

20 February 2018

The General Manager
Newcastle City Council
PO Box 489
Newcastle NSW 2300

Dear Sir

Re: Proposed Residential Units
Lot 1 DP 1225220
386 King Street Newcastle
509 Hunter Street Newcastle
DA 2011/0617.01
Section 4.55(2) Application

This letter relates to the accompanying documentation for a modification application to DA2011/617.01. I verify that I was the Nominated Architect for the original development application, the subsequent modification applications and this current Section 4.55(2) application.

The proposed development is substantially the same development with changes contained predominantly the same footprint and heights as the current approval. The central tower building has been reduced by one level whilst the overall height remains the same.

The revised proposal still meets the Apartment Design Guide controls in accordance with the approved scheme.

Apartment layouts and balcony sizes have been redesigned to meet current building standards and the Apartment Design Guide.

The architectural treatment of the facades has been redesigned to more appropriately report to current changes in the context of the precinct.

Yours sincerely

Kevin Snell

		TYPE OF UNIT 1 = One Bedroom 2 = Two Bedroom 3 = Three Bedroom	CAR SPACE	BATHROOMS (Add 5m ² to each min. unit size req.)	ADDITIONAL UNIT AREA REQUIRED	APPROX. AREA (m ²)	ADG (minimum)	APPROX. DECK AREA (m ²)	ADG (minimum)	STORAGE (m ³) 1 Bedroom: 6 2 Bedroom: 8 3 Bedroom: 10	LIVING AREA (minimum width)	ADG (minimum requirement)	BEDROOM (minimum dim.)	ADG (minimum requirement)	Habitable Room Depth	ADG (minimum requirement)	
LOCATION	UNIT No.																Comment
	506	2	1	2	5 m ²	79.0	75.0	12.0	10.0	Y	4.07	4.0	3.0	3.0	7.3	8.0	
	507	1	1	1	0	51.0	50.0	12.0	8.0	Y	3.6	3.6	3.0	3.0	7.7	8.0	
	508	1	1	1	0	51.0	50.0	8.0	8.0	Y	3.23	3.6	3.0	3.0	7.1	8.0	Features open plan living & dining + study nook
	509	2	1	2	5 m ²	75.5	75.0	11.5	10.0	Y	3.60	4.0	2.7	3.0	6.3	8.0	Open plan kitchen & dining. Living room width varies from 3.6m to 4.0m
	510	1	1	1	0	53.5	50.0	8.5	8.0	Y	4.15	3.6	3.0	3.0	4.3	8.0	
	601	2	1	2	5 m ²	88.5	75.0	20.0	10.0	Y	4.00	4.0	3.0	3.0	8.4	8.0	
	602	1	1	1	0	52.5	50.0	9.0	8.0	Y	3.60	3.6	3.0	3.0	7.1	8.0	
	603	2	1	2	5 m ²	73.5	75.0	21.5	10.0	Y	4.00	4.0	3.0	3.0	8.0	8.0	
	604	2	1	2	5 m ²	76.0	75.0	13.0	10.0	Y	4.00	4.0	3.0	3.0	8.6	8.0	
