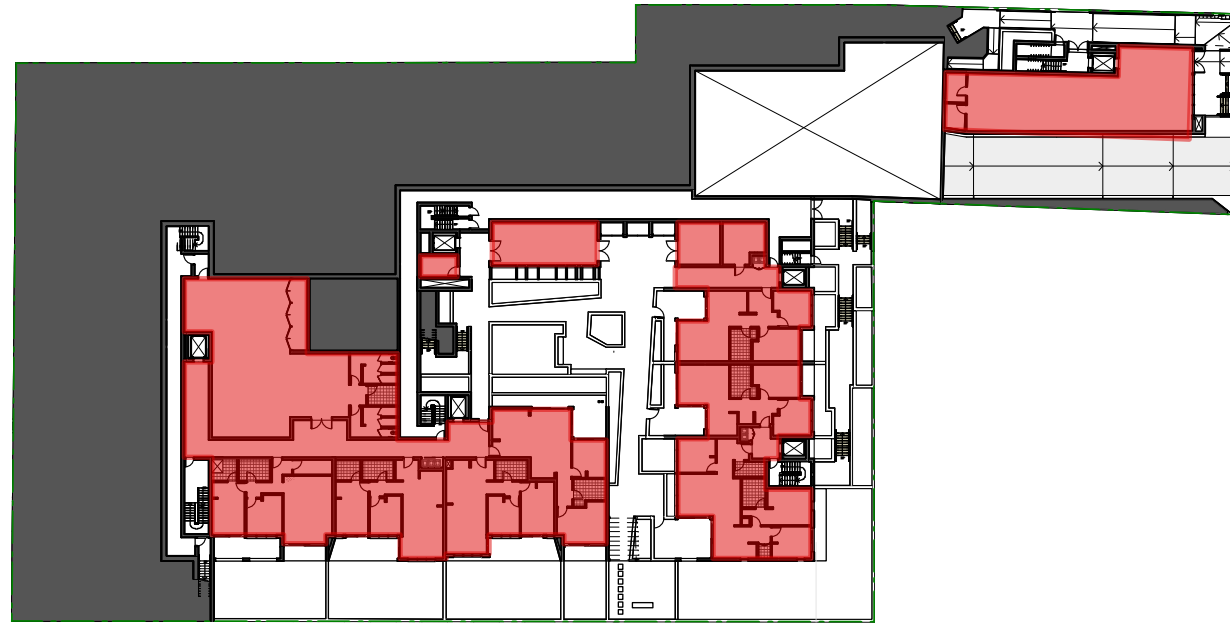
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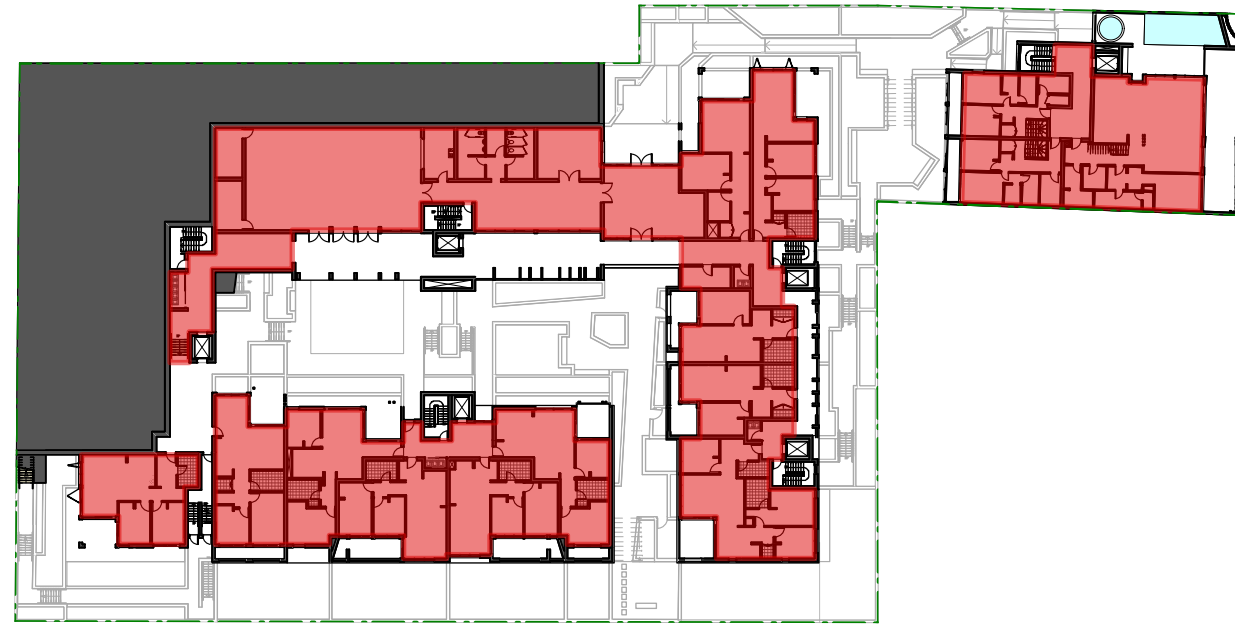


