DESIGN RESPONSE

ADG APARTMENT LAYOUTS

BALCONY COMPLIANCE: STAGE 01 - COMPLIANCE TABLES

	Apt	Beds	Balcony Size	ADG Size	Compliant	Dimension	ADG Dimension	Compliant
LEV	EL 05							
	1.05.01	3 BED	44.37	12	YES	4.6	3	YES
	1.05.02	3 BED	92.07	12	YES	4.1	3	YES
	1.05.03	2 BED	56.59	10	YES	4.3	3	YES
	1.05.04	3 BED	59.68	12	YES	4.1	3	YES
ΕV	EL 06	1						
	1.06.01	2 BED	10.45	10	YES	2.49	2	YES
	1.06.02	1 BED	10.55	8	YES	2	2	YES
	1.06.03	2 BED	14.98	10	YES	2.19	2	YES
	1.06.04	2 BED	11.16	10	YES	2.14	2	YES
	1.06.05	2 BED	13.62	10	YES	2.08	2	YES
	1.06.06	2 BED	10.43	10	YES	2.06	2	YES
	1.06.07	1 BED	11.23	8	YES	3.2	2	YES
	1.06.08	1 BED	8.04	8	YES	2.03	2	YES
_EV	EL 07		<u>l</u>					
	1.07.01	2 BED	10.45	10	YES	2.49	2	YES
	1.07.02	1 BED	10.55	8	YES	2	2	YES
	1.07.03	2 BED	14.98	10	YES	2.19	2	YES
	1.07.04	2 BED	11.16	10	YES	2.14	2	YES
	1.07.05	2 BED	13.62	10	YES	2.08	2	YES
	1.07.06	2 BED	10.43	10	YES	2.06	2	YES
	1.07.07	1 BED	11.23	8	YES	3.2	2	YES
	1.07.08	1 BED	8.04	8	YES	2.03	2	YES
ΕV	EL 08		<u> </u>			2.00		
	1.08.01	2 BED	10.45	10	YES	2.49	2	YES
	1.08.02	1 BED	10.55	8	YES	2	2	YES
	1.08.03	2 BED	14.98	10	YES	2.19	2	YES
	1.08.04	2 BED	11.16	10	YES	2.14	2	YES
	1.08.05	2 BED	13.62	10	YES	2.08	2	YES
	1.08.06	2 BED	10.43	10	YES	2.06	2	YES
	1.08.07	1 BED	11.23	8	YES	3.2	2	YES
	1.08.08	1 BED	8.04	8	YES	2.03	2	YES
LEV	L 09					2.00		
	1.09.01	2 BED	10.45	10	YES	2.49	2	YES
	1.09.02	1 BED	10.55	8	YES	2	2	YES
	1.09.03	2 BED	14.98	10	YES	2.19	2	YES
	1.09.04	2 BED	11.16	10	YES	2.14	2	YES
	1.09.05	2 BED	13.62	10	YES	2.08	2	YES
	1.09.06	2 BED	10.43	10	YES	2.06	2	YES
	1.09.07	1 BED	11.23	8	YES	3.2	2	YES
	1.09.08	1 BED	8.04	8	YES	2.03	2	YES
	1.00.00	. DLD	0.04		ILO	2.03		120

