

A - INTRODUCTORY			
AR-AX-A01 XX-00-A	COVER SHEET + DRAWING LIST	30.01.2023	4
AR-AX-A01 XX-01-A	PERSPECTIVE 01	30.01.2023	4
AR-AX-A01 XX-02-A	PERSPECTIVE 02	30.01.2023	4
AR-AX-A01 XX-03-A	PERSPECTIVE 03	30.01.2023	4
AR-AX-A01 XX-04-A	PERSPECTIVE 04	30.01.2023	4
AR-AX-A09 XX-XX-A	EXITING SITE + DEMOLITION PLAN	30.01.2023	4
AR-AX-A09 XX-XX-B	PROPOSED SITE PLAN	30.01.2023	4
AR-AX-A09 XX-XX-C	SITE ANALYSIS	30.01.2023	4
AR-AX-A09 XX-XX-D	SITE SURVEY	30.01.2023	4

B1 - GA PLANS			
AR-AX-B10 00-XX-A	GROUND LEVEL	30.01.2023	4
AR-AX-B10 01-XX-A	LEVEL 01	30.01.2023	4
AR-AX-B10 02-XX-A	LEVEL 02	30.01.2023	4
AR-AX-B10 03-XX-A	LEVEL 03	30.01.2023	4
AR-AX-B10 04-XX-A	LEVEL 04	30.01.2023	4
AR-AX-B10 05-XX-A	LEVEL 05	30.01.2023	4
AR-AX-B10 06-XX-A	LEVEL 06	30.01.2023	4
AR-AX-B10 07-XX-A	LEVEL 07	30.01.2023	4
AR-AX-B10 08-XX-A	LEVEL 08	30.01.2023	4
AR-AX-B10 09-XX-A	ROOF LEVEL	30.01.2023	4
AR-AX-B10 B1-XX-A	BASEMENT LEVEL 01	30.01.2023	4
AR-AX-B10 B2-XX-A	BASEMENT LEVEL 02	30.01.2023	4
AR-AX-B10 B3-XX-A	BASEMENT LEVEL 03	30.01.2023	4

C1 - OVERALL ELEVATIONS			
AR-AX-C10 XX-01-A	NORTH ELEVATION	30.01.2023	4
AR-AX-C10 XX-02-A	EAST ELEVATION	30.01.2023	4
AR-AX-C10 XX-03-A	SOUTH ELEVATION	30.01.2023	4
AR-AX-C10 XX-04-A	WEST ELEVATION	30.01.2023	4
AR-XX-C11 XX-00-A	EXTERNAL MATERIALS & FINISHES - BUILDING A, C, E	30.01.2023	4
AR-XX-C11 XX-01-A	EXTERNAL MATERIALS & FINISHES - BUILDING B, F	30.01.2023	4
AR-XX-C11 XX-02-A	EXTERNAL MATERIALS & FINISHES - BUILDING D	30.01.2023	4

E - OVERALL SECTIONS			
AR-XX-D10 XX-00-A	SITE SECTION	30.01.2023	4
AR-XX-D10 XX-01-A	SITE SECTION	30.01.2023	4

H - APARTMENT LAYOUTS			
AR-ACE-H11 03-01-A	TYPICAL APARTMENT TYPE - 1B 1.01	30.01.2023	4
AR-ACE-H11 03-02-A	TYPICAL APARTMENT TYPE - 2B 1.01	30.01.2023	4
AR-ACE-H11 03-03-A	TYPICAL APARTMENT TYPE - 3B 2.01	30.01.2023	4
AR-D-H11 03-01-A	SERVICED APARTMENT TYPE 1B 3 - ACCESSIBLE	30.01.2023	1
AR-D-H11 03-02-A	SERVICED APARTMENT TYPE 2B 4 - ACCESSIBLE	30.01.2023	1
AR-D-H11 03-03-A	SERVICED APARTMENT TYPE 3B 2 - ACCESSIBLE	30.01.2023	1

T - COMPLIANCE DRAWINGS			
AR-AX-TXX XX-01-A	ADG - COMMUNAL OPEN SPACE	30.01.2023	4
AR-AX-TXX XX-02-A	ADG - SOFT LANDSCAPE & DEEP SOIL ZONES	30.01.2023	4
AR-AX-TXX XX-03-A	ADG - SUN EYE VIEWS	30.01.2023	4
AR-AX-TXX XX-10-A	ADG - OVERSHADOWING PLANS - ADJACENT PROPERTY	30.01.2023	4
AR-AX-TXX XX-11-A	ADG - OVERSHADOWING PLANS - ADJACENT SOUTHERN PROPERTY - EXISTING	30.01.2023	4
AR-AX-TXX XX-12-A	ADG - OVERSHADOWING PLANS - ADJACENT SOUTHERN PROPERTY - PROPOSED	30.01.2023	4
AR-AX-TXX XX-20-A	ADG - SOLAR ACCESS PLANS	30.01.2023	4
AR-AX-TXX XX-20-B	ADG - ROOM PLANS	30.01.2023	4
AR-AX-TXX XX-30-A	ADG - NATURAL VENTILATION PLANS	30.01.2023	4
AR-AX-TXX XX-35-A	ADG - SETBACKS & BUILDING SEPARATION	30.01.2023	4
AR-AX-TXX XX-40-A	ADG - HEIGHT PLANE	30.01.2023	4
AR-AX-UXX XX-01-A	ADG - GROSS FLOOR AREA PLANS	30.01.2023	4
AR-AX-Y00 XX-00-A	SCHEDULES	30.01.2023	4

Grand total: 50



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TEL 8381 5126

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DUNNINGS
TEL 0401 961 804

CLIENT

BATHLA
CLIENT NUMBER

8860 5542

PROJECT MANAGER
BATHLA
8860 5542

PROJECT

THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA

BVN PROJECT NUMBER

2109016

DRAWING

GRAPHIC SCALE

SCALE

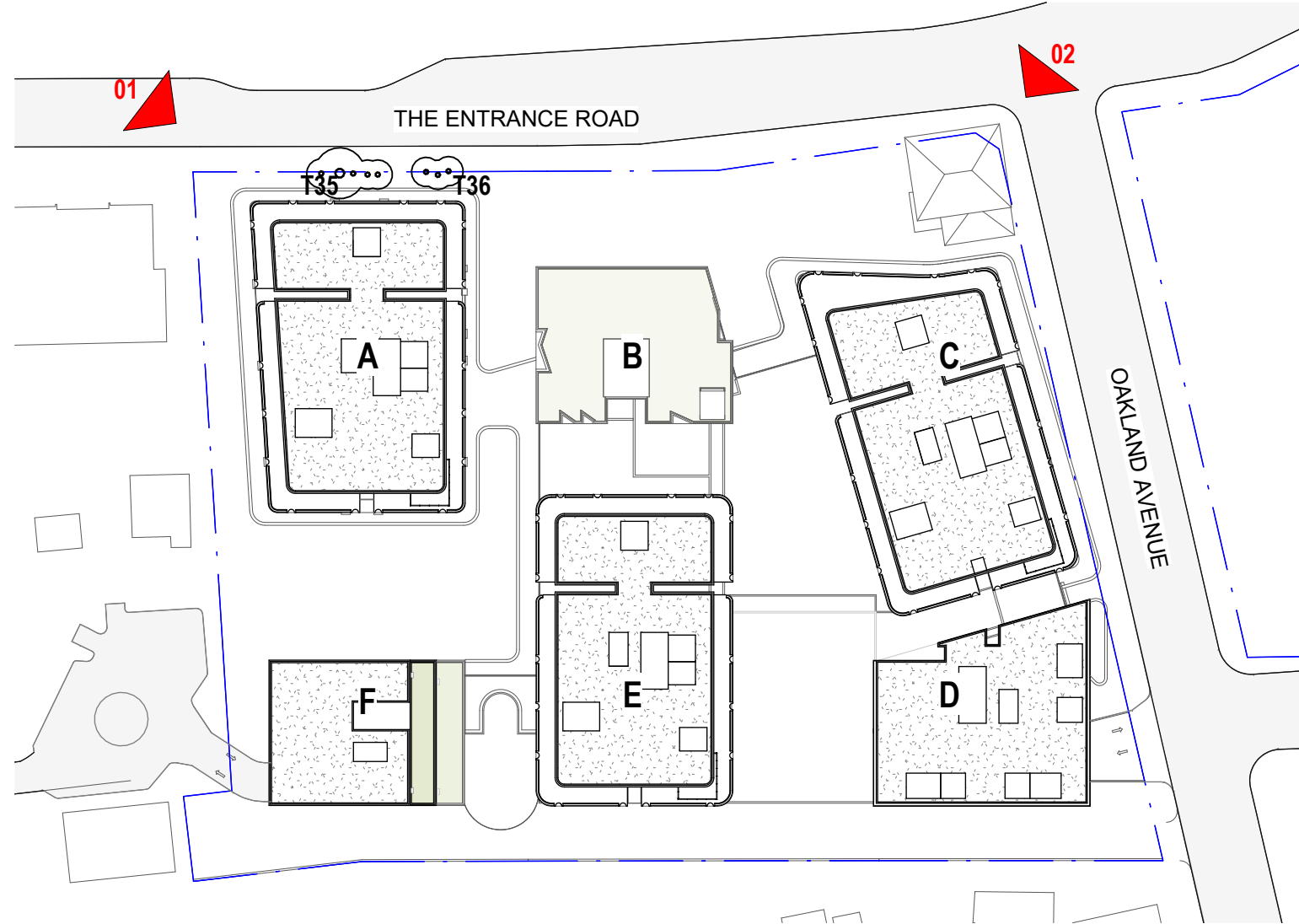
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FOR DA

COVER SHEET + DRAWING
LIST

DRAWING NUMBER

AR-AR-AX-A01
XX-00-A



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ISSUE	DATE	FOR	CHKD
1	05.08.2022	Revision 1	
2	05.09.2022	Revision 2	
3	12.09.2022	Revision 3	
4	30.01.2023	Revision 4	

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PROJECT

THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
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2109016

DRAWING

GRAPHIC SCALE

SCALE

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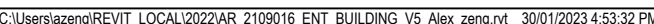
STATUS

FOR DA

PERSPECTIVE 01
DRAWING NUMBER
AR-AR-AX-A01
XX-01-A

ISSUE

4



4

NOTE:

DETAIL AND BOUNDARY SURVEY HAVE BEEN CARRIED ON 22/04/2021.

PRIOR TO ANY DESIGN OR CONSTRUCTION WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

NO INVESTIGATION OF UNDERGROUND SERVICES HAVE BEEN CONDUCTED. SERVICES SHOWN HAVE BEEN PLOTTED FROM 'DIAL BEFORE YOU DIG' (DBYD) AND ARE INDICATIVE ONLY. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK.

ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM PM 17590 WITH RL 1.912 (AHD).

RIDGE AND GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO $\pm 0.05m$.

CONTOURS ARE INDICATIVE ONLY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR ACCURATE CALCULATION.

FOR ANY POSITIVE CONVENTS AND RESTRICTIONS, NO FURTHER INVESTIGATIONS CARRIED OUT INTO CONTENT OF THE DEALING.