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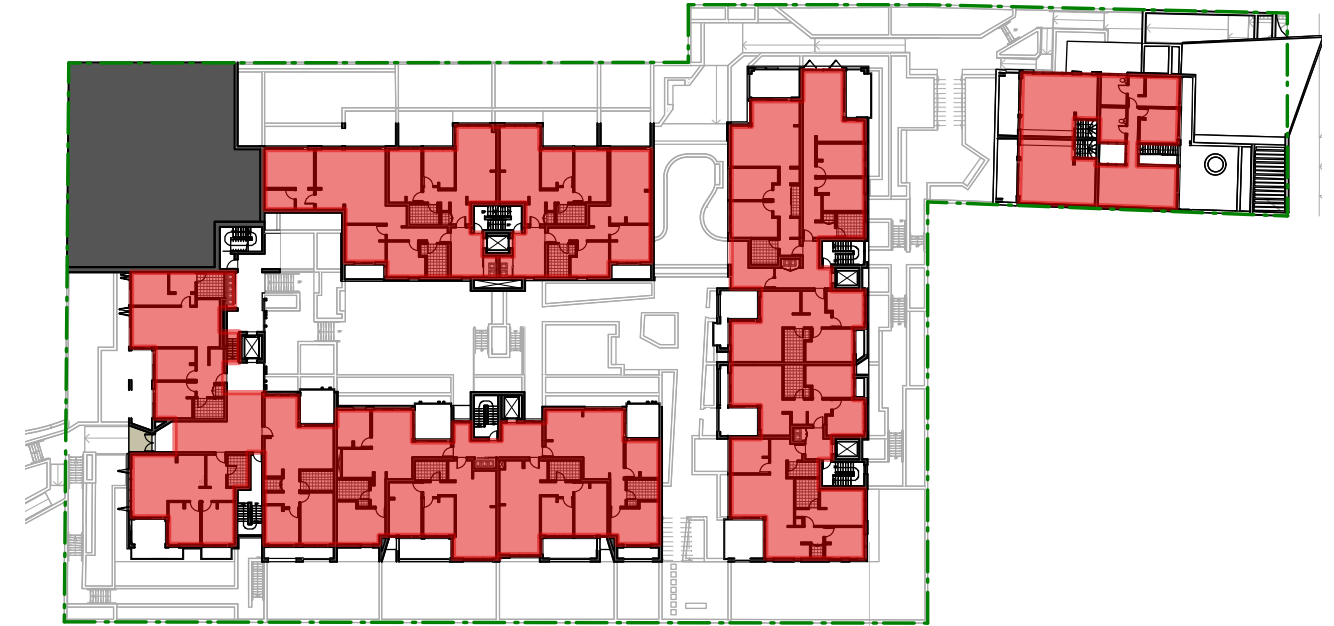
C 18/07/18 for S34 meeting