	Apt	Beds	Size	ADG Size	Compliant	Dimension	ADG Dimension	Compliant
LEVI	L EL 10							
	1.10.01	2 BED	10.45	10	YES	2.49	2	YES
	1.10.02	1 BED	10.55	8	YES	2	2	YES
	1.10.03	2 BED	14.98	10	YES	2.19	2	YES
	1.10.04	2 BED	11.16	10	YES	2.14	2	YES
	1.10.05	2 BED	13.62	10	YES	2.08	2	YES
	1.10.06	2 BED	10.43	10	YES	2.06	2	YES
	1.10.07	1 BED	11.23	8	YES	3.2	2	YES
	1.10.08	1 BED	8.04	8	YES	2.03	2	YES
LEVI	L EL 11							
	1.11.01	2 BED	10.45	10	YES	2.49	2	YES
	1.11.02	1 BED	10.55	8	YES	2	2	YES
	1.11.03	2 BED	14.98	10	YES	2.19	2	YES
	1.11.04	2 BED	11.16	10	YES	2.14	2	YES
	1.11.05	2 BED	13.62	10	YES	2.08	2	YES
	1.11.06	2 BED	10.43	10	YES	2.06	2	YES
	1.11.07	1 BED	11.23	8	YES	3.2	2	YES
	1.11.08	1 BED	8.04	8	YES	2.03	2	YES
LEVI	L EL 12					2.00		
	1.12.01	2 BED	10.45	10	YES	2.49	2	YES
	1.12.02	1 BED	10.55	8	YES	2.43	2	YES
	1.12.03	2 BED	14.98	10	YES	2.19	2	YES
	1.12.04	2 BED	11.16	10	YES	2.14	2	YES
	1.12.05	2 BED	13.62	10	YES	2.14	2	YES
	1.12.06	2 BED	10.43	10	YES	2.06	2	YES
	1.12.07	1 BED	11.23	8	YES	3.2	2	YES
	1.12.08	1 BED	8.04	8	YES	2.03	2	YES
LEVI	L EL 13					2.00		
	1.13.01	2 BED	10.45	10	YES	2.49	2	YES
	1.13.02	1 BED	10.55	8	YES	2.43	2	YES
	1.13.03	2 BED	14.98	10	YES	2.19	2	YES
	1.13.04	2 BED	11.16	10	YES	2.14	2	YES
	1.13.05	2 BED	13.62	10	YES	2.08	2	YES
	1.13.06	2 BED	10.43	10	YES	2.06	2	YES
	1.13.07	1 BED	11.23	8	YES	3.2	2	YES
	1.13.08	1 BED	8.04	8	YES	2.03	2	YES
LEVI	L 14					2.00		
	1.14.01	2 BED	10.45	10	YES	2.49	2	YES
	1.14.02	1 BED	10.55	8	YES	2.49	2	YES
	1.14.03		14.98	10	YES	2.19	2	YES
	1.14.04		11.16	10	YES	2.19	2	YES
	1.14.05		13.62	10	YES	2.14	2	YES
	1.14.06		10.43	10	YES	2.06	2	YES
		1 BED	11.23	8	YES	3.2	2	YES
	1.14.08	1 BED	8.04	8	YES	2.03	2	YES
<u> </u>	<u> </u>	<u> </u>				2.03		

	Apt	Beds	Size	ADG Size	Compliant	Dimension	ADG Dimension	Compliant
ΕV	EL 15				•			•
	1.15.01	2 BED	10.45	10	YES	2.49	2	YES
	1.15.02	1 BED	10.55	8	YES	2	2	YES
	1.15.03	2 BED	14.98	10	YES	2.19	2	YES
	1.15.04	3 BED	11.16	10	YES	2.14	2	YES
	1.15.05	2 BED	13.62	10	YES	2.08	2	YES
	1.15.06	2 BED	10.43	10	YES	2.06	2	YES
	1.15.07	1 BED	11.23	8	YES	3.2	2	YES
	1.15.08	1 BED	8.04	8	YES	2.03	2	YES
٧	EL 16							
	1.16.01	2 BED	10.45	10	YES	2.49	2	YES
	1.16.02	1 BED	10.55	8	YES	2	2	YES
	1.16.03	2 BED	14.98	10	YES	2.19	2	YES
	1.16.04	3 BED	11.16	10	YES	2.14	2	YES
	1.16.05	2 BED	13.62	10	YES	2.08	2	YES
	1.16.06	2 BED	10.43	10	YES	2.06	2	YES
	1.16.07	1 BED	11.23	8	YES	3.2	2	YES
	1.16.08	1 BED	8.04	8	YES	2.03	2	YES
٧	EL 17	<u> </u>		<u> </u>				
	1.17.01	2 BED	14.98	10	YES	2.2	2	YES
	1.17.02	2 BED	11.16	10	YES	2.2	2	YES
	1.17.03	2 BED	13.62	10	YES	2.3	2	YES
	1.17.04	2 BED	10.43	12	YES	2.3	2	YES
	1.17.05	1 BED	11.23	10	YES	3.3	2	YES
	1.17.06	1 BED	8.04	10	YES	2	2	YES
٧	EL 18							
	1.18.01	3 BED	16.00	12	YES	2.9	2.4	YES
	1.18.02	3 BED	22.00	12	YES	2.4	2.4	YES
	1.18.03	2 BED	14.00	10	YES	2.3	2	YES
	1.18.04	2 BED	10.00	12	YES	2.3	2.4	YES
	1.18.05	3 BED	18.00	12	YES	3.3	2.4	YES
ΕV	EL 19							
	1.19.01	3 BED	16.00	12	YES	2.9	2.4	YES
	1.19.02	3 BED	22.00	12	YES	2.4	2.4	YES
	1.19.03	2 BED	14.00	10	YES	2.3	2	YES
	1.19.04	2 BED	10.00	12	YES	2.3	2.4	YES
								YES