SOME PIT INVERT LEVEL WERE NOT SURVEYED BECAUSE OF BLOCKAGE.

ADJOINING LOT BOUNDARY LINES ARE TRACING LINES. POSITION AND DIMENSIONS MAY BE INACCURATE.

(A) EASEMENT FOR SERVICES AND ACCESS PURPOSES 2.44 WIDE (DP571197)

(B) RESERVE FOR DRAINAGE 3.05 WIDE (DP571197)

(C) DRAINAGE RESERVE 2.135 WIDE (DP23428)

COVENANT (L953120) VIDE TITLE

LEGEND

- BENCH MARK
- COMMUNICATION PIT
- GAS METER
- WATER METER
- SEWER VENT
- WATER TAP
- ELECTRICITY POWER LINE
- POWER POLE
- GF : TOP OF GUTTER
- BW : BOTTOM OF WINDOW
- TW : TOP OF WINDOW

S: 3 (SPREAD)
Ø: 0.3 (DIAMETER)
H: 10 (HEIGHT)

- SHRUB
- HYDRANT
- FIRE HOSE REEL
- SWITCH BOARD
- POST
- ELECTRICAL BOX
- STOP VALVE

UTILITIES LEGEND	
ELECTRICITY	—E—
TELECOMMUNICATIONS	—T—
GAS	—X—
WATER MAIN	—W—
SEWER MAIN	—S—

(Marcus) Mingyang Jiang
Registered Surveyor
N° 8948

inn INNOVATIVE
ova SURVEYING
live ASSOCIATES
CADASTRAL • ENGINEERING • CONSTRUCTION

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Website: www.isagroups.com.au

Mobile Number: 0422879956 / 0430641006

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AMENDMENT:

PLAN SHOWING DETAIL & LEVELS OVER LOT 151 IN DP 1078873, LOTS 10-12 IN DP 23428, LOTS 1-3 IN DP 571197 & LOTS 1-4 IN DP 367602

CLIENT: BATHLA GROUP

PROJECT: THE ENTRANCE

ADDRESS: 9-29 THE ENTRANCE ROAD, THE ENTRANCE

JOB No.: 310333

PLAN No.: 310333-1

DATE: 22/04/2021

DRAWN: CC

CHK: MJ

LGA: CENTRAL COAST

DATUM: AHD

SCALE: 1:750@A3

CONT. INTERVAL: 0.25m

SHEET 1 OF 10



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1	05.08.2022	Revision 1	
2	05.09.2022	Revision 2	
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4	30.01.2023	Revision 4	

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DUNNINGS
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CLIENT

BATHLA
CLIENT NUMBER
8860 5542

PROJECT MANAGER
BATHLA
8860 5542

PROJECT

THE ENTRANCE
9-33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVA PROJECT NUMBER
2109016

DRAWING

GRAPHIC SCALE

SCALE

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STATUS

FOR DA

SITE SURVEY

DRAWING NUMBER

AR-AR-AX-A09

XX-XX-D

ISSUE

4

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PROJECT
THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVN PROJECT NUMBER
2109016

TRUE NORTH
GRAPHIC SCALE
0 6000 15000
SCALE
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STATUS
FOR DA

DRAWING
LEVEL 01
DRAWING NUMBER
AR-AR-AX-B10
01-XX-A
ISSUE
4



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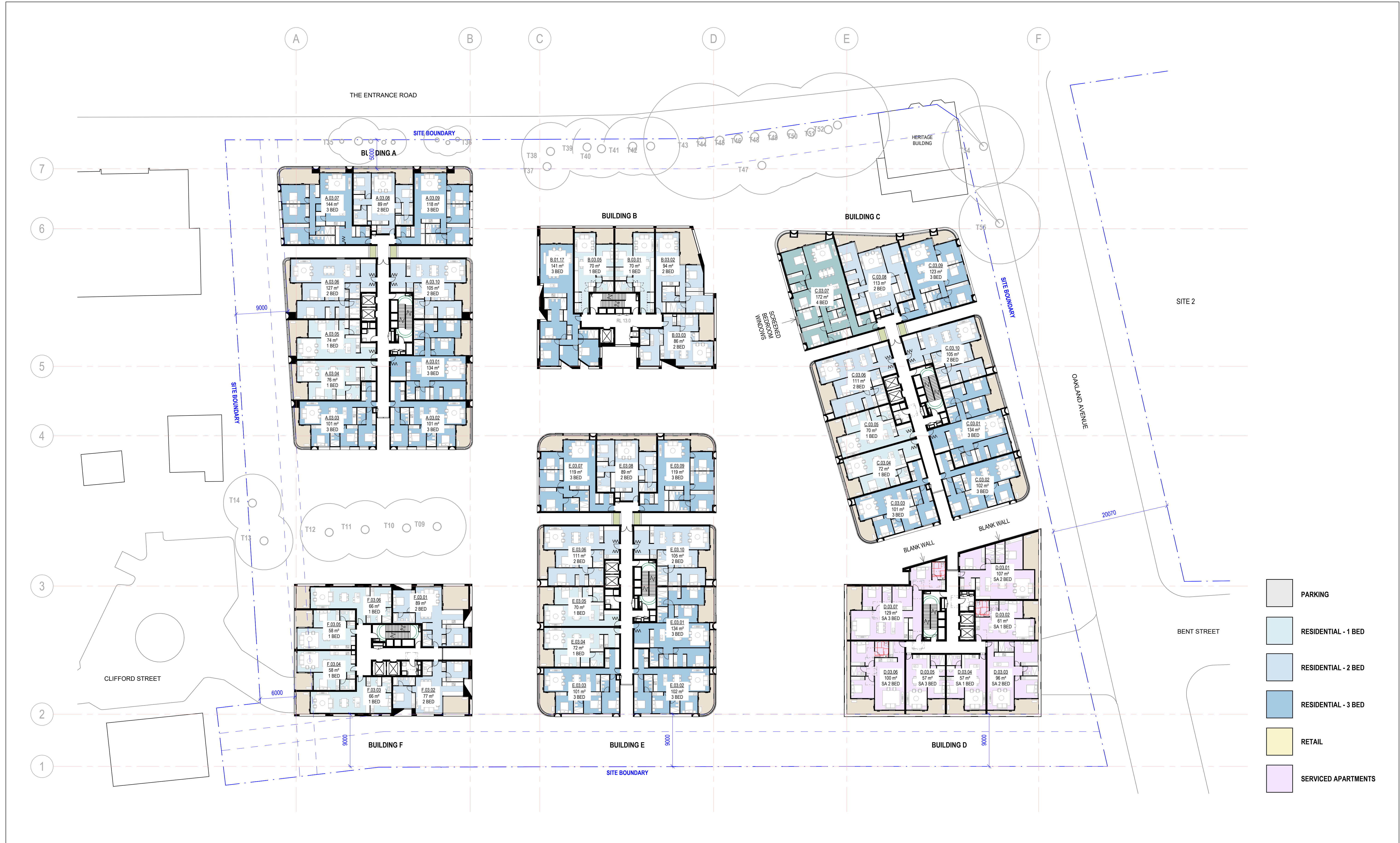
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PROJECT MANAGER
BATHLA
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THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVN PROJECT NUMBER
2109016

TRUE NORTH
GRAPHIC SCALE
0 6000 15000
SCALE
1:300@A1
STATUS
FOR DA

DRAWING
LEVEL 02
DRAWING NUMBER
AR-AR-AX-B10
02-XX-A
ISSUE
4



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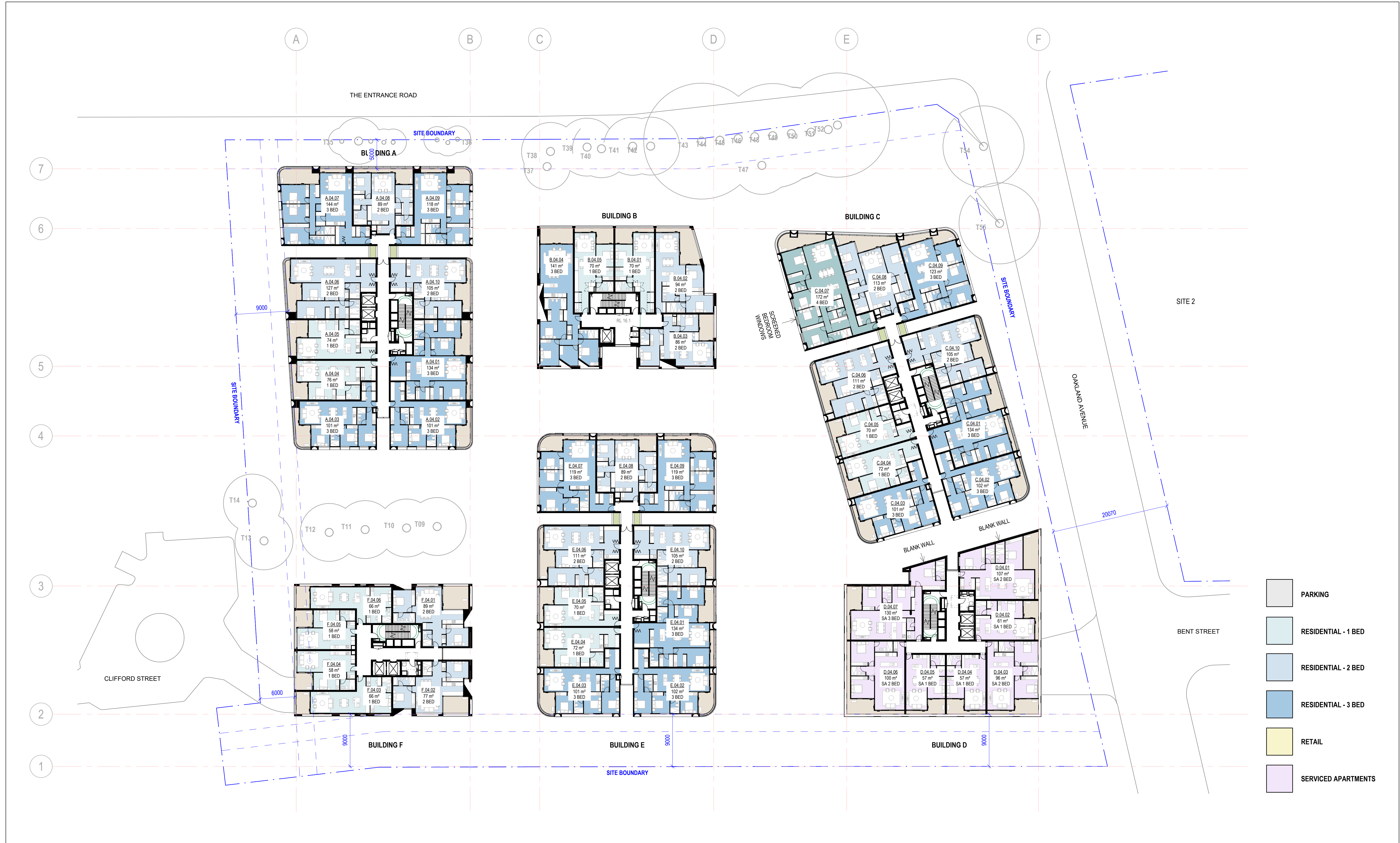
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THE ENTRANCE NSW
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TRUE NORTH
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0 6000 15000
SCALE
1:300@A1
STATUS
FOR DA