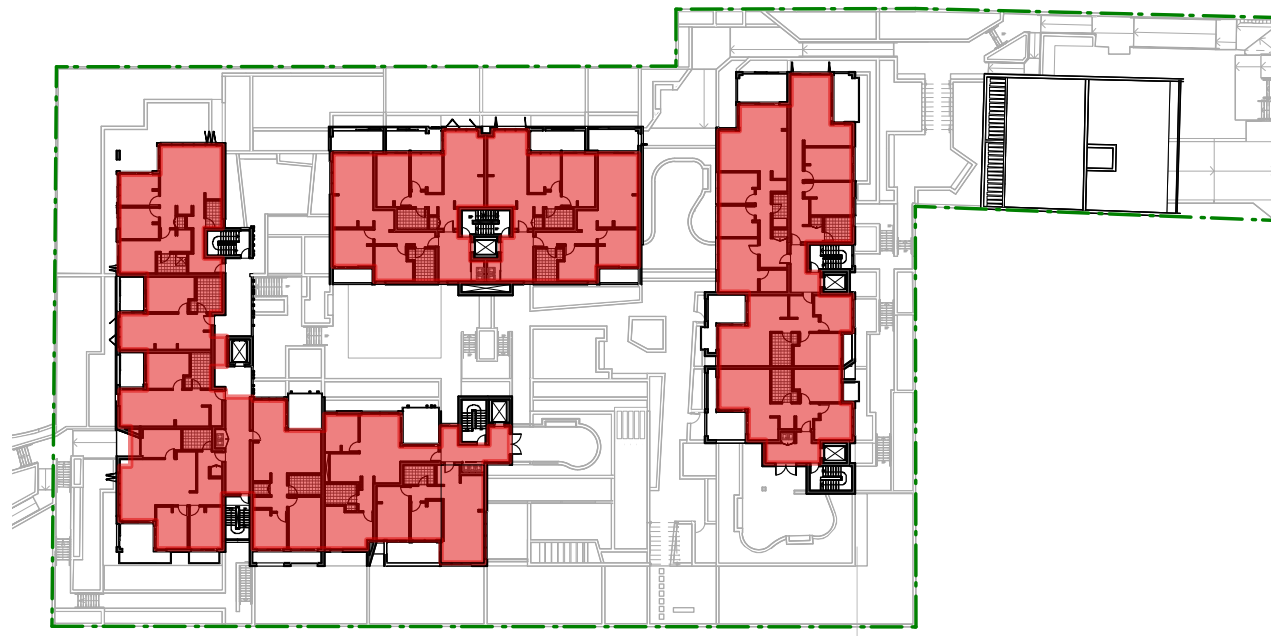
level 00



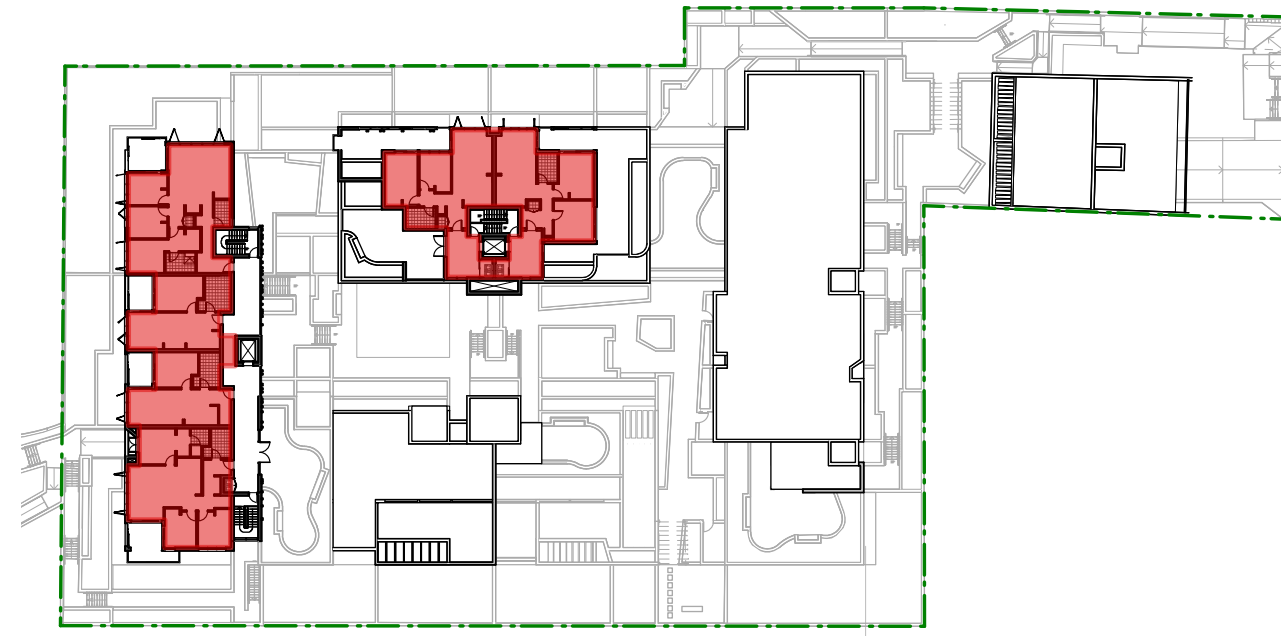
level 01



level 02



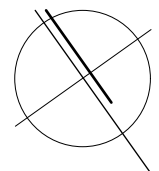
level 03



level 04

Site Area (sq m) 5579

	FSR	GFA (sq m)	compliance
Level 00		1259	
Level 01		1869	
Level 02		1660	
Level 03		1442	
Level 04		549	
Total Permissible	1.5:1	8369	
Total Proposed	1:1	6779	complies



summary of GFA calculations
proposed development

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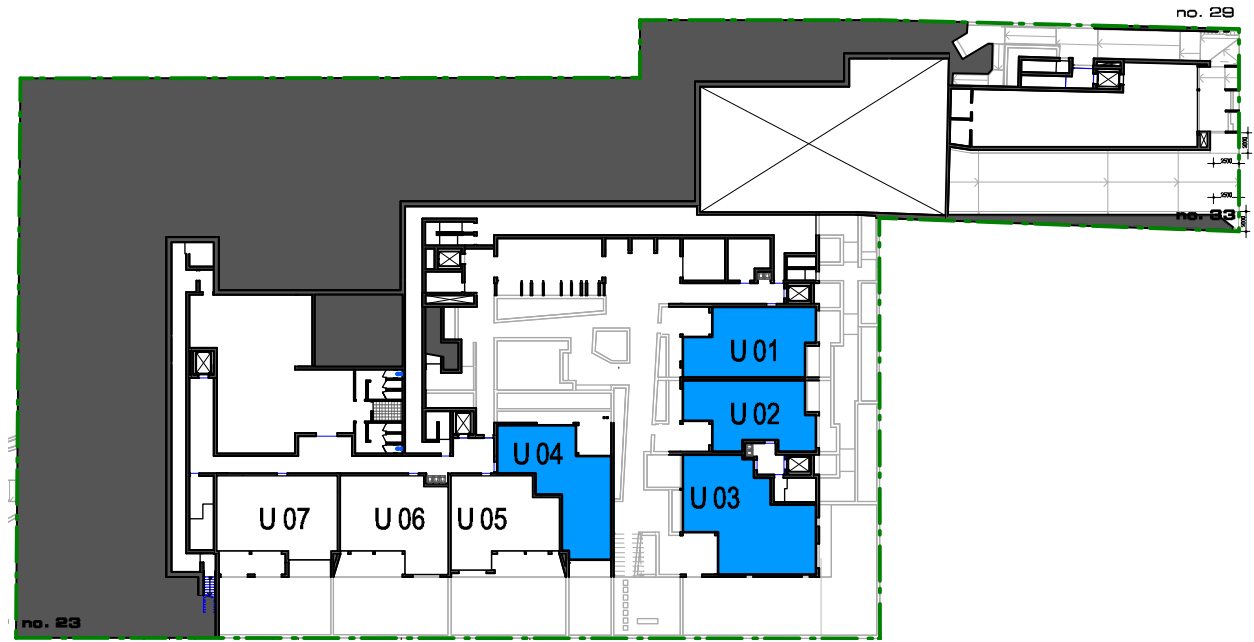