	605	2	1	1	0	69.5	70.0	10.0	10.0	Y	4.10	4.0	3.0	3.0	4.8	8.0	
	606	2	1	2	5 m ²	79.0	75.0	12.0	10.0	Y	4.07	4.0	3.0	3.0	7.3	8.0	
	607	1	1	1	0	51.0	50.0	12.0	8.0	Y	3.6	3.6	3.0	3.0	7.7	8.0	
	608	1	1	1	0	51.0	50.0	8.0	8.0	Y	3.23	3.6	3.0	3.0	7.1	8.0	Features open plan living & dining + study nook
	609	2	1	2	5 m ²	75.5	75.0	11.5	10.0	Y	3.60	4.0	2.7	3.0	6.3	8.0	Open plan kitchen & dining. Living room width varies from 3.6m to 4.0m
	610	1	1	1	0	53.5	50.0	8.5	8.0	Y	4.15	3.6	3.0	3.0	4.3	8.0	
	701	2	1	2	5 m ²	88.5	75.0	20.0	10.0	Y	4.00	4.0	3.0	3.0	8.4	8.0	
	702	1	1	1	0	52.5	50.0	9.0	8.0	Y	3.60	3.6	3.0	3.0	7.1	8.0	
	703	2	1	2	5 m ²	73.5	75.0	21.5	10.0	Y	4.00	4.0	3.0	3.0	8.0	8.0	
	704	2	1	2	5 m ²	76.0	75.0	13.0	10.0	Y	4.00	4.0	3.0	3.0	8.6	8.0	
	705	2	1	1	0	69.5	70.0	10.0	10.0	Y	4.10	4.0	3.0	3.0	4.8	8.0	
	706	2	1	2	5 m ²	79.0	75.0	12.0	10.0	Y	4.07	4.0	3.0	3.0	7.3	8.0	
	707	1	1	1	0	51.0	50.0	12.0	8.0	Y	3.6	3.6	3.0	3.0	7.7	8.0	
	708	1	1	1	0	51.0	50.0	8.0	8.0	Y	3.23	3.6	3.0	3.0	7.1	8.0	Features open plan living & dining + study nook
	709	2	1	2	5 m ²	75.5	75.0	11.5	10.0	Y	3.60	4.0	2.7	3.0	6.3	8.0	Open plan kitchen & dining. Living room width varies from 3.6m to 4.0m
	710	1	1	1	0	53.5	50.0	8.5	8.0	Y	4.15	3.6	3.0	3.0	4.3	8.0	
	801	2	1	2	5 m ²	88.5	75.0	20.0	10.0	Y	4.00	4.0	3.0	3.0	8.4	8.0	
	802	1	1	1	0	52.5	50.0	9.0	8.0	Y	3.60	3.6	3.0	3.0	7.1	8.0	
	803	2	1	2	5 m ²	73.5	75.0	21.5	10.0	Y	4.00	4.0	3.0	3.0	8.0	8.0	
	804	2	1	2	5 m ²	76.0	75.0	13.0	10.0	Y	4.00	4.0	3.0	3.0	8.6	8.0	
	805	2	1	1	0	69.5	70.0	10.0	10.0	Y	4.10	4.0	3.0	3.0	4.8	8.0	
	806	2	1	2	5 m ²	79.0	75.0	12.0	10.0	Y	4.07	4.0	3.0	3.0	7.3	8.0	
	807	1	1	1	0	51.0	50.0	12.0	8.0	Y	3.6	3.6	3.0	3.0	7.7	8.0	
	808	1	1	1	0	51.0	50.0	8.0	8.0	Y	3.23	3.6	3.0	3.0	7.1	8.0	Features open plan living & dining + study nook
	809	2	1	2	5 m ²	75.5	75.0	11.5	10.0	Y	3.60	4.0	2.7	3.0	6.3	8.0	Open plan kitchen & dining. Living room width varies from 3.6m to 4.0m
	810	1	1	1	0	53.5	50.0	8.5	8.0	Y	4.15	3.6	3.0	3.0	4.3	8.0	
	901	3	2	2	5 m ²	113.5	95.0	41.0	12.0	Y	4.2	4.0	3.0	3.0	4.8	8.0	
	902	3	2	2	5 m ²	111.5	95.0	14.0	12.0	Y	4.21	4.0	3.0	3.0	7.7	8.0	
	903	3	2	2	5 m ²	106.0	95.0	26.5	12.0	Y	4.29	4.0	3.0	3.0	8.6	8.0	
	904	3	2	2	5 m ²	129.0	95.0	52.0	12.0	Y	4.99	4.0	3.0	3.0	6.2	8.0	
	905	2	1	2	5 m ²	89.5	75.0	41.5	12.0	Y	4.03	4.0	3.0	3.0	6.1	8.0	