Apt	Beds	Size	ADG Size	Compliant	Dimension	ADG Dimension	Compliant
LEVEL 20							
1.20.01	3 BED	16.00	12	YES	2.9	2.4	YES
1.20.02	3 BED	22.00	12	YES	2.4	2.4	YES
1.20.03	2 BED	14.00	10	YES	2.3	2	YES
1.20.04	2 BED	10.00	12	YES	2.3	2.4	YES
1.20.05	3 BED	18.00	12	YES	3.3	2.4	YES
LEVEL 21			•	•			
1.21.01	3 BED	16.00	12	YES	2.9	2.4	YES
1.21.02	3 BED	22.00	12	YES	2.4	2.4	YES
1.21.03	2 BED	14.00	10	YES	2.3	2	YES
1.21.04	2 BED	10.00	12	YES	2.3	2.4	YES
1.21.05	3 BED	18.00	12	YES	3.3	2.4	YES
LEVEL 22			•	•			
1.22.01	3 BED	16.00	12	YES	2.9	2.4	YES
1.22.02	3 BED	22.00	12	YES	2.4	2.4	YES
1.22.03	2 BED	14.00	10	YES	2.3	2	YES
1.22.04	2 BED	10.00	12	YES	2.3	2.4	YES
1.22.05	3 BED	18.00	12	YES	3.3	2.4	YES
LEVEL 23							
1.23.01	3 BED	16.00	12	YES	2.9	2.4	YES
1.23.02	3 BED	22.00	12	YES	2.4	2.4	YES
1.23.03	2 BED	14.00	10	YES	2.3	2	YES
1.23.04	2 BED	10.00	12	YES	2.3	2.4	YES
1.23.05	3 BED	18.00	12	YES	3.3	2.4	YES
LEVEL 24							
1.24.01	3 BED	16.00	12	YES	2.9	2.4	YES
1.24.02	3 BED	22.00	12	YES	2.4	2.4	YES
1.24.03	2 BED	14.00	10	YES	2.3	2	YES
1.24.04	2 BED	10.00	12	YES	2.3	2.4	YES
1.24.05	3 BED	18.00	12	YES	3.3	2.4	YES
LEVEL 25							
1.25.01	3 BED	33.15	12	YES	2.7	2.4	YES
1.25.02	3 BED	45.38	12	YES	2.38	2.4	NO
1.25.03	4 BED	31.86	12	YES	3.3	2.4	YES
· · · · · · · · · · · · · · · · · · ·			Total	100%			



BALCONY COMPLIANCE: STAGE 02 - COMPLIANCE TABLES

	Apt	Beds	Balcony Size	ADG Size	Compliant	Dimension	ADG Dimension	Compliant
LEVE	L 01							
	2.01.01	1 BED	9.64	8	YES	2	2	YES
	2.01.02	2 BED	14.15	10	YES	2.7	2	YES
	2.01.03	1 BED	8.14	8	YES	2.1	2	YES
LEVE	L 02							
	2.02.01	1 BED	9.64	8	YES	2	2	YES
	2.02.02	2 BED	14.15	10	YES	2.7	2	YES
	2.02.03	1 BED	8.14	8	YES	2.1	2	YES
LEVE	EL 03							
	2.03.01	1 BED	9.64	8	YES	2	2	YES
	2.03.02	2 BED	14.15	10	YES	2.7	2	YES
	2.03.03	1 BED	8.14	8	YES	2.1	2	YES
LEVE	L 04							
	2.04.01	1 BED	9.64	8	YES	2	2	YES
	2.04.02	2 BED	14.15	10	YES	2.7	2	YES
	2.04.03	1 BED	8.14	8	YES	2.1	2	YES
LEVE	L 05							
	2.05.01	3 BED	51.61	10	YES	3	3	YES
	2.05.02	3 BED	81.47	12	YES	4.1	3	YES
	2.05.03	2 BED	67.38	10	YES	4	3	YES
LEVE	L 06							
	2.06.01	1 BED	8.12	8	YES	2.3	2	YES
	2.06.02	2 BED	14.31	10	YES	2.3	2	YES
	2.06.03	2 BED	11.17	10	YES	3.1	2	YES
	2.06.04	2 BED	11.17	10	YES	3.1	2	YES
	2.06.05	2 BED	14.31	10	YES	2.3	2	YES
	2.06.06	1 BED	8.12	8	YES	2.3	2	YES
LEVE	L 07					·		
	2.07.01	1 BED	8.12	8	YES	2.3	2	YES
	2.07.02	2 BED	14.31	10	YES	2.3	2	YES
	2.07.03	2 BED	11.17	10	YES	3.1	2	YES
	2.07.04	2 BED	11.17	10	YES	3.1	2	YES
	2.07.05	2 BED	14.31	10	YES	2.3	2	YES
	2.07.06	1 BED	8.12	8	YES	2.3	2	YES
LEVE	EL 08							
	2.08.01	1 BED	8.12	8	YES	2.3	2	YES
	2.08.02	2 BED	14.31	10	YES	2.3	2	YES
	2.08.03	2 BED	11.17	10	YES	3.1	2	YES
	2.08.04	2 BED	11.17	10	YES	3.1	2	YES
	2.08.05	2 BED	14.31	10	YES	2.3	2	YES
	2.08.06	1 BED	8.12	8	YES	2.3	2	YES