in collaboration with

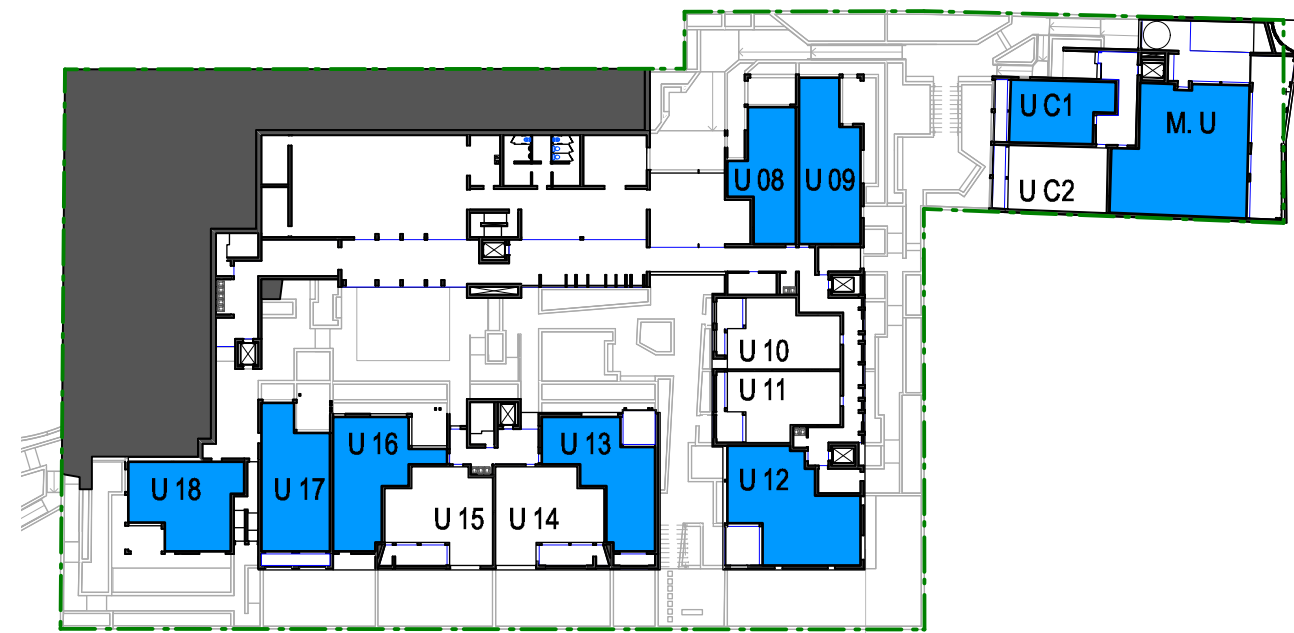


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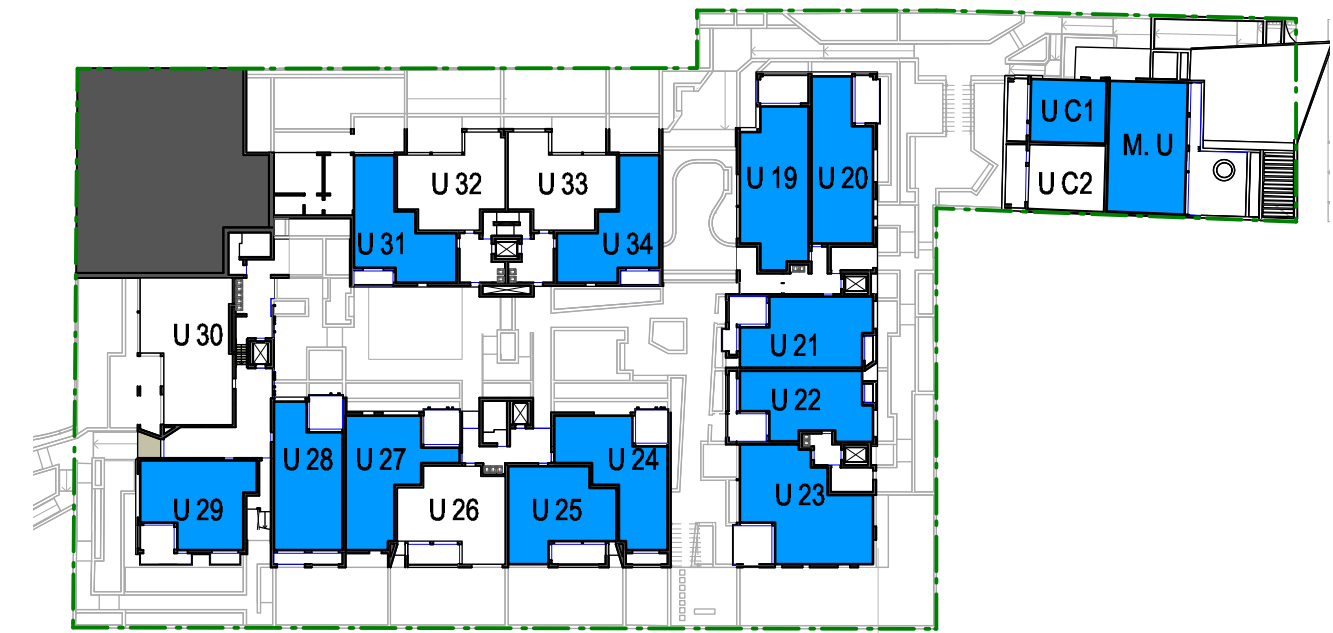
C 18/07/18 for S34 meeting