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LOCATION	UNIT No.																Comment
HUNTER STREET	101	2	1	2	5 m ²	71.0	75.0	10.0	10.0	Y	3.29	4.0	3.0	3.0	7.8	8.0	Terrace Style Apartment
	102	2	1	2	5 m ²	71.0	75.0	10.0	10.0	Y	3.29	4.0	3.0	3.0	7.8	8.0	Terrace Style Apartment
	201	2	1	2	5 m ²	87.0	75.0	7.5	10.0	Y	3.59	4.0	3.0	3.0	8.0	8.0	Terrace Style Apartment
	202	2	1	2.5	5 m ²	94.0	70.0	7.5	10.0	Y	3.63	4.0	3.0	3.0	8.0	8.0	Terrace Style Apartment
	203	2	1	2	5 m ²	88.5	75.0	7.5	10.0	Y	3.63	4.0	3.0	3.0	8.0	8.0	Terrace Style Apartment
	301	3	2	3	10 m ²	155.0	100.0	67.5	12.0	Y	6.32	4.0	3.0	3.0	6.3	8.0	
KING STREET	201	2	1	2	5 m ²	95.5	75.0	94.5	10.0	Y	4.41	4.0	3.0	3.0	8.4	8.0	
	202	1	1	1	0	59.5	50.0	56.0	8.0	Y	4.85	3.6	3.0	3.0	7.1	8.0	
	203	1	1	1	0	69.0	50.0	42.0	8.0	Y	4.00	3.6	3.2	3.0	8.0	8.0	
	204	1	1	1	0	62.0	50.0	46.0	8.0	Y	4.15	3.6	3.0	3.0	8.6	8.0	
	205	2	1	2	5 m ²	79.0	75.0	74.0	10.0	Y	4.07	4.0	3.0	3.0	7.3	8.0	
	206	1	0	1	0	51.0	50.0	12.0	8.0	Y	3.6	3.6	3.0	3.0	7.7	8.0	
	207	1	0	1	0	51.0	50.0	8.0	8.0	Y	3.23	3.6	3.0	3.0	7.1	8.0	Features open plan living & dining + study nook
	208	2	1	2	5 m ²	75.5	75.0	11.5	10.0	Y	3.60	4.0	2.7	3.0	6.3	8.0	Open plan kitchen & dining. Living room width varies from 3.6m to 4.0m
	209	1	1	1	0	53.5	50.0	29.5	8.0	Y	4.15	3.6	3.0	3.0	4.3	8.0	
	301	2	1	2	5 m ²	88.5	75.0	20.0	10.0	Y	4.00	4.0	3.0	3.0	8.4	8.0	
	302	1	1	1	0	52.5	50.0	14.0	8.0	Y	3.60	3.6	3.0	3.0	7.1	8.0	
	303	2	1	2	5 m ²	73.5	75.0	17.5	10.0	Y	4.00	4.0	3.0	3.0	8.0	8.0	
	304	2	1	2	5 m ²	90.5	75.0	27.5	10.0	Y	4.00	4.0	3.0	3.0	8.6	8.0	
	305	2	1	2	5 m ²	79.0	75.0	12.0	10.0	Y	4.07	4.0	3.0	3.0	7.3	8.0	
	306	1	0	1	0	51.0	50.0	12.0	8.0	Y	3.60	3.6	3.0	3.0	7.7	8.0	
	307	1	0	1	0	51.0	50.0	8.0	8.0	Y	3.23	3.6	3.0	3.0	7.1	8.0	Features open plan living & dining + study nook
	308	2	1	2	5 m ²	75.5	75.0	11.5	10.0	Y	3.60	4.0	2.7	3.0	6.3	8.0	Open plan kitchen & dining. Living room width varies from 3.6m to 4.0m
	309	1	0	1	0	53.5	50.0	8.5	8.0	Y	4.15	3.6	3.0	3.0	4.3	8.0	
	401	2	1	2	5 m ²	88.5	75.0	20.0	10.0	Y	4.00	4.0	3.0	3.0	8.4	8.0	
	402	1	1	1	0	52.5	50.0	9.0	8.0	Y	3.60	3.6	3.0	3.0	7.1	8.0	
	403	2	1	2	5 m ²	73.5	75.0	21.5	10.0	Y	4.00	4.0	3.0	3.0	8.0	8.0	
	404	2	1	2	5 m ²	76.0	75.0	13.0	10.0	Y	4.00	4.0	3.0	3.0	8.6	8.0	
	405	2	1	2	5 m ²	69.5	75.0	10.0	10.0	Y	4.10	4.0	3.0	3.0	4.8	8.0	
	406	2	1	2	5 m ²	79.0	75.0	12.0	10.0	Y	4.07	4.0	3.0	3.0	7.3	8.0	
	407	1	1	1	0	51.0	50.0	12.0	8.0	Y	3.6	3.6	3.0	3.0	7.7	8.0	
	408	1	1	1	0	51.0	50.0	8.0	8.0	Y	3.23	3.6	3.0	3.0	7.1	8.0	Features open plan living & dining + study nook
	409	2	1	2	5 m ²	75.5	75.0	11.5	10.0	Y	3.60	4.0	2.7	3.0	6.3	8.0	Open plan kitchen & dining. Living room width varies from 3.6m to 4.0m
	410	1	0	1	0	53.5	50.0	8.5	8.0	Y	4.15	3.6	3.0	3.0	4.3	8.0	
	501	2	1	2	5 m ²	88.5	75.0	20.0	10.0	Y	4.00	4.0	3.0	3.0	8.4	8.0	
	502	1	1	1	0	52.5	50.0	9.0	8.0	Y	3.60	3.6	3.0	3.0	7.1	8.0	
	503	2	1	2	5 m ²	73.5	75.0	21.5	10.0	Y	4.00	4.0	3.0	3.0	8.0	8.0	
	504	2	1	2	5 m ²	76.0	75.0	13.0	10.0	Y	4.00	4.0	3.0	3.0	8.6	8.0	
	505	2	1	1	0	69.5	70.0	10.0	10.0	Y	4.10	4.0	3.0	3.0	4.8	8.0	