DRAWING
LEVEL 03
DRAWING NUMBER
AR-AR-AX-B10
03-XX-A
ISSUE
4



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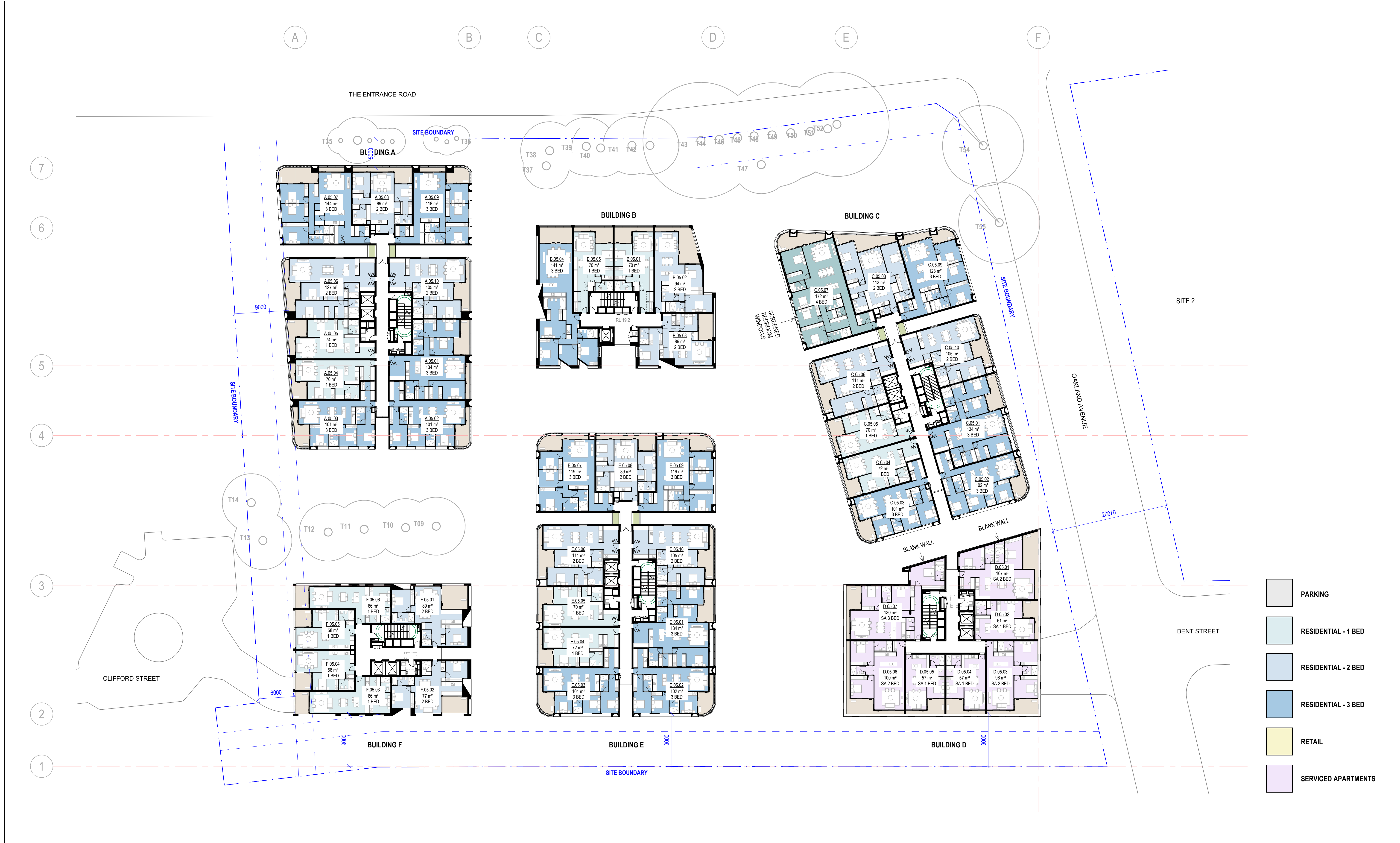
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TEL 8073 4677
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TEL 8381 5126
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DUNNINGS
TEL 0401 961 804

CLIENT
BATHLA
CLIENT NUMBER
8860 5542
PROJECT MANAGER
BATHLA
8860 5542

PROJECT
THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVN PROJECT NUMBER
2109016

TRUE NORTH
GRAPHIC SCALE
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STATUS
FOR DA

DRAWING
LEVEL 04
DRAWING NUMBER
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04-XX-A
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DUNNINGS
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PROJECT
THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
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AUSTRALIA
BVN PROJECT NUMBER
2109016

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LEVEL 05
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PROJECT MANAGER
BATHLA
8860 5542

PROJECT

THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVN PROJECT NUMBER
2109016

TRUE NORTH

GRAPHIC SCALE
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LEVEL 06
DRAWING NUMBER
AR-AR-AX-B10
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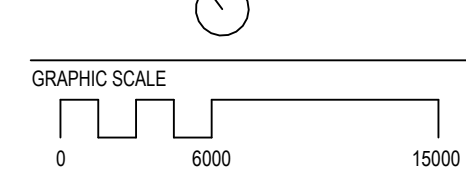
PROJECT MANAGER
BATHLA
8860 5542

PROJECT

THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA

BVN PROJECT NUMBER
2109016

TRUE NORTH



SCALE

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STATUS
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DRAWING

LEVEL 07

DRAWING NUMBER

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CLIENT

BATHLA
CLIENT NUMBER
8860 5542
PROJECT MANAGER
BATHLA
8860 5542

PROJECT

THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVN PROJECT NUMBER
2109016

TRUE NORTH

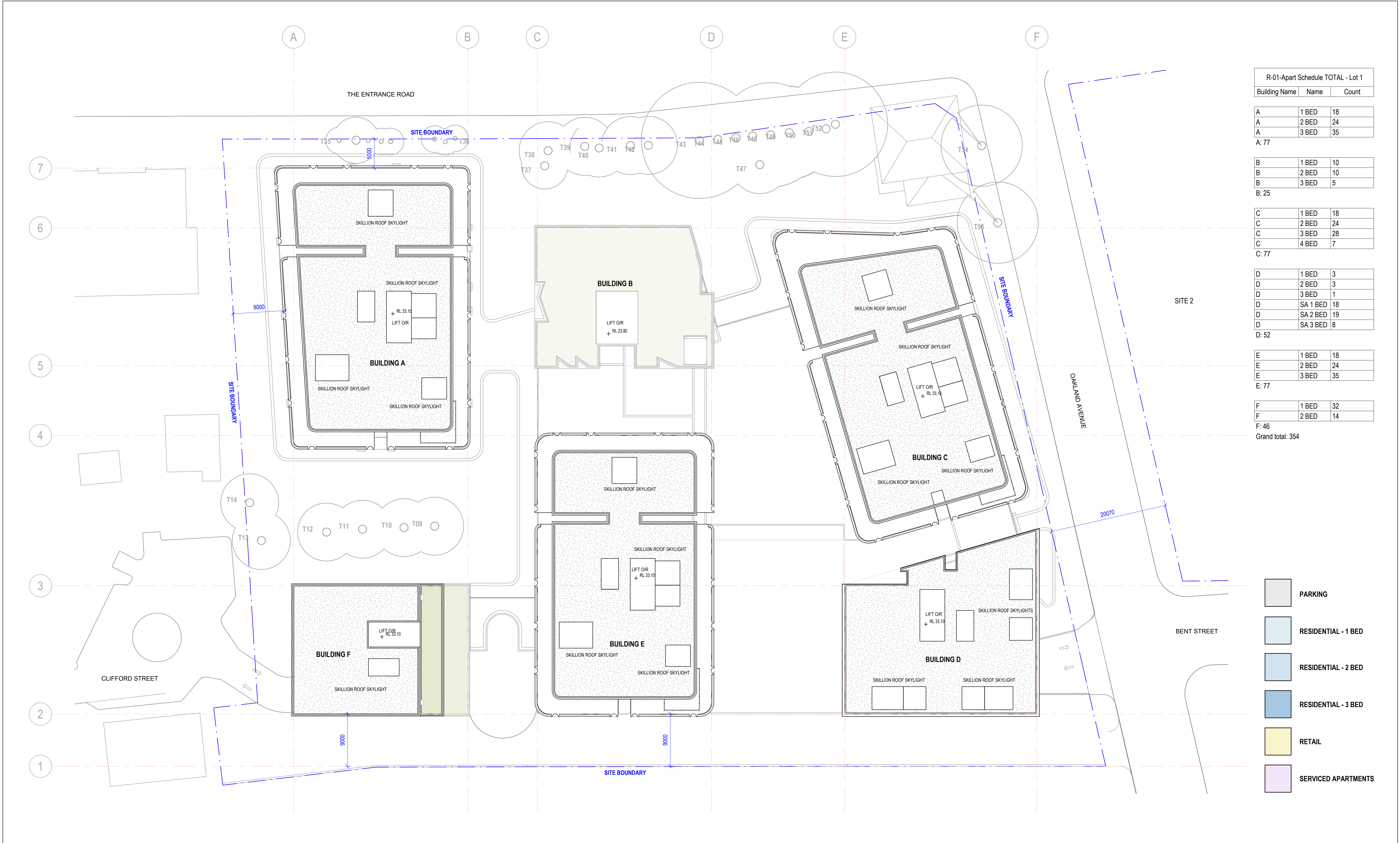
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FOR DA

DRAWING

LEVEL 08

DRAWING NUMBER
AR-AR-AX-B10
08-XX-A

ISSUE
4



R-01-Apart Schedule TOTAL - Lot 1		
Building Name	Name	Count

A	1 BED	18
A	2 BED	24
A	3 BED	35

A: 77

B	1 BED	10
B	2 BED	10
B	3 BED	5

B: 25

C	1 BED	18
C	2 BED	24
C	3 BED	28
C	4 BED	7

C: 77

D	1 BED	3
D	2 BED	3
D	3 BED	1
D	SA 1 BED	18
D	SA 2 BED	19
D	SA 3 BED	8

D: 52

E	1 BED	18
E	2 BED	24
E	3 BED	35

E: 77

F	1 BED	32
F	2 BED	14

F: 46

Grand total: 354

- PARKING
- RESIDENTIAL - 1 BED
- RESIDENTIAL - 2 BED
- RESIDENTIAL - 3 BED
- RETAIL
- SERVICED APARTMENTS

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CONSULTANT
DUNNINGS
TEL 0401 961 804

CLIENT
BATHLA
CLIENT NUMBER
8860 5542
PROJECT MANAGER
BATHLA
8860 5542

PROJECT
THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVN PROJECT NUMBER
2109016