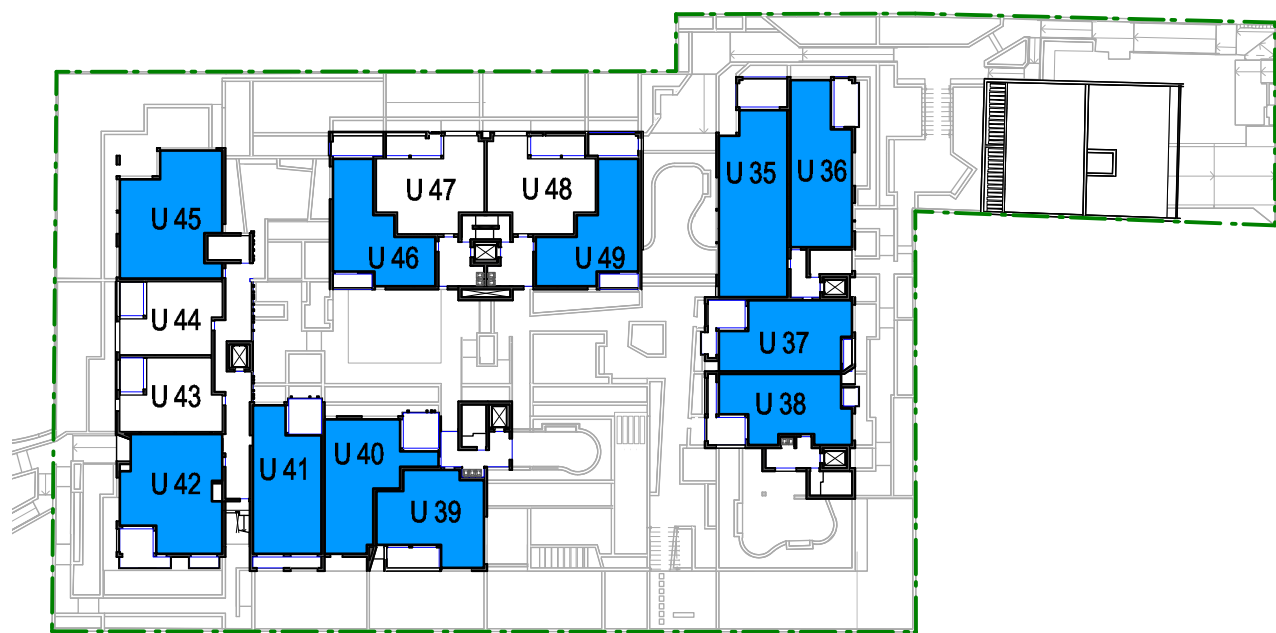
level 00



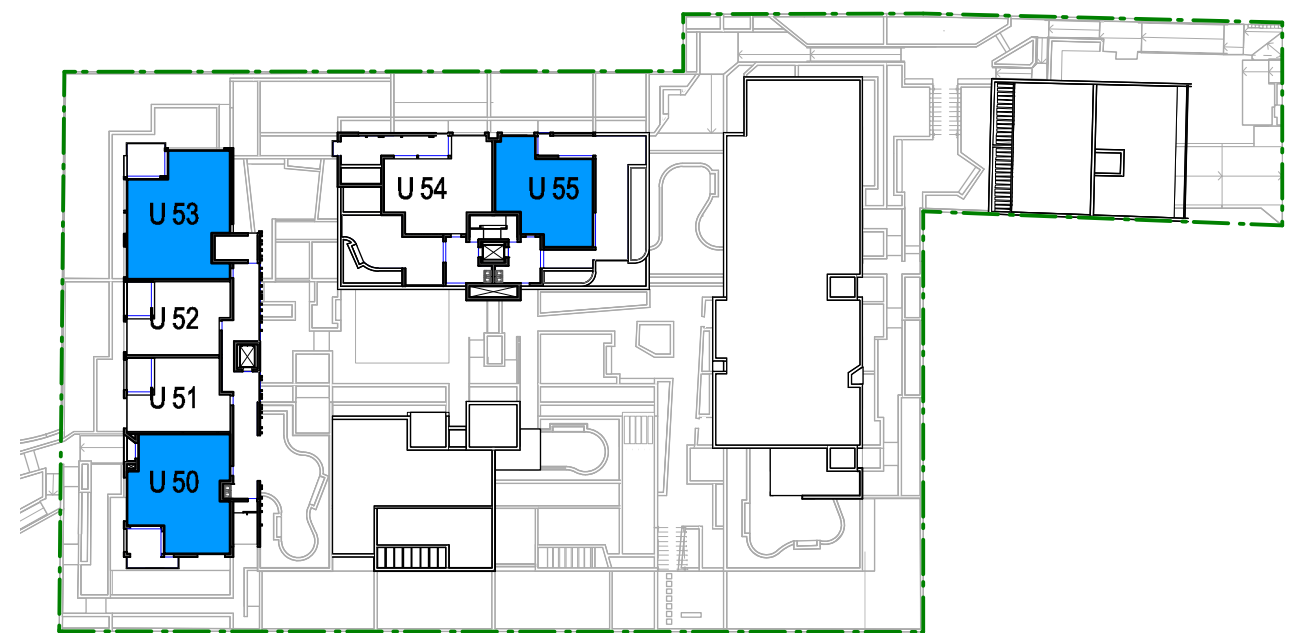
level 01



level 02



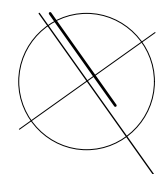
level 03



level 04

Level 00		Level 01		Level 02		Level 03		Level 04	
Unit No.	Cross Ventilated	Unit No.	Cross Ventilated	Unit No.	Cross Ventilated	Unit No.	Cross Ventilated	Unit No.	Cross Ventilated
unit 01	yes	managers	yes	unit 19	yes	unit 35	yes	unit 50	yes
unit 02	yes	unit 08	yes	unit 20	yes	unit 36	yes	unit 51	no
unit 03	yes	unit 09	yes	unit 21	yes	unit 37	yes	unit 52	no
unit 04	yes	unit 10	no	unit 22	yes	unit 38	yes	unit 53	yes
unit 05	no	unit 11	no	unit 23	yes	unit 39	yes	unit 54	no
unit 06	no	unit 12	yes	unit 24	yes	unit 40	yes	unit 55	yes
unit 07	no	unit 13	yes	unit 25	yes	unit 41	yes		
		unit 14	no	unit 26	no	unit 42	yes		
		unit 15	no	unit 27	yes	unit 43	no		
		unit 16	yes	unit 28	yes	unit 44	no		
		unit 17	yes	unit 29	yes	unit 45	yes		
		unit 18	yes	unit 30	no	unit 46	yes		
		unit C1	yes	unit 31	yes	unit 47	no		
		unit C2	no	unit 32	no	unit 48	no		
				unit 33	no	unit 49	yes		
				unit 34	yes				