	Apt	Beds	Size	ADG Size	Compliant	Dimension	ADG Dimension	Compliant
LEVE	L 09			Oize				
		1 BED	8.12	8	YES	2.3	2	YES
	2.09.02	2 BED	14.31	10	YES	2.3	2	YES
	2.09.03	2 BED	11.17	10	YES	3.1	2	YES
	2.09.04	2 BED	11.17	10	YES	3.1	2	YES
	2.09.05	2 BED	14.31	10	YES	2.3	2	YES
	2.09.06	1 BED	8.12	8	YES	2.3	2	YES
LEVE	L EL 10	<u> </u>				2.0		
	2.10.01	1 BED	8.12	8	YES	2.3	2	YES
	2.10.02	2 BED	14.31	10	YES	2.3	2	YES
	2.10.03	2 BED	11.17	10	YES	3.1	2	YES
	2.10.04	2 BED	11.17	10	YES	3.1	2	YES
	2.10.05	2 BED	14.31	10	YES	2.3	2	YES
	2.10.06	1 BED	8.12	8	YES		2	YES
IFV	EL 11	L J		لـــّــا		2.3	_	
		1 BED	8.12	8	YES	2.3	2	YES
	2.11.02	2 BED	14.31	10	YES	2.3	2	YES
	2.11.03	2 BED	11.17	10	YES		2	YES
	2.11.04	2 BED	11.17	10	YES	3.1	2	YES
	2.11.05	2 BED	14.31	10	YES	3.1	2	YES
	2.11.06	1 BED	8.12	8	YES	2.3	2	YES
LEVE	EL 12	1 020	0.12	لتًــا	120	2.3		120
	2.12.01	1 BED	8.12	8	YES	0.0	2	YES
	2.12.01	2 BED	14.31	10	YES	2.3	2	YES
	2.12.02	2 BED	11.17	10	YES	2.3	2	YES
	2.12.04	2 BED	11.17	10	YES	3.1	2	YES
	2.12.05	2 BED	14.31	10	YES	3.1	2	YES
	2.12.06	1 BED	8.12	8	YES	2.3	2	YES
LEVE	EL 13	I DLD	0.12	L°	TLO	2.3		ILO
LLVI	2.13.01	1 BED	8.12	8	YES	0.0	2	YES
	2.13.01	2 BED	14.31	10	YES	2.3	2	YES
	2.13.02	2 BED	11.17	10	YES	2.3	2	YES
	2.13.04	2 BED	11.17	10	YES	3.1	2	YES
	2.13.04	2 BED	14.31	10	YES	3.1	2	YES
	2.13.06	1 BED	8.12	8	YES	2.3	2	YES
LEV		1 DED	0.12	டீ	123	2.3		123
LEVI	EL 14 2.14.01	1 BED	8.75	8	YES		2	YES
	2.14.01	2 BED	14.31	10	YES	2.5	2	YES
	2.14.02				YES	2.3	2	YES
			11.17	10		3.1		
	2.14.04		14.77	12	YES	3.8	2.4	YES
LEV	2.14.05 EL 15	2 BED	30.47	10	YES	2.2	2	155
LEVI		1 BED	Q 7E	0	YES		2	VEC
	2.15.01		8.75	8		2.5	2	YES
	2.15.02		14.31	10	YES	2.3	2	YES
		2 BED	11.17	10	YES	3.1	2	YES
		3 BED	14.77	12	YES	3.8	2.4	YES YES
	2.15.05	2 BED	30.47	10	YES	2.2	2	123