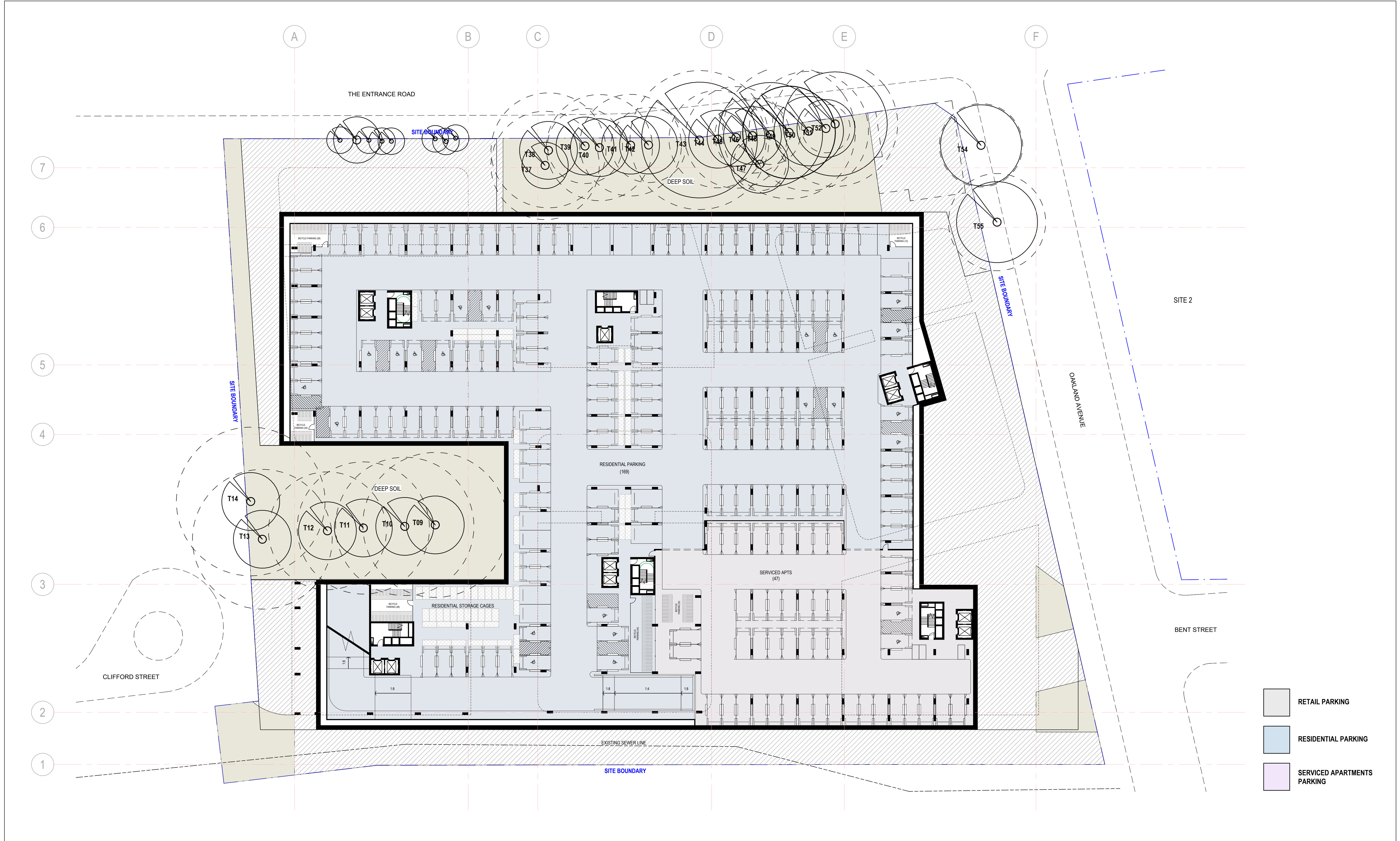
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09-XX-A

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CLIENT

BATHLA
CLIENT NUMBER
8860 5542
PROJECT MANAGER
BATHLA
8860 5542

PROJECT

THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVN PROJECT NUMBER
2109016

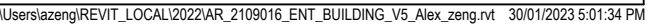
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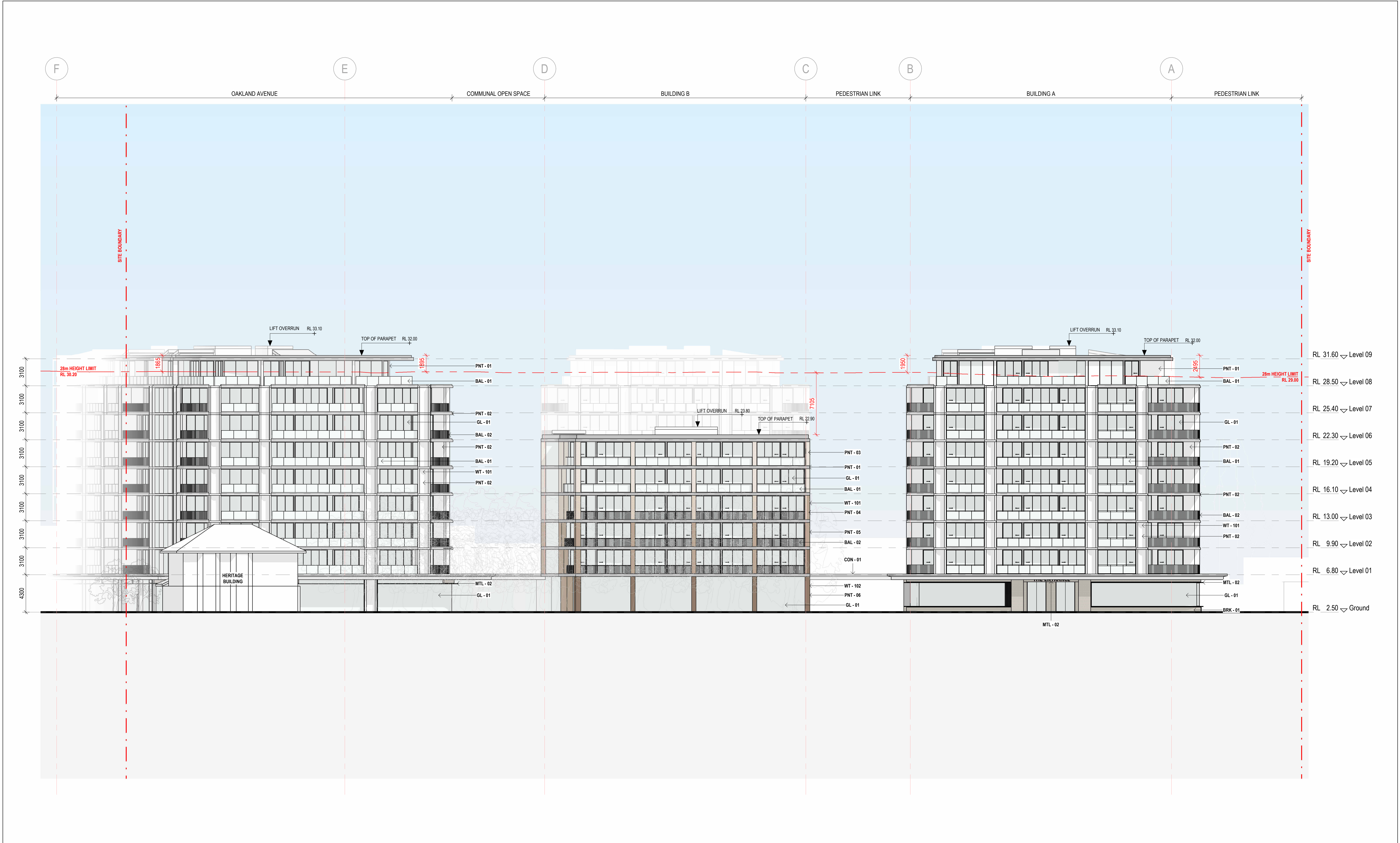
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PROJECT

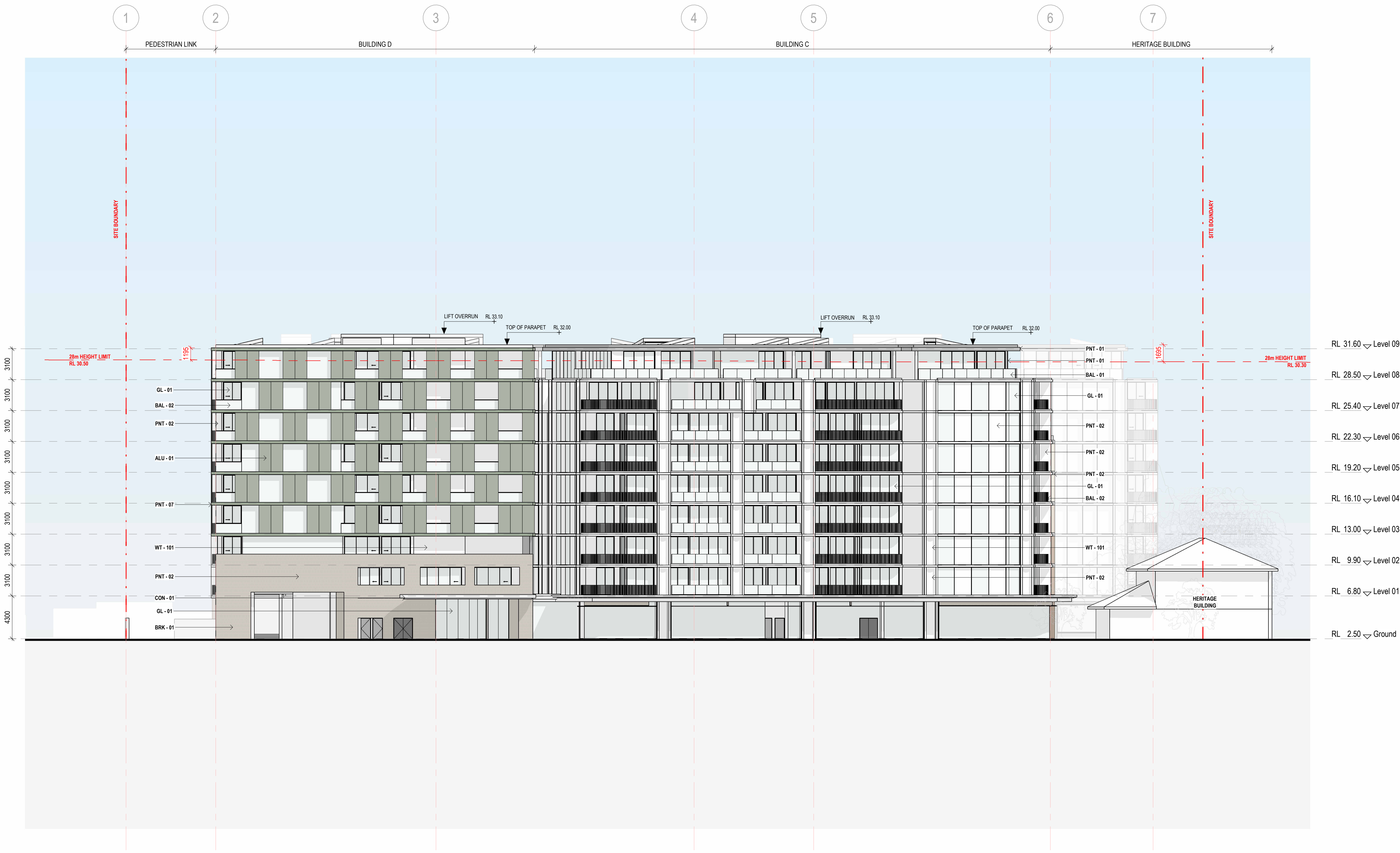
THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVN PROJECT NUMBER
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2 05.09.2022	Revision 2	
3 12.09.2022	Revision 3	
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BATHLA
CLIENT NUMBER
8860 5542
PROJECT MANAGER
BATHLA
8860 5542