39 units achieve cross ventilation = 67.24%



summary of ADG cross ventilation
proposed development

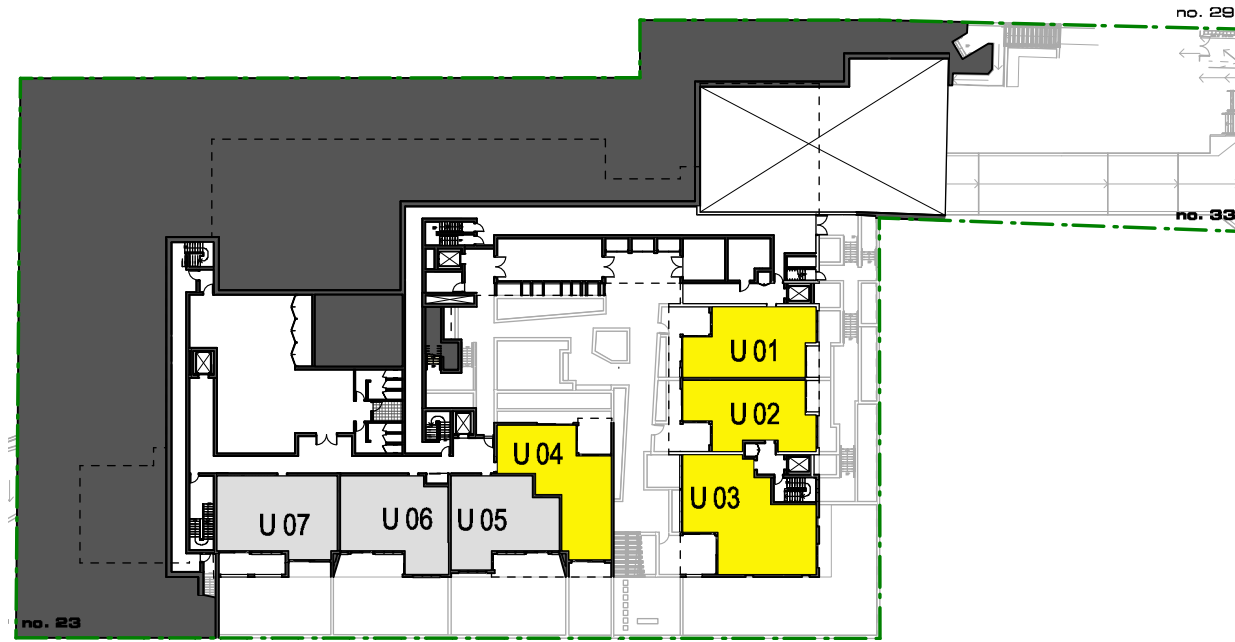
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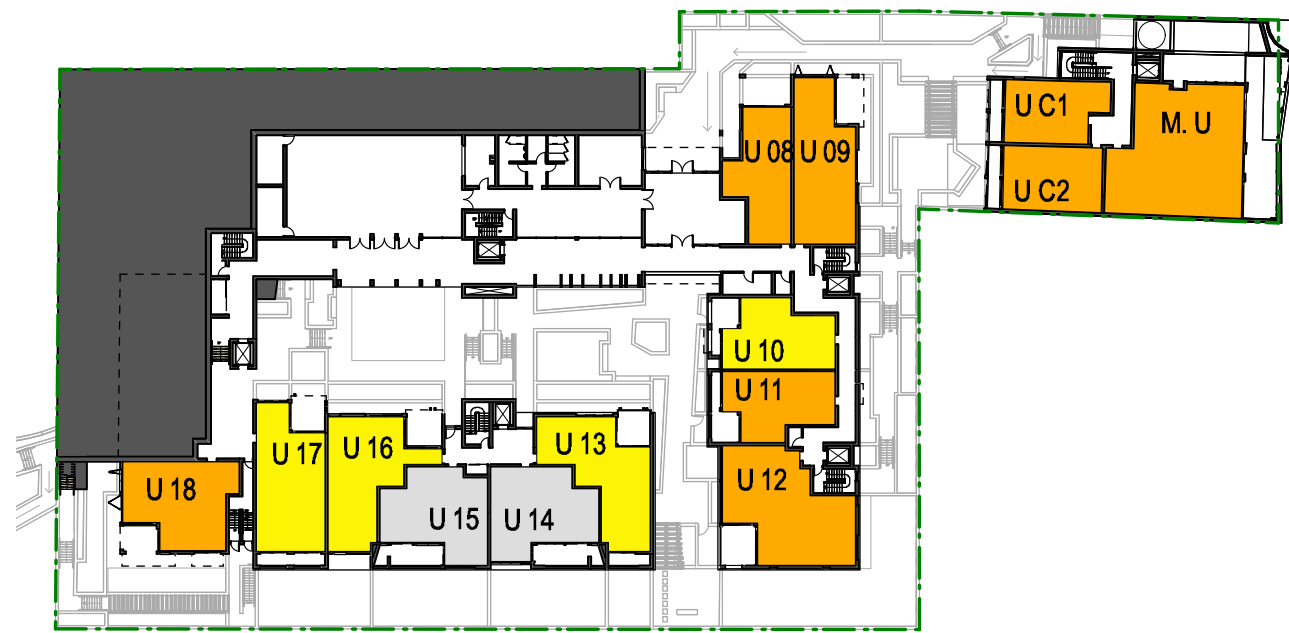