	Apt	Beds	Size	ADG Size	Compliant	Dimension	ADG Dimension	Compliant
LE	/EL 16	•						
	2.16.01	1 BED	8.75	8	YES	2.5	2	YES
	2.16.02	2 BED	14.31	10	YES	2.3	2	YES
	2.16.03	2 BED	11.17	10	YES	3.1	2	YES
	2.16.04	3 BED	14.77	12	YES	3.8	2.4	YES
	2.16.05	2 BED	30.47	10	YES	2.2	2	YES
LE	/EL 17							
	2.17.01	1 BED	8.75	8	YES	2.5	2	YES
	2.17.02	2 BED	14.31	10	YES	2.3	2	YES
	2.17.03	2 BED	11.17	10	YES	3.1	2	YES
	2.17.04	3 BED	14.77	12	YES	3.8	2.4	YES
	2.17.05	2 BED	30.47	10	YES	2.2	2	YES
LE	/EL 18							
	2.18.01	1 BED	8.75	8	YES	2.5	2	YES
	2.18.02	2 BED	14.31	10	YES	2.3	2	YES
	2.18.03	2 BED	11.17	10	YES	3.1	2	YES
	2.18.04	3 BED	14.77	12	YES	3.8	2.4	YES
	2.18.05	2 BED	30.47	10	YES	2.2	2	YES
LE\	/EL 19					2.2		
	2.19.01	1 BED	8.75	8	YES	2.5	2	YES
	2.19.02	2 BED	14.31	10	YES	2.3	2	YES
	2.19.03		11.17	10	YES	3.1	2	YES
	2.19.04	3 BED	14.77	12	YES	3.8	2.4	YES
	2.19.05	2 BED	30.47	10	YES	2.2	2	YES
LE	/EL 20					2.2		
	2.20.01	1 BED	8.75	8	YES	2.5	2	YES
	2.20.02	2 BED	14.31	10	YES	2.3	2	YES
	2.20.03	2 BED	11.17	10	YES	3.1	2	YES
	2.20.04	3 BED	14.77	12	YES	3.8	2.4	YES
	2.20.05	2 BED	30.47	10	YES	2.2	2	YES
LE	/EL 21					2.2		
	2.21.01	1 BED	8.75	8	YES	2.5	2	YES
	2.21.02	2 BED	14.31	10	YES	2.3	2	YES
	2.21.03	2 BED	11.17	10	YES	3.1	2	YES
	2.21.04	3 BED	14.77	12	YES	3.8	2.4	YES
	2.21.05		30.47	10	YES	2.2	2	YES
LE\	/EL 22					۷.۷		
	2.22.01	1 BED	8.75	8	YES	2.5	2	YES
	2.22.02		14.31	10	YES		2	YES
	2.22.02	_ 5_5	14.01	١.,	120	2.3	-	3

	Apt	Beds	Size	ADG	Compliant	Dimension	ADG Dimension	Compliant
				Size			Dimension	
LEVE	EL 23							
	2.23.01	1 BED	8.75	8	YES	2.5	2	YES
	2.23.02	2 BED	14.31	10	YES	2.3	2	YES
	2.23.03	2 BED	11.17	10	YES	3.1	2	YES
	2.23.04	3 BED	14.77	12	YES	3.8	2.4	YES
	2.23.05	2 BED	30.47	10	YES	2.2	2	YES
LEVE	L 24							
	2.24.01	1 BED	8.75	8	YES	2.5	2	YES
	2.24.02	2 BED	14.31	10	YES	2.3	2	YES
	2.24.03	2 BED	11.17	10	YES	3.1	2	YES
	2.24.04	3 BED	14.77	12	YES	3.8	2.4	YES
	2.24.05	2 BED	30.47	10	YES	2.2	2	YES
LEVE	L 25							
	2.25.01	3 BED	27.49	12	YES	2.3	2.4	NO
	2.25.02	3 BED	26.82	12	YES	3.8	2.4	YES
	2.25.03	3 BED	30.47	12	YES	2.25	2.4	NO
				Total	100%			



APARTMENT LAYOUTS STAGE 01

DA RESPONSE STAGE 01 - LEVEL 5



All Bedrooms:

100% of all master bedrooms achieve ADG minimum area requirements (10sqm) excluding wardrobe space.

100% of all standard bedrooms achieve ADG minimum area requirements (9sqm) excluding wardrobe space.

All bedrooms are able to achieve the minimum dimension in each direction. However irregular bedrooms are angled or have structural column creating minor reduction of dimension for a minor portion of the room.

Dimensions and areas are shown for clarity and demonstrate that the bedrooms can be furnished without disruption or congestion to spatial arrangement.

All Living Rooms:

100% of living rooms satisfy the minimum dimensions as required by the ADG. However minor encroachments are noted below.

Unit 1.5.01

Bedrooms: Both standard bedrooms to the north are slightly impacted by a structural column, however majority of the room achieves greater dimensions than outlined in the ADG.

Living Area: Living/dining/kitchen space is 9.35m long, 8.55m from the furthest kitchen bench. This is slightly more than the ADG maximum. Despite this, the space is oriented towards the primary outlook and has a northerly aspect with a large terrace area that is landscaped and gets optimal access to sunlight and solar access.