PROJECT

THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVN PROJECT NUMBER
2109016

GRAPHIC SCALE
SCALE
0 4000 10000
1 : 200@A1
STATUS
FOR DA

DRAWING

EAST ELEVATION
DRAWING NUMBER
AR-AR-AX-C10
XX-02-A

ISSUE
4



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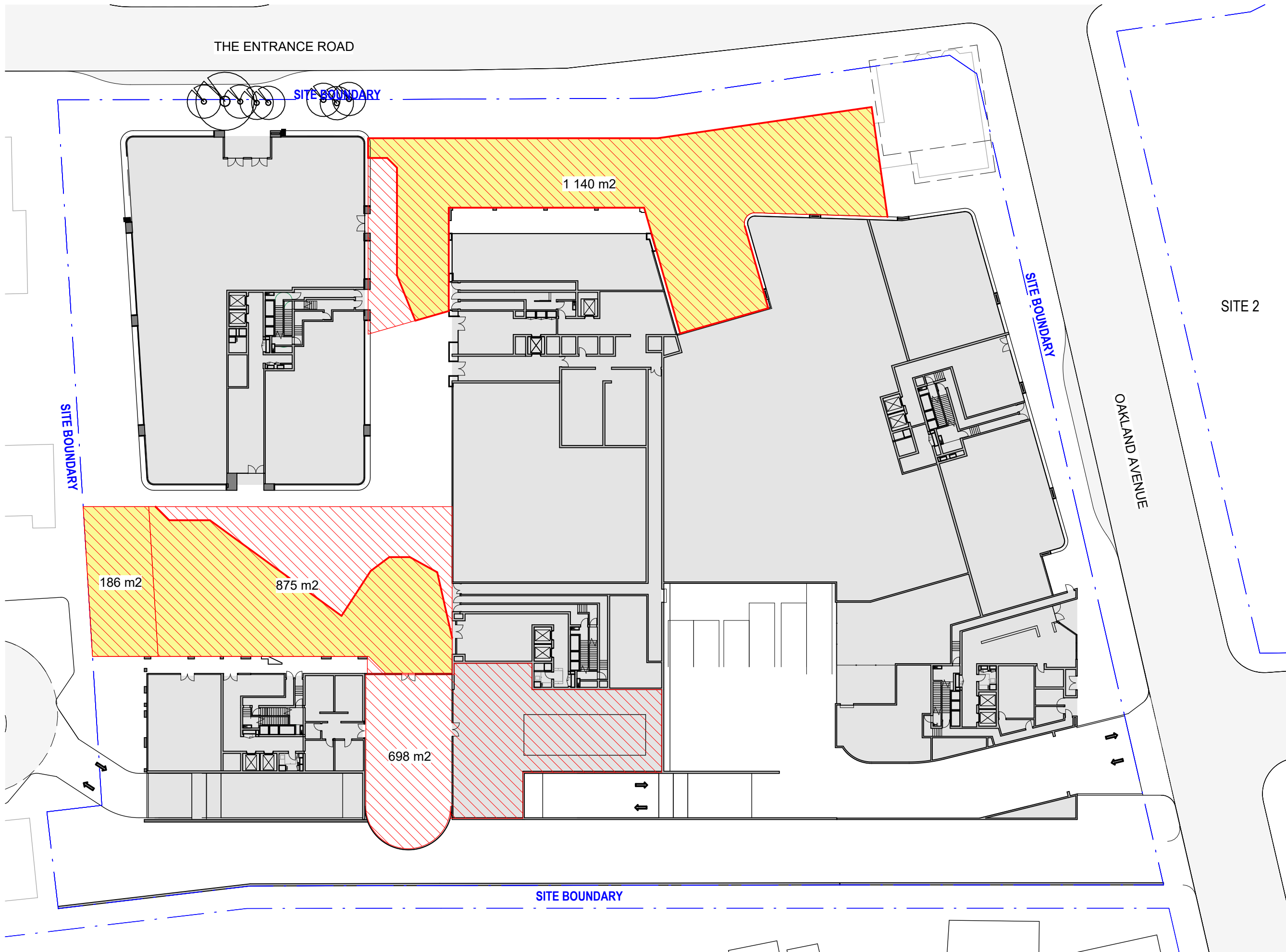
THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVN PROJECT NUMBER
2109016

DRAWING

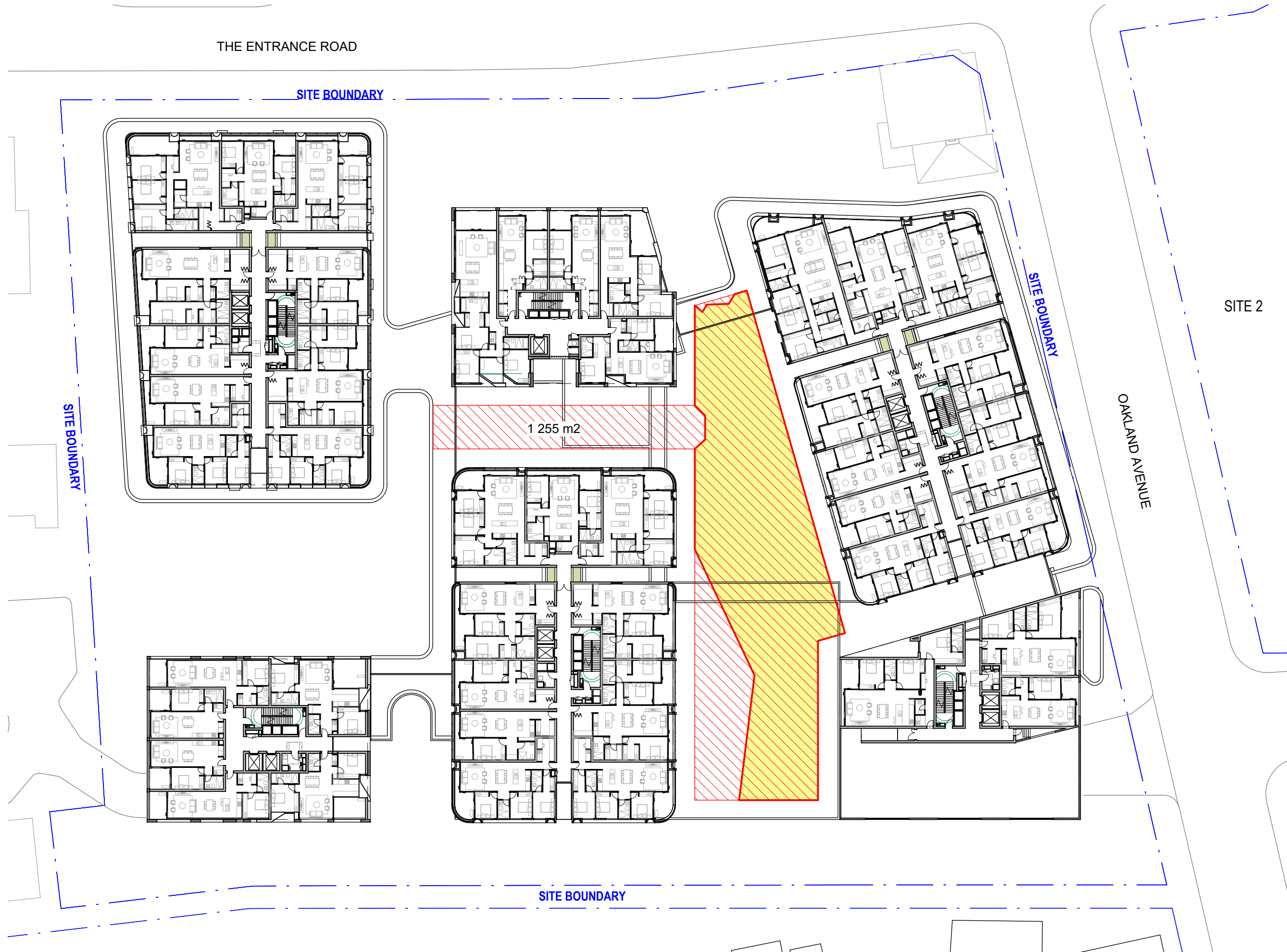
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STATUS
FOR DA

SOUTH ELEVATION
DRAWING NUMBER
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XX-03-A

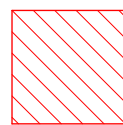
ISSUE
4



1 PLAN - COMMUNAL AREA - GROUND
1:500



2 PLAN - COMMUNAL AREA - LEVEL 01

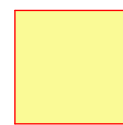


COMMUNAL OPEN SPACE (25%)

TOTAL SITE AREA (m²)
MIN AREA REQUIRED (m², 25%)

AREA PROVIDED ON STRUCTURE (RESIDENTS ONLY)
AREA PROVIDED ON GROUND (RESIDENTS ONLY)
INTERNAL AREA PROVIDED ON GROUND (RESIDENTS ONLY)
AREA PROVIDED ON GROUND (PUBLIC AND RESIDENTS)
TOTAL AREA PROVIDED (m², %)

LOT 1
15,025
3,756 25%
1,255 +
875 14.2%
698 4.6%
1,326 8.8%
4,154 27.6%



COMMUNAL RECEIVING SOLAR
(50% OF COMMUNAL OPEN SPACE)

MIN AREA REQUIRED (m², 50%)

AREA PROVIDED ON GROUND & STRUCTURE (RESIDENTS ONLY)
AREA PROVIDED ON GROUND (PUBLIC AND RESIDENTS)
TOTAL AREA PROVIDED (m², %)

ADG PAGE 5: DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT
TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A
MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID WINTER)

LOT 1
1,878 50%

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THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
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AUSTRALIA
BVN PROJECT NUMBER
2109016