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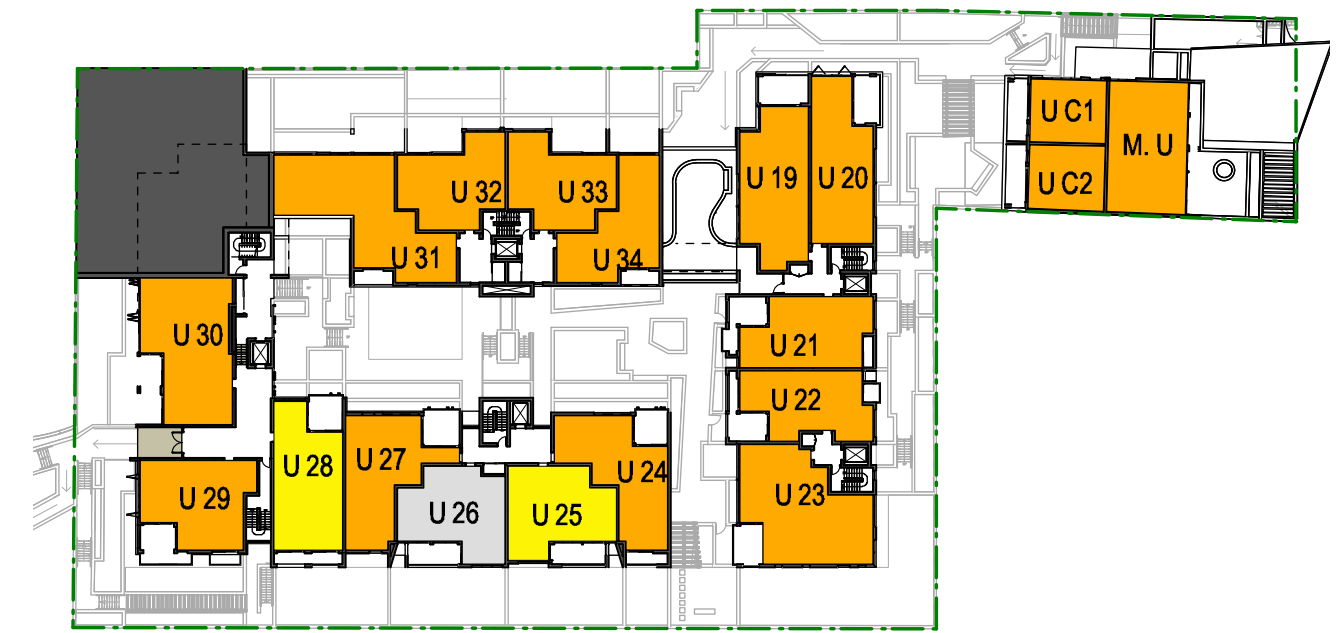
C 18/07/18 for S34 meeting