Unit 1.5.02, 03, 04

Bedrooms: Master bedrooms achieve more than minimum compliance for area. Apartment 02 achieves an additional 1.91sqm above minimum requirements, apartment 03 achieves 2.89sqm above minimum requirements, apartment 04 achieves 1.95sqm above minimum requirements for Master bedroom areas.

MASTER BEDROOM (10SQM MIN.)

STANDARD BEDROOM (9SQM MIN)

LIVING AREA

BALCONY







STAGE 01 - LEVELS 6-16



All Bedrooms:

100% of all master bedrooms achieve ADG minimum area requirements (10sqm) excluding wardrobe space.

100% of all standard bedrooms achieve ADG minimum area requirements (9sqm) excluding wardrobe space.

All bedrooms are able to achieve the minimum dimension in each direction. However irregular bedrooms are angled or have structural column creating minor reduction of dimension for a minor portion of the room.

Dimensions and areas are shown for clarity and demonstrate that the bedrooms can be furnished without disruption or congestion to spatial arrangement.

All Living Rooms:

100% of living rooms satisfy the minimum dimensions as required by the ADG. However minor encroachments are noted below.

Unit Sizes:

Unit type 03 on each floor L6-16 is under the 75M2 ADG requirements by a minor numerical difference of 0.12M2. The design of the apartment maintains a highly efficient layout with no corridors and achieves compliant rooms larger then ADG requirements.

Unit 1.7.01, 03, 06

Bedrooms: The standard bedroom has an irregular shape. The proposed room areas are above minimum ADG requirements.

Unit 1.7.07 & 08

Living Area: Living room in 1.07.07 is 0.6m short in length where a TV cabinet could have ample room, and generally does not impact a typical furniture layout. Similarly, Apartment 1.07.08 has minor encroachment towards the hallway. This does not impact the living space or cause congestion to the furniture layout.

Unit 1.7.02, 04.

Balcony: As outlined in the ADG, the minimum balcony depth to be counted as contributing to the balcony area is 1m.

Apartment 02 balcony includes the 1m zone whilst also achieving the minimum area set out by the ADG. This portion of balcony allows the bedroom user to open their doors to extend their space into the outdoor space like a Juliet balcony.

Additionally, the main balcony area achieves the minimum 2m depth which is sufficient space to furnish with an outdoor table and seating.

This scenario occurs also in apartment 04.

MASTER BEDROOM (10SQM MIN.)

STANDARD BEDROOM (9SQM MIN)

LIVING AREA

BALCONY







DA RESPONSE STAGE 01 - LEVEL 17



All Bedrooms:

100% of all master bedrooms achieve ADG minimum area requirements (10sgm) excluding wardrobe space.

100% of all standard bedrooms achieve ADG minimum area requirements (9sqm) excluding wardrobe space.

All bedrooms are able to achieve the minimum dimension in each direction. However irregular bedrooms are angled or have structural column creating minor reduction of dimension for a minor portion of

Dimensions and areas are shown for clarity and demonstrate that the bedrooms can be furnished without disruption or congestion to spatial arrangement.

All Living Rooms:

100% of living rooms satisfy the minimum dimensions as required by the ADG. However minor encroachments are noted below.

Unit type 01 on level 17 is under the 75M2 ADG requirements by a minor numerical difference of 0.12M2. The design of the apartment maintains a highly efficient layout with no corridors and achieves compliant rooms larger then ADG requirements.

Unit 1.17.01, 04

Bedroom: Eastern wall of standard bedroom is angled therefore short by 0.7m along the northern wall occupying the wardrobe. This occurs similarly along the western edge causing the same condition to the standard bedrooms in apartment 1.17.04. All rooms satisfy ADG requirements providing additional sqm.

Unit 1.7.05 & 06

Living Area: Living rooms do not meet the 3.6m square dimension due to minor encroachment at the corners. This arrangment however does not impact the spatial arrangment of the typical furniture layout and still achieves above ADG requirements.

Unit 1.7.02

Balcony: As outlined in the ADG, the minimum balcony depth to be counted as contributing to the balcony area is 1m.

The provided balcony area including the 1m zone does achieve the minimum area set out by the ADG and have sufficient space to furnish with outdoor seats and tables. The condenced area in apartment 02 balcony has been highlighted however this does not impact the spatial arrangment of the balcony layout nor does it not satisfy ADG requirements.

MASTER BEDROOM (10SQM MIN.)

STANDARD BEDROOM (9SQM MIN)

LIVING AREA

BALCONY









All Bedrooms:

100% of all master bedrooms achieve ADG minimum area requirements (10sqm) excluding wardrobe space.

100% of all standard bedrooms achieve ADG minimum area requirements (9sqm) excluding wardrobe space.