DRAWING

GRAPHIC SCALE

SCALE

1:500@A1

STATUS

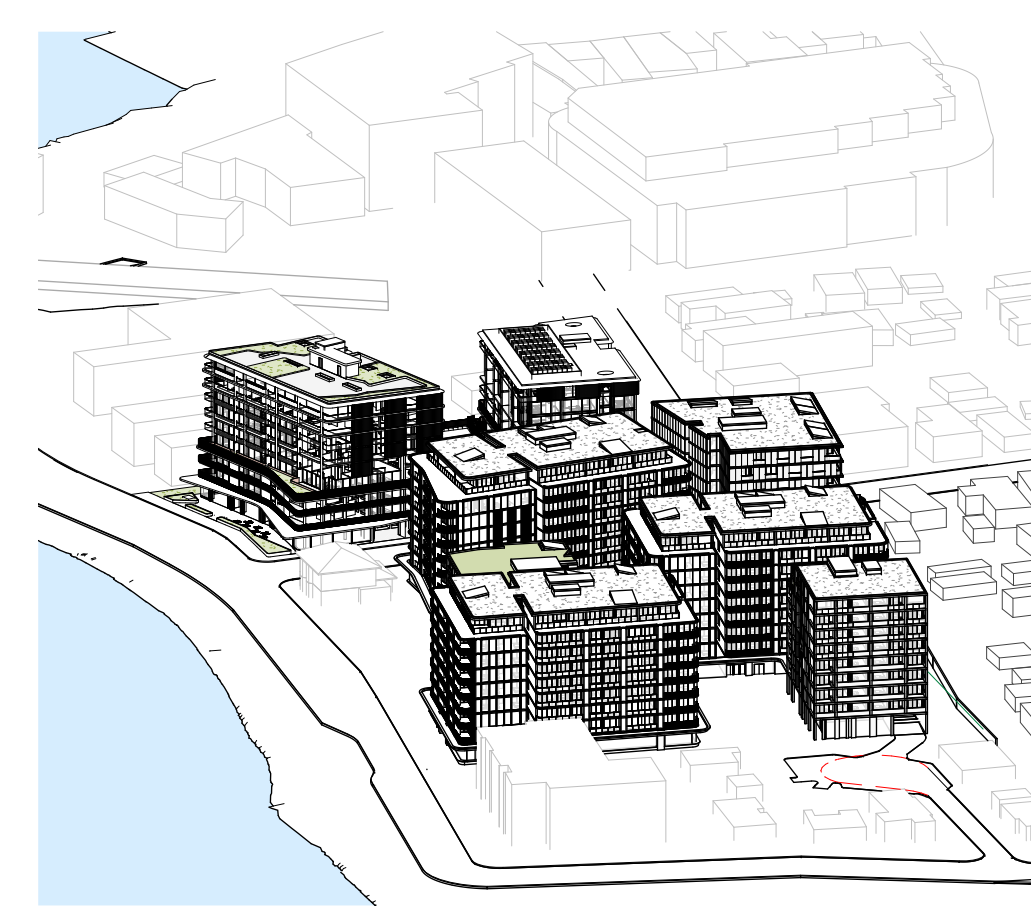
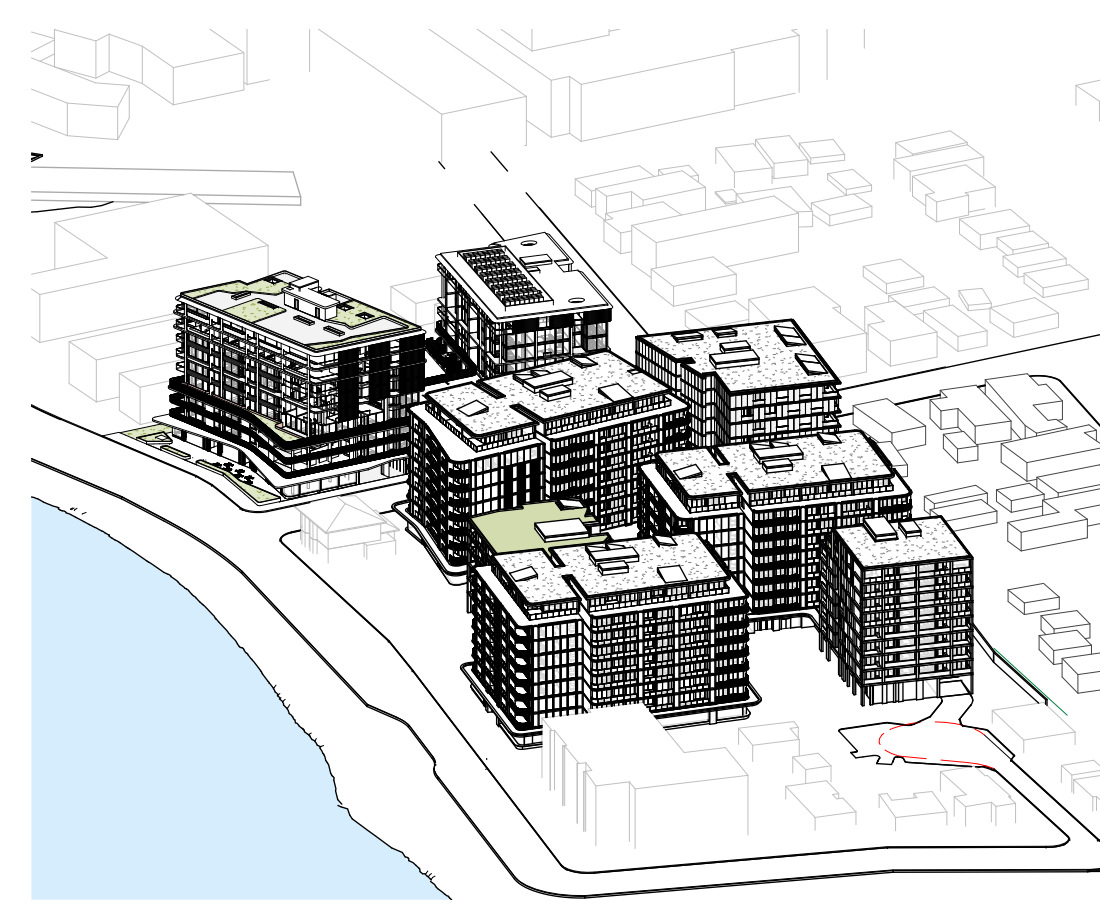
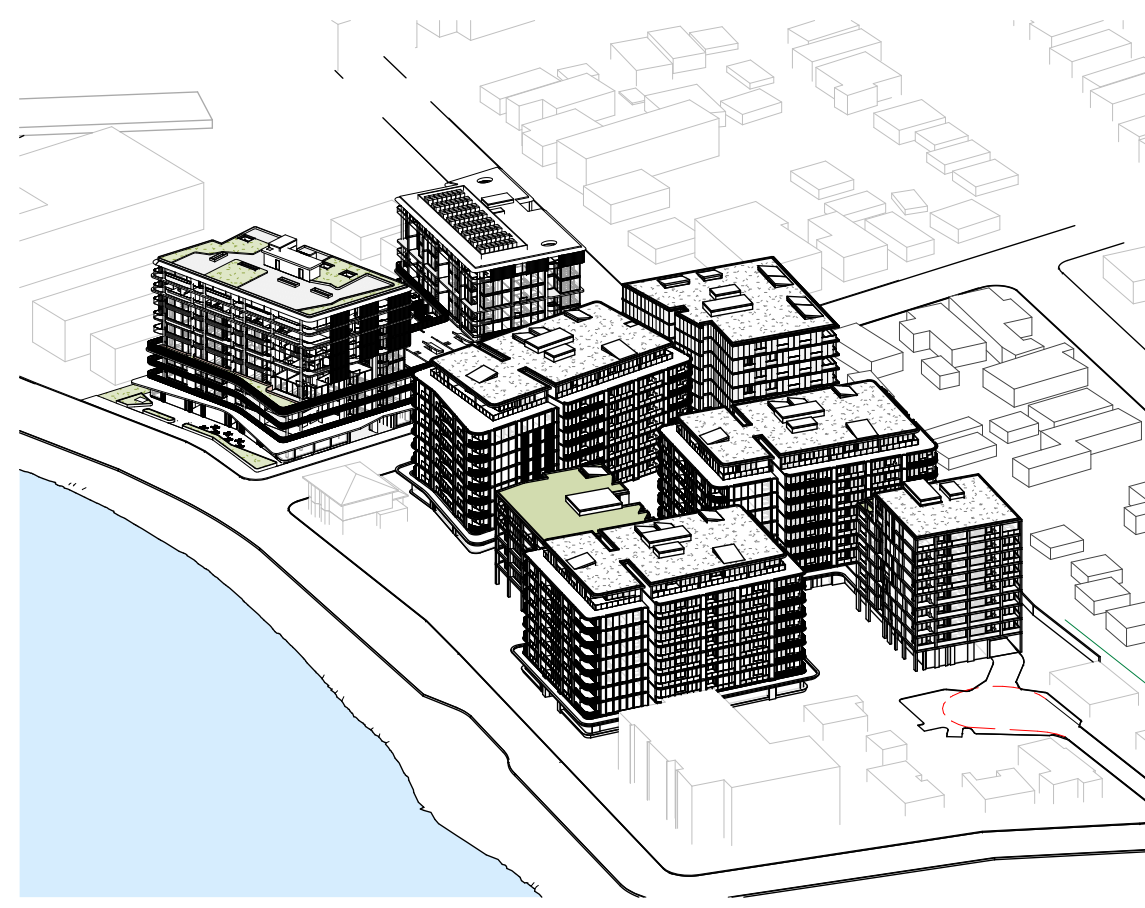