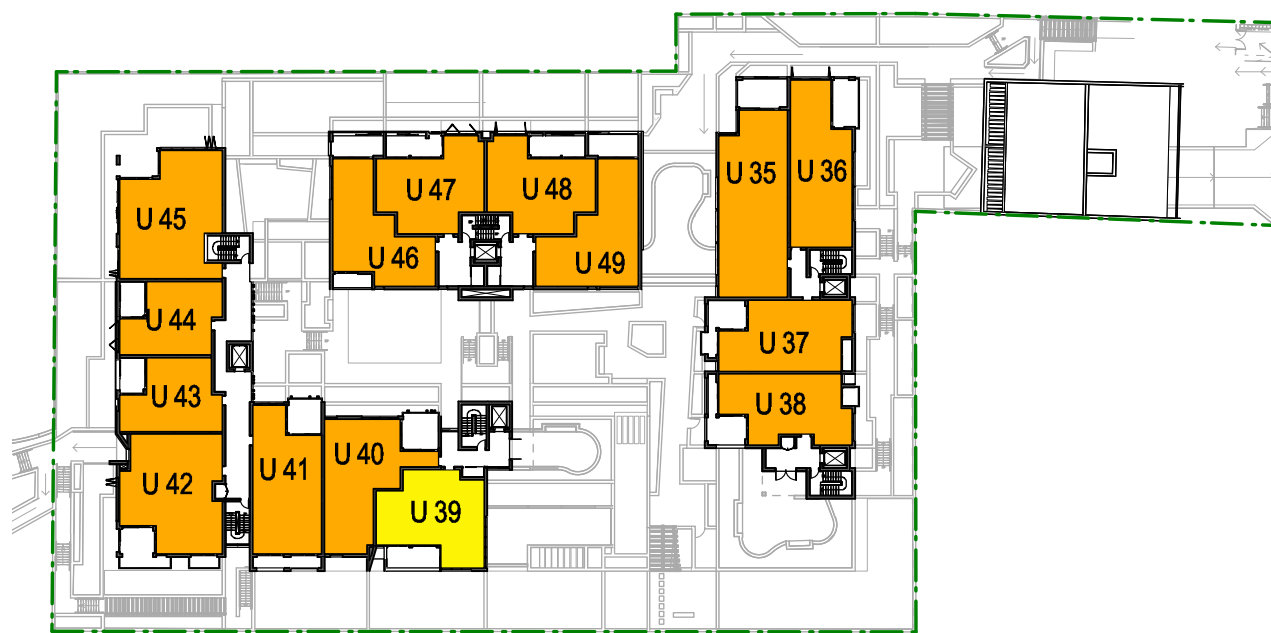
level 00



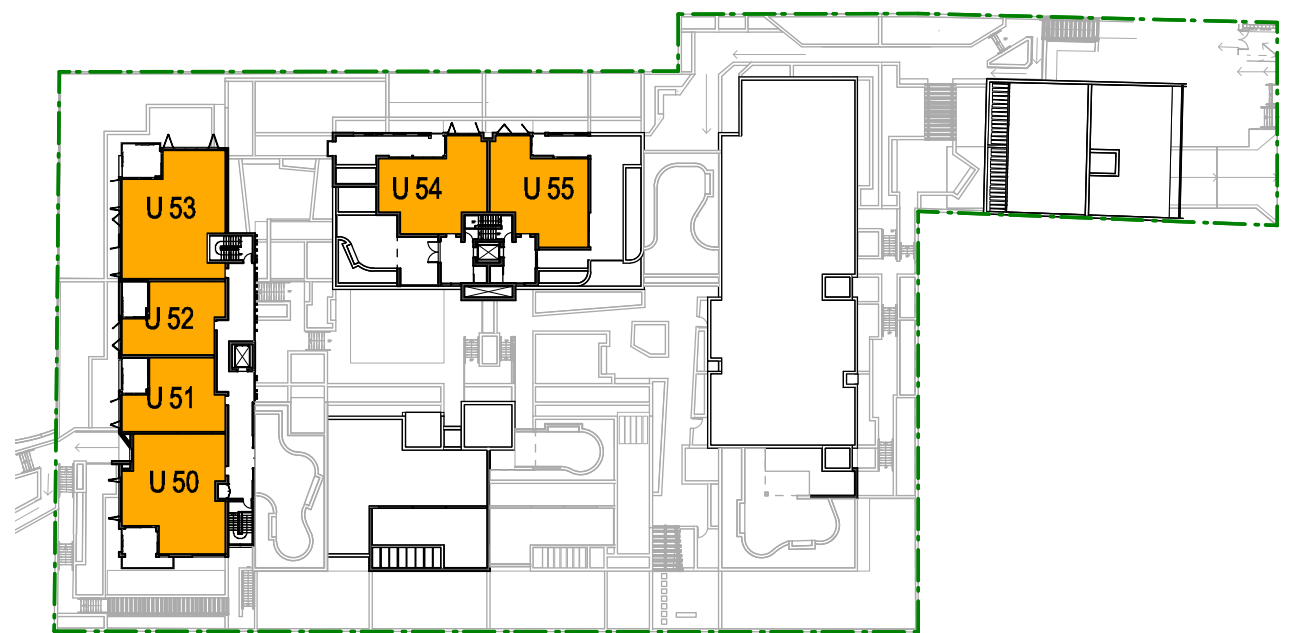
level 01



level 02



level 03



level 04

- indicates units achieving 3hrs solar access
- indicates units receiving < 3hrs solar access
- indicates units receiving no solar access

41 units achieve 3hrs solar access to balconies & living areas on winter solstice 9:00am-3:00pm = **70.69%**

6 units receive no sun on winter solstice 9:00am-3:00pm = **10.34%**
 all 6 units receive sun after 3:00pm between september equinox & march

Note: Scheme does not require roof lights, sky lights or the like to achieve compliance with ADG. Where provided, such devices are to enhance the performance of the unit/scheme beyond ADG standards.

* 2 units (units 25 & 39) receive 3 hours of sun to living areas but not private open spaces - these units are not counted towards the development's overall compliance with this criteria

41 units achieve solar access = **70.69%**

Level 00			Level 01			Level 02		
Unit No.	Receives 3hrs Sun	Receives No Sun	Unit No.	Receives 3hrs Sun	Receives No Sun	Unit No.	Receives 3hrs Sun	receives no sun
unit 01	-	-	managers unit	yes	-	unit 19	yes	-
unit 02	-	-	unit 08	yes	-	unit 20	yes	-
unit 03	-	-	unit 09	yes	-	unit 21	yes	-
unit 04	-	-	unit 10	-	-	unit 22	yes	-
unit 05	-	yes	unit 11	yes	-	unit 23	yes	-
unit 06	-	yes	unit 12	yes	-	unit 24	yes	-
unit 07	-	yes	unit 13	-	-	* unit 25	-	-
			unit 14	-	yes	unit 26	-	yes
			unit 15	-	yes	unit 27	yes	-
			unit 16	-	-	unit 28	-	-
			unit 17	-	-	unit 29	yes	-
			unit 18	yes	-	unit 30	yes	-
			unit C1	yes	-	unit 31	yes	-
			unit C2	yes	-	unit 32	yes	-
						unit 33	yes	-
						unit 34	yes	-

Level 03			Level 04		
Unit No.	Receives 3hrs Sun	Receives No Sun	Unit No.	Receives 3hrs Sun	Receives No Sun
unit 35	yes	-	unit 50	yes	-
unit 36	yes	-	unit 51	yes	-
unit 37	yes	-	unit 52	yes	-
unit 38	yes	-	unit 53	yes	-
* unit 39	-	-	unit 54	yes	-
unit 40	yes	-	unit 55	yes	-
unit 41	yes	-			
unit 42	yes	-			
unit 43	yes	-			
unit 44	yes	-			
unit 45	yes	-			
unit 46	yes	-			
unit 47	yes	-			
unit 48	yes	-			
unit 49	yes	-			

summary of ADG solar access
 proposed development

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1821 - DA 31 C

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