		TYPE OF UNIT 1 = One Bedroom 2 = Two Bedroom 3 = Three Bedroom	CAR SPACE	BATHROOMS (Add 5m ² to each min. unit size req.)	ADDITIONAL UNIT AREA REQUIRED	APPROX. AREA (m ²)	ADG (minimum)	APPROX. DECK AREA (m ²)	ADG (minimum)	STORAGE (m ³) 1 Bedroom: 6 2 Bedroom: 8 3 Bedroom: 10	LIVING AREA (minimum width)	ADG (minimum requirement)	BEDROOM (minimum dim.)	ADG (minimum requirement)	Habitable Room Depth	ADG (minimum requirement)	
LOCATION	UNIT No.																Comment
SKY	301	2	2	2	5 m ²	115.5	75.0	41.5	10.0	Y	4	4.0	3.0	3.0	7.7	8.0	
TOWER	302	2	1	2	5 m ²	89.5	75.0	49.0	10.0	Y	4.93	4.0	3.0	3.0	7.5	8.0	
	303	2	1	2	5 m ²	80.0	75.0	60.5	10.0	Y	4.14	3.6	3.0	3.0	6.8	8.0	
	304	1	1	1	0	64.5	50.0	16.0	8.0	Y	4.90	3.6	3.0	3.0	5.6	8.0	
	305	1	1	1	0	65.5	50.0	25.0	8.0	Y	3.75	3.6	3.0	3.0	6.3	8.0	
	401	3	2	2	5 m ²	119.0	95.0	14.0	12.0	Y	3.57	4.0	3.0	3.0	6.1	8.0	Over-sized 119m2 3 Bed Apt. Living room width varies from 3.57m to 4.9m to 5.3m
	402	2	2	2	5 m ²	105.0	75.0	14.0	10.0	Y	4.00	4.0	3.0	3.0	6.5	8.0	
	403	1	1	1	0	50.5	50.0	8.5	8.0	Y	3.20	3.6	3.2	3.0	6.7	8.0	Large open plan living/kitchen - easily furnishable (as per marketing plan)
	404	1	1	1	0	53.0	50.0	8.0	8.0	Y	5.11	3.6	3.0	3.0	6.7	8.0	
	405	1	1	1	0	55.5	50.0	11.0	8.0	Y	4.17	3.6	3.0	3.0	8.0	8.0	
	406	1	1	1	0	60.5	50.0	9.0	8.0	Y	4.90	3.6	3.0	3.0	5.6	8.0	
	407	1	1	1	0	52.0	50.0	10.5	8.0	Y	3.75	3.6	3.1	3.0	6.3	8.0	
	408	1	1	1	0	50.0	50.0	10.0	8.0	Y	3.62	3.6	3.0	3.0	6.3	8.0	
	501	3	2	2	5 m ²	119.0	95.0	14.0	12.0	Y	3.57	4.0	3.0	3.0	6.1	8.0	Over-sized 119m2 3 Bed Apt. Living room width varies from 3.57m to 4.9m to 5.3m
	502	2	2	2	5 m ²	105.0	75.0	14.0	10.0	Y	4.00	4.0	3.0	3.0	6.5	8.0	
	503	1	1	1	0	50.5	50.0	8.5	8.0	Y	3.20	3.6	3.2	3.0	6.7	8.0	Large open plan living/kitchen - easily furnishable (as per marketing plan)
	504	1	1	1	0	53.0	50.0	8.0	8.0	Y	5.11	3.6	3.0	3.0	6.7	8.0	