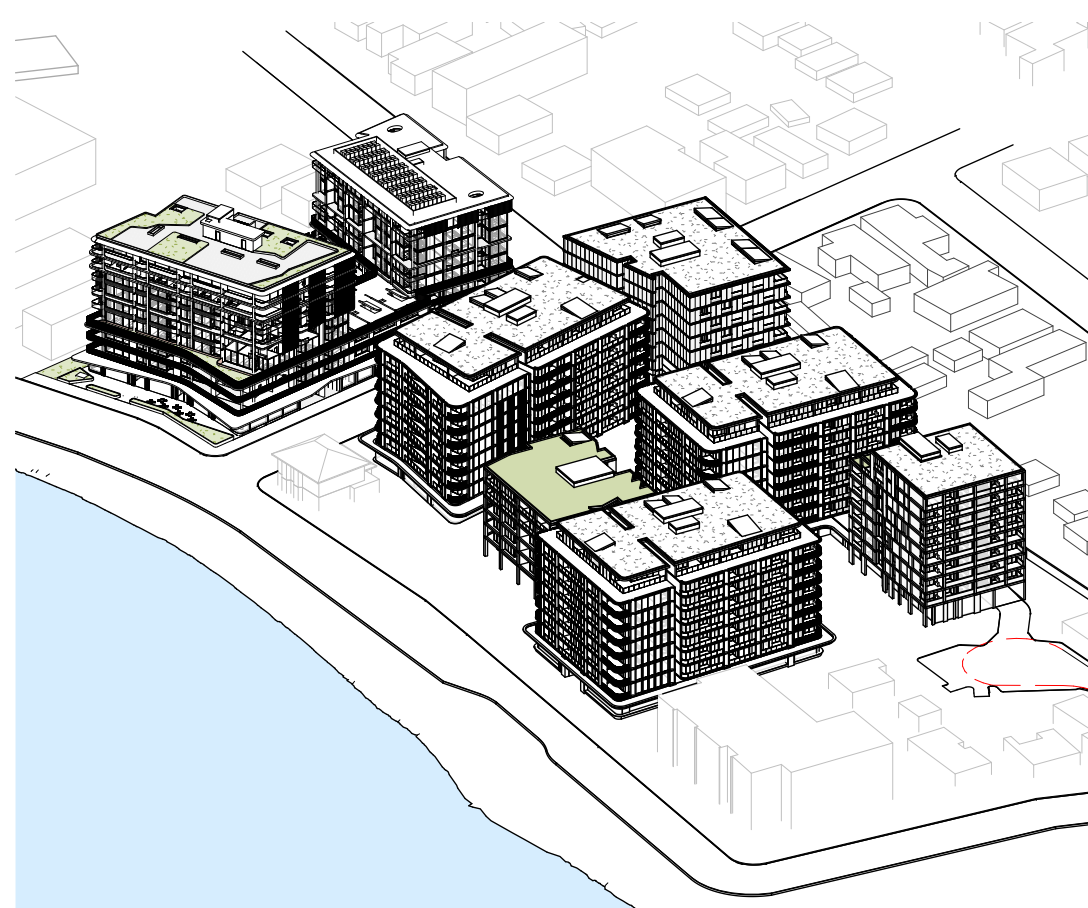
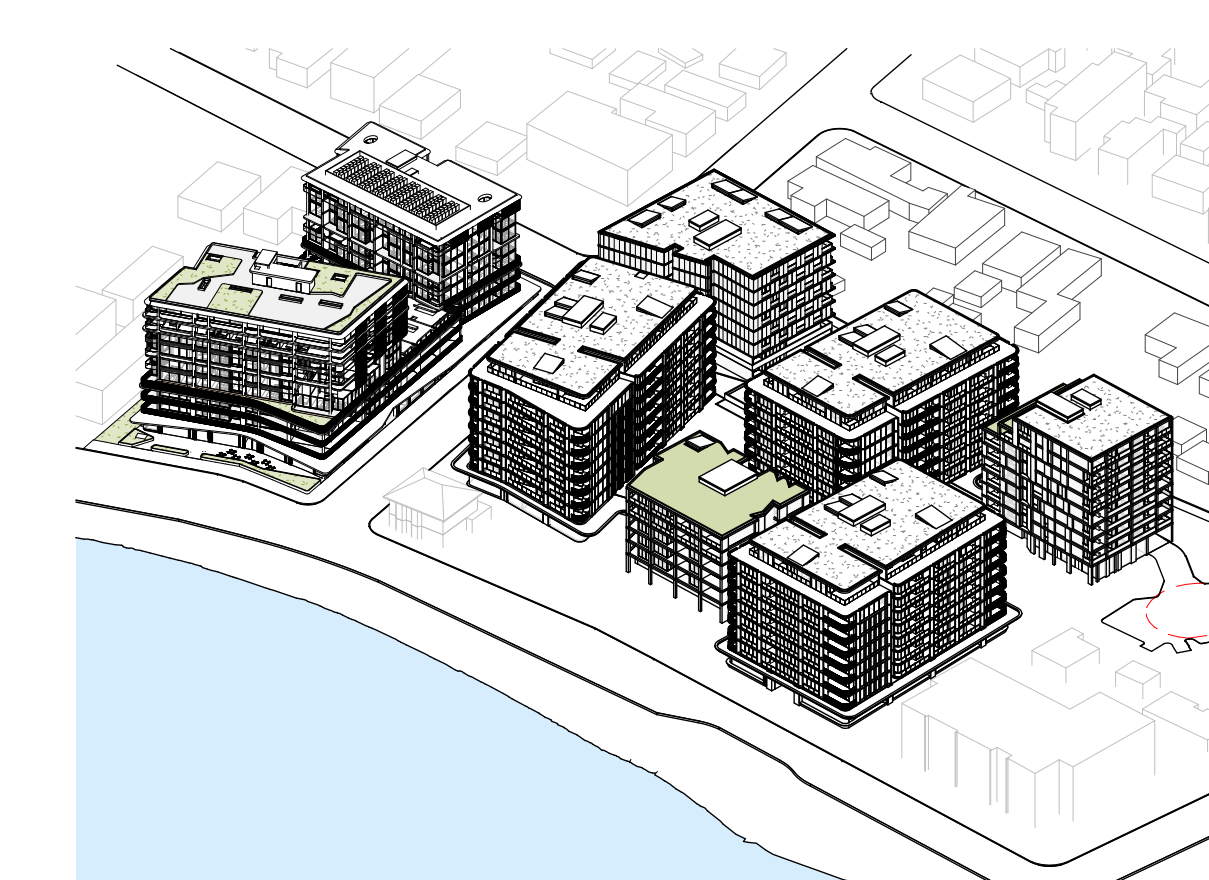
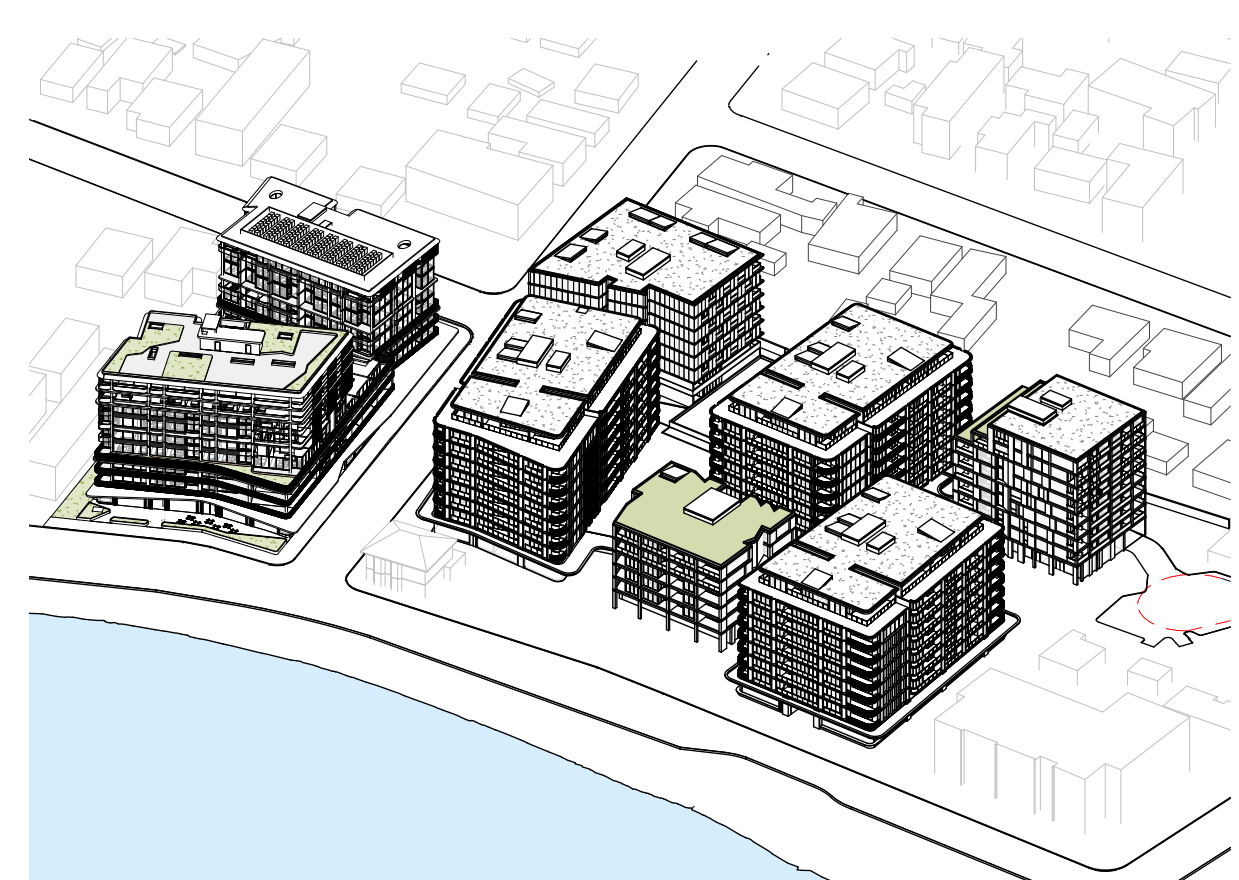