All bedrooms are able to achieve the minimum dimension in each direction. However irregular bedrooms are angled or have structural column creating minor reduction of dimension for a minor portion of the room.

Dimensions and areas are shown for clarity and demonstrate that the bedrooms can be furnished without disruption or congestion to spatial arrangement.

All Living Rooms:

100% of $\overline{\text{living}}$ rooms satisfy the minimum dimensions as required by the ADG

Unit 1.18.01, 04, 05

Bedroom: Standard bedrooms in apartments 01 and 04 share similar conditions. All are angled in shape and therefore do not meet 3m dimensions required however this shortfall is made up by the adjacent wall. The shortfalls are minor and do not impact the spatial arrangement of the rooms. A structural column impacts standard bedroom in apartment 05 however it still satisfies ADG requirements.

Balcony: Apartment 05 has a 1.1m depth apartment along the northern edge. This depth does not impact the spatial layout is ajoined to a larger more indepth area towards the western edge.

Unit 1.18.02

Balcony:

Apartment 02 has a condenced depth area of 1.2m. This depth does not impact the spatial layout and still satisfy ADG requirments.

MASTER BEDROOM (10SQM MIN.)

STANDARD BEDROOM (9SQM MIN)

LIVING AREA

BALCONY

IRREGULAR ROOMS

711 HUNTER ST, NEWCASTLE







DA RESPONSE STAGE 01 - LEVEL 25



All Bedrooms:

100% of all master bedrooms achieve ADG minimum area requirements (10sqm) excluding wardrobe space.

100% of all standard bedrooms achieve ADG minimum area requirements (9sqm) excluding wardrobe space.

All bedrooms are able to achieve the minimum dimension in each direction. However irregular bedrooms are angled or have structural column creating minor reduction of dimension for a minor portion of

Dimensions and areas are shown for clarity and demonstrate that the bedrooms can be furnished without disruption or congestion to spatial arrangement.

100% of living rooms satisfy the minimum dimensions as required by

Bedroom: The standard bedroom is slightly impacted by a structural column. The shortfall in the 3m dimension is minor and does not impact the spatial arrangement. The bedroom satisfies ADG minimum requirements for area is has an additional 1.43sqm.

Balcony: Apartment 02 has a condenced areas of 1.19m in depth. This is coupled with a generous balcony area and does not impact the spatial quality of the balcony.

MASTER BEDROOM (10SQM MIN.)

STANDARD BEDROOM (9SQM MIN)

LIVING AREA

BALCONY







APARTMENT LAYOUTS STAGE 02

DA RESPONSE STAGE 02 - LEVELS 1-4



All Bedrooms:

100% of all master bedrooms achieve ADG minimum area requirements (10sqm) excluding wardrobe space.

100% of all standard bedrooms achieve ADG minimum area requirements (9sqm) excluding wardrobe space.

All bedrooms are able to achieve the minimum dimension in each direction with the exception of the secondary bedroom in apartment 2.01.02.

Dimensions and areas are shown for clarity and demonstrate that the bedrooms can be furnished without disruption or congestion to spatial arrangement.

All Living Rooms:

100% of living rooms satisfy the minimum dimensions as required by the ADG.

Unit 2.01.02

Bedrooms: Standard bedroom does not strictly meet the minimum 3m. The shortfall is minor, however it satisfies ADG requirements of 9sqm with an additional 0.34sqm for the door swing, which gives greater freedom of use for the main bedroom floor space for furnishings.

MASTER BEDROOM (10SQM MIN.)

STANDARD BEDROOM (9SQM MIN)

LIVING AREA

BALCONY

IRREGULAR ROOMS

711 HUNTER ST, NEWCASTLE



JOB NO.	20623
DATE	16/08/23
SCALE	NT:



STAGE 02 - LEVEL 5



All Bedrooms:

100% of all master bedrooms achieve ADG minimum area requirements (10sqm) excluding wardrobe space.

100% of all standard bedrooms achieve ADG minimum area requirements (9sqm) excluding wardrobe space.

All bedrooms are able to achieve the minimum dimension in each direction. However irregular bedrooms are angled or have structural column creating minor reduction of dimension for a minor portion of the room.

Dimensions and areas are shown for clarity and demonstrate that the bedrooms can be furnished without disruption or congestion to spatial arrangement.

All Living Rooms:

100% of living rooms satisfy the minimum dimensions as required by the ADG

Unit 2.05.02, 03, 04

Bedrooms: Standard bedrooms in all apartments and master bedroom in apartment 03 share the same condition. All have an angled external wall which has negligible impacts to the bedroom layout. The irregularity is made up by providing a longer dimension to the length. All irregular rooms satisfy the min. ADG bedroom area requirements with surplus.