	505	1	1	1	0	55.5	50.0	11.0	8.0	Y	4.17	3.6	3.0	3.0	8.0	8.0	
	506	1	1	1	0	60.5	50.0	9.0	8.0	Y	4.90	3.6	3.0	3.0	5.6	8.0	
	507	1	1	1	0	52.0	50.0	10.5	8.0	Y	3.75	3.6	3.1	3.0	6.3	8.0	
	508	1	1	1	0	50.0	50.0	10.0	8.0	Y	3.62	3.6	3.0	3.0	6.3	8.0	
	601	3	2	2	5 m ²	119.0	95.0	14.0	12.0	Y	3.57	4.0	3.0	3.0	6.1	8.0	Over-sized 119m2 3 Bed Apt. Living room width varies from 3.57m to 4.9m to 5.3m
	602	2	2	2	5 m ²	105.0	75.0	14.0	10.0	Y	4.00	4.0	3.0	3.0	6.5	8.0	
	603	1	1	1	0	50.5	50.0	8.5	8.0	Y	3.20	3.6	3.2	3.0	6.7	8.0	Large open plan living/kitchen - easily furnishable (as per marketing plan)
	604	1	1	1	0	53.0	50.0	8.0	8.0	Y	5.11	3.6	3.0	3.0	6.7	8.0	
	605	1	1	1	0	55.5	50.0	11.0	8.0	Y	4.17	3.6	3.0	3.0	8.0	8.0	
	606	1	1	1	0	60.5	50.0	9.0	8.0	Y	4.90	3.6	3.0	3.0	5.6	8.0	
	607	1	1	1	0	52.0	50.0	10.5	8.0	Y	3.75	3.6	3.1	3.0	6.3	8.0	
	608	1	1	1	0	50.0	50.0	10.0	8.0	Y	3.62	3.6	3.0	3.0	6.3	8.0	
	701	3	2	2	5 m ²	119.0	95.0	14.0	12.0	Y	3.57	4.0	3.0	3.0	6.1	8.0	Over-sized 119m2 3 Bed Apt. Living room width varies from 3.57m to 4.9m to 5.3m
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	703	1	1	1	0	50.5	50.0	8.5	8.0	Y	3.20	3.6	3.2	3.0	6.7	8.0	Large open plan living/kitchen - easily furnishable (as per marketing plan)
	704	1	1	1	0	53.0	50.0	8.0	8.0	Y	5.11	3.6	3.0	3.0	6.7	8.0	
	705	1	1	1	0	55.5	50.0	11.0	8.0	Y	4.17	3.6	3.0	3.0	8.0	8.0	
	706	1	1	1	0	60.5	50.0	9.0	8.0	Y	4.90	3.6	3.0	3.0	5.6	8.0	
	707	1	1	1	0	52.0	50.0	10.5	8.0	Y	3.75	3.6	3.1	3.0	6.3	8.0	
	708	1	1	1	0	50.0	50.0	10.0	8.0	Y	3.62	3.6	3.0	3.0	6.3	8.0	
	801	3	2	2	5 m ²	119.0	95.0	14.0	12.0	Y	3.57	4.0	3.0	3.0	6.1	8.0	Over-sized 119m2 3 Bed Apt. Living room width varies from 3.57m to 4.9m to 5.3m
	802	2	2	2	5 m ²	105.0	75.0	14.0	10.0	Y	4.00	4.0	3.0	3.0	6.5	8.0	
	803	1	1	1	0	50.5	50.0	8.5	8.0	Y	3.20	3.6	3.2	3.0	6.7	8.0	Large open plan living/kitchen - easily furnishable (as per marketing plan)

		TYPE OF UNIT 1 = One Bedroom 2 = Two Bedroom 3 = Three Bedroom	CAR SPACE	BATHROOMS (Add 5m ² to each min. unit size req.)	ADDITIONAL UNIT AREA REQUIRED	APPROX. AREA (m ²)	ADG (minimum)	APPROX. DECK AREA (m ²)	ADG (minimum)	STORAGE (m ³) 1 Bedroom: 6 2 Bedroom: 8 3 Bedroom: 10	LIVING AREA (minimum width)	ADG (minimum requirement)	BEDROOM (minimum dim.)	ADG (minimum requirement)	Habitable Room Depth	ADG (minimum requirement)	
LOCATION	UNIT No.																Comment
	804	1	1	1	0	53.0	50.0	8.0	8.0	Y	5.11	3.6	3.0	3.0	6.7	8.0	
	805	1	1	1	0	55.5	50.0	11.0	8.0	Y	4.17	3.6	3.0	3.0	8.0	8.0	
	806	1	1	1	0	60.5	50.0	9.0	8.0	Y	4.90	3.6	3.0	3.0	5.6	8.0	
	807	1	1	1	0	52.0	50.0	10.5	8.0	Y	3.75	3.6	3.1	3.0	6.3	8.0	
	808	1	1	1	0	50.0	50.0	10.0	8.0	Y	3.62	3.6	3.0	3.0	6.3	8.0	
	901	3	2	2	5 m ²	117.0	95.0	14.0	12.0	Y	3.57	4.0	3.0	3.0	5.9	8.0	Over-sized 119m2 3 Bed Apt. Living room width varies from 3.57m to 4.9m to 5.3m
	902	2	2	2	5 m ²	105.0	75.0	14.0	10.0	Y	4.00	4.0	3.0	3.0	6.5	8.0	
	903	1	1	1	0	50.5	50.0	8.5	8.0	Y	3.20	3.6	3.2	3.0	6.7	8.0	Large open plan living/kitchen - easily furnishable (as per marketing plan)
	904	1	1	1	0	53.0	50.0	8.0	8.0	Y	5.11	3.6	3.0	3.0	6.7	8.0	
	905	1	1	1	0	55.5	50.0	12.0	8.0	Y	4.17	3.6	3.0	3.0	8.0	8.0	
	906	1	1	1	0	60.5	50.0	9.5	8.0	Y	4.90	3.6	3.0	3.0	5.6	8.0	
	907	1	1	1	0	52.0	50.0	10.5	8.0	Y	3.75	3.6	3.1	3.0	6.3	8.0	
	908	1	1	1	0	50.0	50.0	10.0	8.0	Y	3.62	3.6	3.0	3.0	6.3	8.0	
	1001	3	2	2	5 m ²	119.0	95.0	14.0	12.0	Y	3.57	4.0	3.0	3.0	6.1	8.0	Over-sized 119m2 3 Bed Apt. Living room width varies from 3.57m to 4.9m to 5.3m
	1002	2	2	2	5 m ²	107.0	75.0	14.0	10.0	Y	4.00	4.0	3.0	3.0	6.6	8.0	
	1003	2	1	2	5 m ²	84.5	75.0	16.0	10.0	Y	5.25	4.0	3.0	3.0	7.5	8.0	
	1004	2	1	2	5 m ²	77.5	75.0	12.0	10.0	Y	4.15	4.0	3.0	3.0	6.1	8.0	
	1005	2	1	2	5 m ²	85.5	75.0	20.0	10.0	Y	3.75	4.0	3.0	3.0	6.0	8.0	Over-sized 85m2 2 Bed Apt with large 20m2 balcony. Living room width varies from 4.7m to 3.75m
	1006	2	1	2	5 m ²	79.0	75.0	10.0	10.0	Y	3.75	4.0	3.0	3.0	8.7	8.0	