MASTER BEDROOM (10SQM MIN.)

STANDARD BEDROOM (9SQM MIN)

LIVING AREA

BALCONY







DA RESPONSE STAGE 02 - LEVELS 6-13



All Bedrooms:

100% of all master bedrooms achieve ADG minimum area requirements (10sqm) excluding wardrobe space.

100% of all standard bedrooms achieve ADG minimum area requirements (9sqm) excluding wardrobe space.

All bedrooms are able to achieve the minimum dimension in each direction. However irregular bedrooms are angled or have structural column creating minor reduction of dimension for a minor portion of the room

Dimensions and areas are shown for clarity and demonstrate that the bedrooms can be furnished without disruption or congestion to spatial arrangement.

All Living Rooms:

100% of living rooms satisfy the minimum dimensions as required by the ADG. However minor encroachments are noted below.

Unit 2.07.02, 03, 04, 05

Bedrooms: Standard bedrooms in all apartments and master bedroom in apartment 03 share the same condition. All have an angled external wall which has negligible impacts to the bedroom layout. The irregularity is made up by providing a longer dimension to the length. All irregular rooms satisfy the min. ADG bedroom area requirements with surplus.

Unit 2.07.03, 04, 06.

Living Area: Living rooms which do not meet the 3.6m dimension are due to minor encroachment at the corners for apartments 03 & 04. This has negligible impact to the spatial arrangement of a typical furniture layout. Apartment 06 living area also has a shortfall along the northern edge due to the angled wall however this length is made up towards the kitchen area.

MASTER BEDROOM (10SQM MIN.)

STANDARD BEDROOM (9SQM MIN)

LIVING AREA

BALCONY

IRREGULAR ROOMS

711 HUNTER ST, NEWCASTLE



JOB NO.	2062
DATE	16/08/2
SCALE	NT



DA RESPONSE STAGE 02 - LEVELS 14-24



All Bedrooms:

100% of all master bedrooms achieve ADG minimum area requirements (10sqm) excluding wardrobe space.

100% of all standard bedrooms achieve ADG minimum area requirements (9sqm) excluding wardrobe space.

All bedrooms are able to achieve the minimum dimension in each direction. However irregular bedrooms are angled or have structural column creating minor reduction of dimension for a minor portion of the room

Dimensions and areas are shown for clarity and demonstrate that the bedrooms can be furnished without disruption or congestion to spatial arrangement.

All Living Rooms:

100% of living rooms satisfy the minimum dimensions as required by the ADG. However minor encroachments are noted below.

Unit 2.14.02,03,04

Bedroom: Bedrooms have a slight angle in their shape along external edges and do not strictly meet the minimum 3m dimension for a small portion of the room. The shortfall is minor, and is made up by offering longer lengths in the other dimension. All rooms include above minimum requirements for area.

Unit 2.14.03

Living Area: Living room area does not strictly meet the minimum 4m dimension in its width, however has a longer length. A typical living dining furniture layout is shown to demonstrate that the space offering is sufficient to meet the ADG objectives.

MASTER BEDROOM (10SQM MIN.)

STANDARD BEDROOM (9SQM MIN)

LIVING AREA

BALCONY







DA RESPONSE STAGE 02 - LEVEL 25



All Bedrooms:

100% of all master bedrooms achieve ADG minimum area requirements (10sqm) excluding wardrobe space.

100% of all standard bedrooms achieve ADG minimum area requirements (9sqm) excluding wardrobe space.

All bedrooms are able to achieve the minimum dimension in each direction. However irregular bedrooms are angled or have structural column creating minor reduction of dimension for a minor portion of

Dimensions and areas are shown for clarity and demonstrate that the bedrooms can be furnished without disruption or congestion to spatial arrangement.

All Living Rooms:

100% of living rooms satisfy the minimum dimensions as required by

Unit 2.25.01 & 02

Bedrooms:

Bedrooms have a slight angle in their shape and does not strictly meet the minimum 3m dimension for a small portion of the room. The shortfall is minor, and the bedrooms proposed are generally larger in their longest dimension.

Balcony: These units do have balconies which are of irregular shape however do achieve the minimum areas set out by the ADG and have adequate room to be furnished with outdoor seating areas. Apartment 01 has a portion with 1.2m in depth and at its widest 2.3, 0.1m shortfall. This however this does not obstruct the spatial quality of the layout.

Balcony: Apartment 03 has a portion with 1.4m in depth and at its widest 2.2, 0.75m shortfall. This however this does not obstruct the spatial quality of the layout.

MASTER BEDROOM (10SQM MIN.)

STANDARD BEDROOM (9SQM MIN)

LIVING AREA

BALCONY