	1101	3	2	2	5 m ²	119.0	95.0	14.0	12.0	Y	3.57	4.0	3.0	3.0	6.1	8.0	Over-sized 119m2 3 Bed Apt. Living room width varies from 3.57m to 4.9m to 5.3m
	1102	2	2	2	5 m ²	107.0	75.0	14.0	10.0	Y	4.00	4.0	3.0	3.0	6.6	8.0	
	1103	2	1	2	5 m ²	84.5	75.0	16.0	10.0	Y	5.25	4.0	3.0	3.0	7.5	8.0	
	1104	2	1	2	5 m ²	77.5	75.0	12.0	10.0	Y	4.15	4.0	3.0	3.0	6.1	8.0	
	1105	2	1	2	5 m ²	85.5	75.0	20.0	10.0	Y	3.75	4.0	3.0	3.0	6.0	8.0	Over-sized 85m2 2 Bed Apt with large 20m2 balcony. Living room width varies from 4.7m to 3.75m
	1106	2	1	2	5 m ²	79.0	75.0	10.0	10.0	Y	3.75	4.0	3.0	3.0	8.7	8.0	
	1201	3	2	2	5 m ²	119.0	95.0	14.0	12.0	Y	3.57	4.0	3.0	3.0	6.1	8.0	Over-sized 119m2 3 Bed Apt. Living room width varies from 3.57m to 4.9m to 5.3m
	1202	2	2	2	5 m ²	107.0	75.0	14.0	10.0	Y	4.00	4.0	3.0	3.0	6.6	8.0	
	1203	2	1	2	5 m ²	84.5	75.0	16.0	10.0	Y	5.25	4.0	3.0	3.0	7.5	8.0	
	1204	2	1	2	5 m ²	77.5	75.0	12.0	10.0	Y	4.15	4.0	3.0	3.0	6.1	8.0	
	1205	2	1	2	5 m ²	85.5	75.0	20.0	10.0	Y	3.75	4.0	3.0	3.0	6.0	8.0	Over-sized 85m2 2 Bed Apt with large 20m2 balcony. Living room width varies from 4.7m to 3.75m
	1206	2	1	2	5 m ²	79.0	75.0	10.0	10.0	Y	3.75	4.0	3.0	3.0	8.7	8.0	
	1301	3	2	2	5 m ²	119.0	95.0	14.0	12.0	Y	3.57	4.0	3.0	3.0	6.1	8.0	Over-sized 119m2 3 Bed Apt. Living room width varies from 3.57m to 4.9m to 5.3m
	1302	2	2	2	5 m ²	107.0	75.0	14.0	10.0	Y	4.00	4.0	3.0	3.0	6.6	8.0	
	1303	2	1	2	5 m ²	84.5	75.0	16.0	10.0	Y	5.25	4.0	3.0	3.0	7.5	8.0	
	1304	2	1	2	5 m ²	77.5	75.0	12.0	10.0	Y	4.15	4.0	3.0	3.0	6.1	8.0	
	1305	2	1	2	5 m ²	85.5	75.0	20.0	10.0	Y	3.75	4.0	3.0	3.0	6.0	8.0	Over-sized 85m2 2 Bed Apt with large 20m2 balcony. Living room width varies from 4.7m to 3.75m
	1306	2	1	2	5 m ²	79.0	75.0	10.0	10.0	Y	3.75	4.0	3.0	3.0	8.7	8.0	
	1401	3	2	2	5 m ²	119.0	95.0	14.0	12.0	Y	3.57	4.0	3.0	3.0	6.1	8.0	Over-sized 119m2 3 Bed Apt. Living room width varies from 3.57m to 4.9m to 5.3m
	1402	2	2	2	5 m ²	107.0	75.0	14.0	10.0	Y	4.00	4.0	3.0	3.0	6.6	8.0	

		TYPE OF UNIT 1 = One Bedroom 2 = Two Bedroom 3 = Three Bedroom	CAR SPACE	BATHROOMS (Add 5m ² to each min. unit size req.)	ADDITIONAL UNIT AREA REQUIRED	APPROX. AREA (m ²)	ADG (minimum)	APPROX. DECK AREA (m ²)	ADG (minimum)	STORAGE (m ³) 1 Bedroom: 6 2 Bedroom: 8 3 Bedroom: 10	LIVING AREA (minimum width)	ADG (minimum requirement)	BEDROOM (minimum dim.)	ADG (minimum requirement)	Habitable Room Depth	ADG (minimum requirement)	
LOCATION	UNIT No.																Comment
	1403	2	1	2	5 m ²	84.5	75.0	16.0	10.0	Y	5.25	4.0	3.0	3.0	7.5	8.0	
	1404	2	1	2	5 m ²	77.5	75.0	12.0	10.0	Y	4.15	4.0	3.0	3.0	6.1	8.0	
	1405	2	1	2	5 m ²	85.5	75.0	20.0	10.0	Y	3.75	4.0	3.0	3.0	6.0	8.0	Over-sized 85m2 2 Bed Apt with large 20m2 balcony. Living room width varies from 4.7m to 3.75m
	1406	2	1	2	5 m ²	79.0	75.0	10.0	10.0	Y	3.75	4.0	3.0	3.0	8.7	8.0	
	1501	3	2	2	5 m ²	119.0	95.0	14.0	12.0	Y	3.57	4.0	3.0	3.0	6.1	8.0	Over-sized 119m2 3 Bed Apt. Living room width varies from 3.57m to 4.9m to 5.3m
	1502	2	2	2	5 m ²	107.0	75.0	14.0	10.0	Y	4.00	4.0	3.0	3.0	6.6	8.0	
	1503	2	1	2	5 m ²	84.5	75.0	16.0	10.0	Y	5.25	4.0	3.0	3.0	7.5	8.0	
	1504	2	1	2	5 m ²	77.5	75.0	12.0	10.0	Y	4.15	4.0	3.0	3.0	6.1	8.0	
	1505	2	1	2	5 m ²	85.5	75.0	20.0	10.0	Y	3.75	4.0	3.0	3.0	6.0	8.0	Over-sized 85m2 2 Bed Apt with large 20m2 balcony. Living room width varies from 4.7m to 3.75m
	1506	2	1	2	5 m ²	79.0	75.0	10.0	10.0	Y	3.75	4.0	3.0	3.0	8.7	8.0	
	1601	3	3	2	5 m ²	153.5	95.0	24.0	12.0	Y	7.00	4.0	3.1	3.0	7.0	8.0	
	1602	3	3	2	5 m ²	139.5	95.0	14.0	12.0	Y	4.67	4.0	3.0	3.0	7.3	8.0	
	1603	3	3	2	5 m ²	135.0	95.0	24.5	12.0	Y	4.75	4.0	3.0	3.0	7.3	8.0	
	1604	3	3	2	5 m ²	133.0	95.0	20.0	12.0	Y	4.99	4.0	3.0	3.0	5.0	8.0	
	1701	3	3	2	5 m ²	153.5	95.0	24.0	12.0	Y	7.00	4.0	3.1	3.0	7.0	8.0	
	1702	3	3	2	5 m ²	139.5	95.0	14.0	12.0	Y	4.67	4.0	3.0	3.0	7.3	8.0	
	1703	3	3	2	5 m ²	135.0	95.0	24.5	12.0	Y	4.75	4.0	3.0	3.0	7.3	8.0	
	1704	3	3	2	5 m ²	133.0	95.0	20.0	12.0	Y	4.99	4.0	3.0	3.0	5.0	8.0	
	1801	3	3	2	5 m ²	153.5	95.0	24.0	12.0	Y	7.00	4.0	3.1	3.0	7.0	8.0	
	1802	3	3	2	5 m ²	139.5	95.0	14.0	12.0	Y	4.67	4.0	3.0	3.0	7.3	8.0	
	1803	3	3	2	5 m ²	135.0	95.0	24.5	12.0	Y	4.75	4.0	3.0	3.0	7.3	8.0	
	1804	3	3	2	5 m ²	133.0	95.0	20.0	12.0	Y	4.99	4.0	3.0	3.0	5.0	8.0	
Total	180	One Bed 68	228	289.5				Total Meeting ADC		180							
		Two Bed 83															
		Three Bed 29															
		Four Bed 0															
								% Meeting ADC		100%							