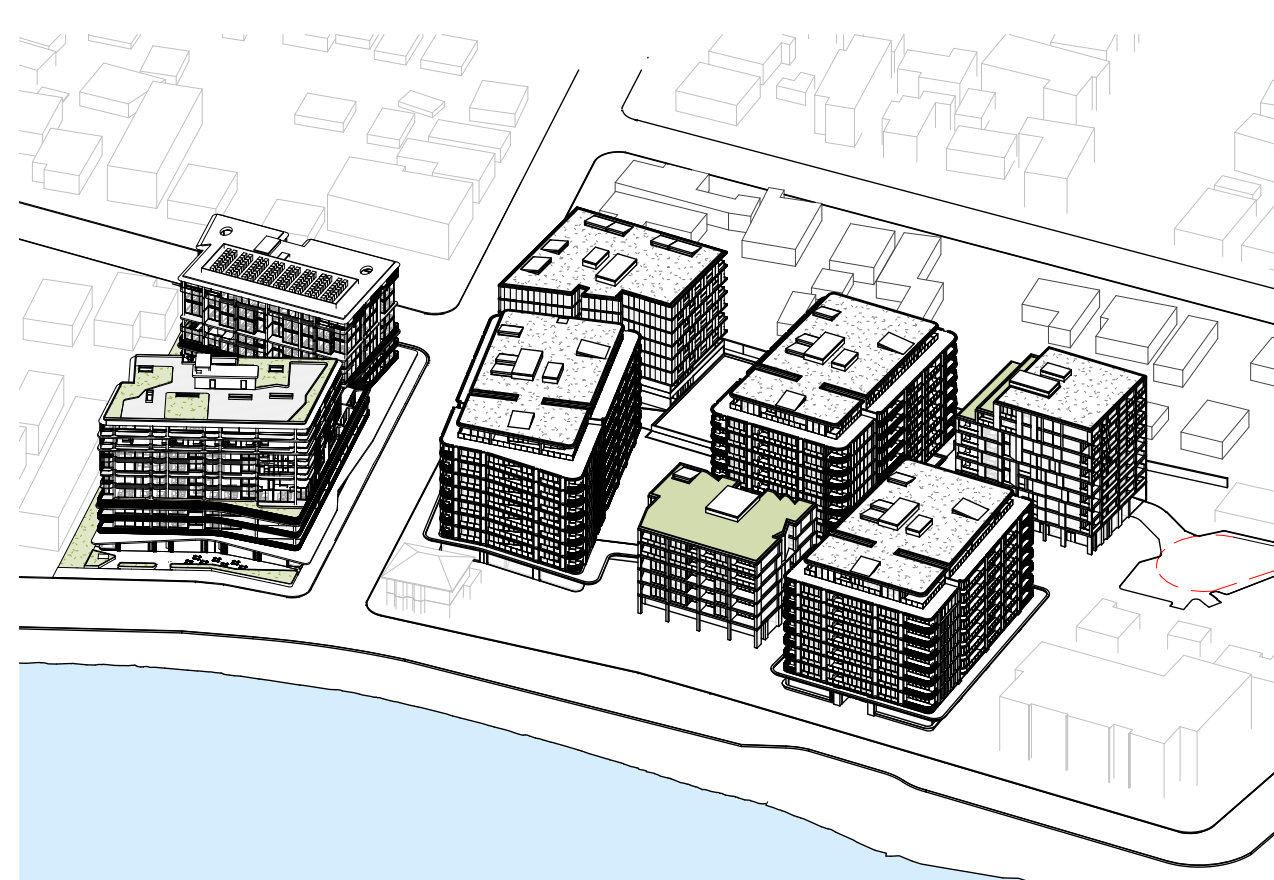
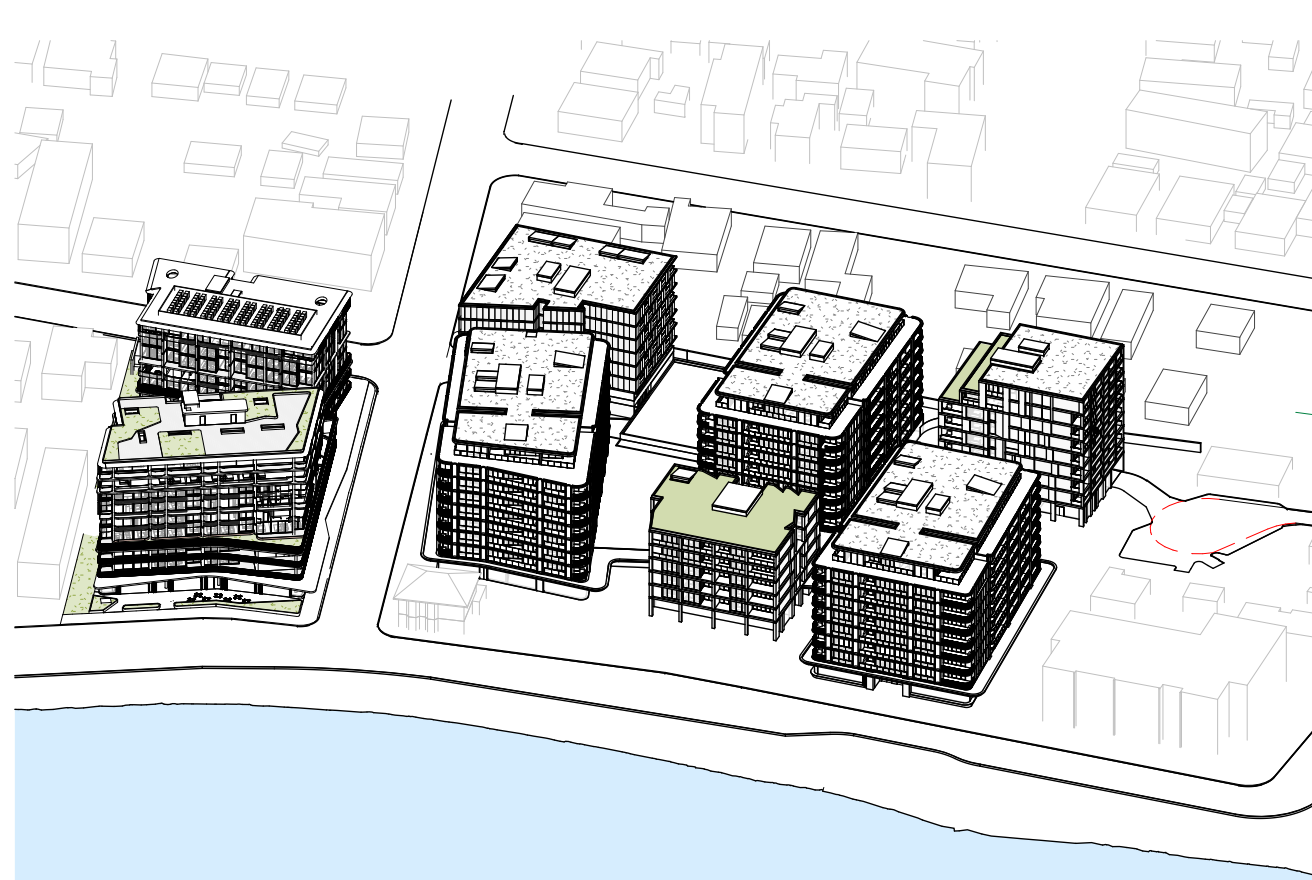
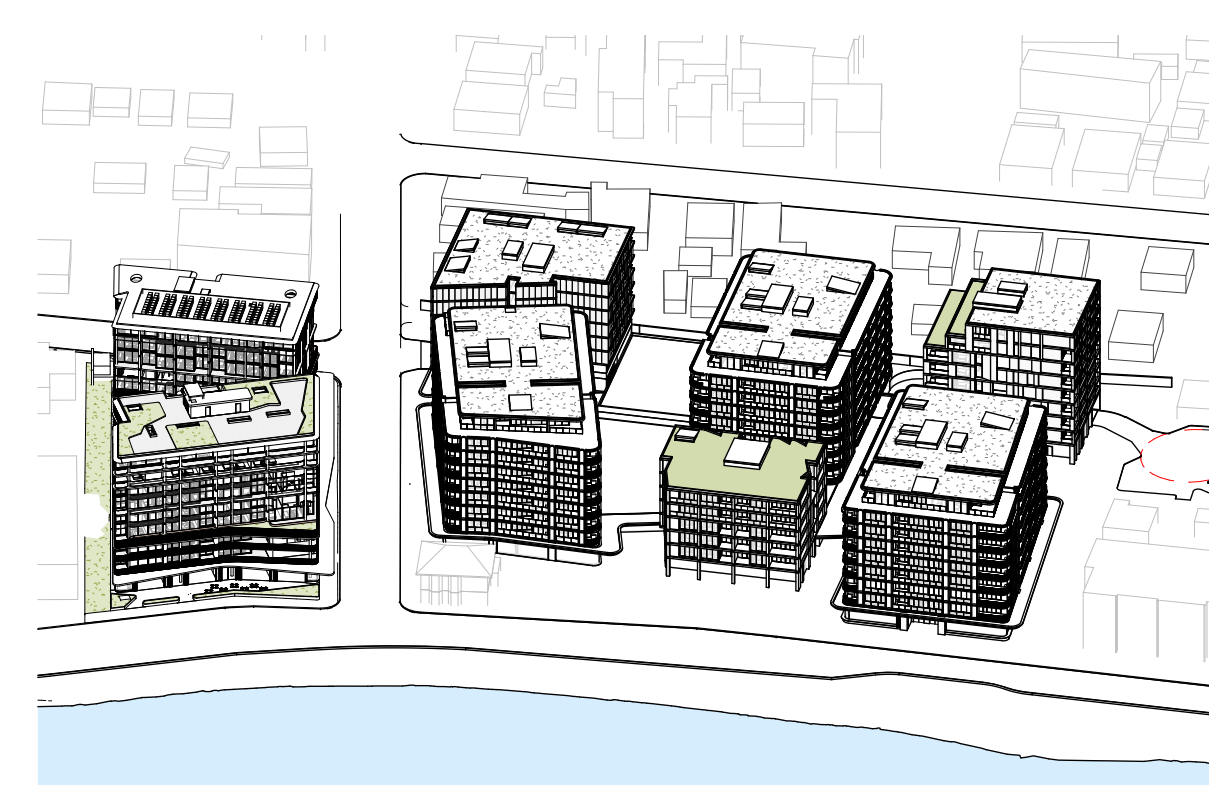
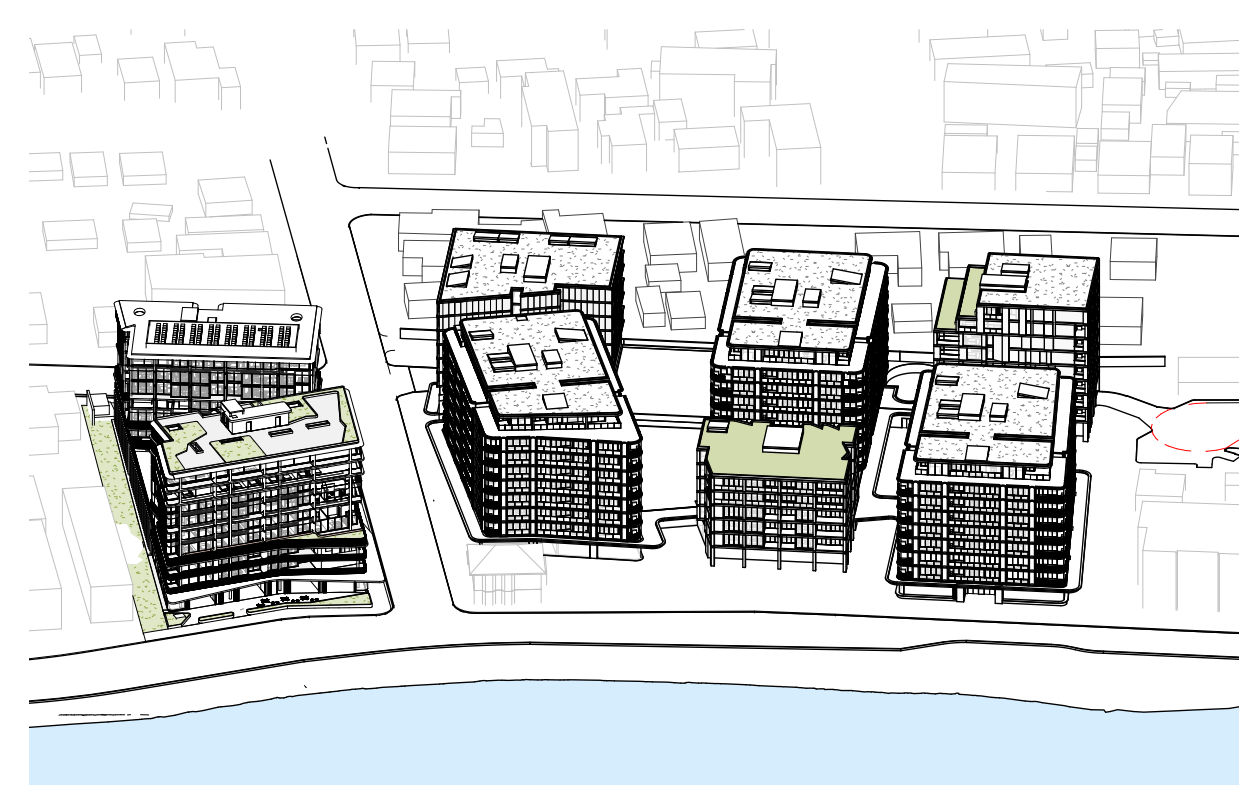
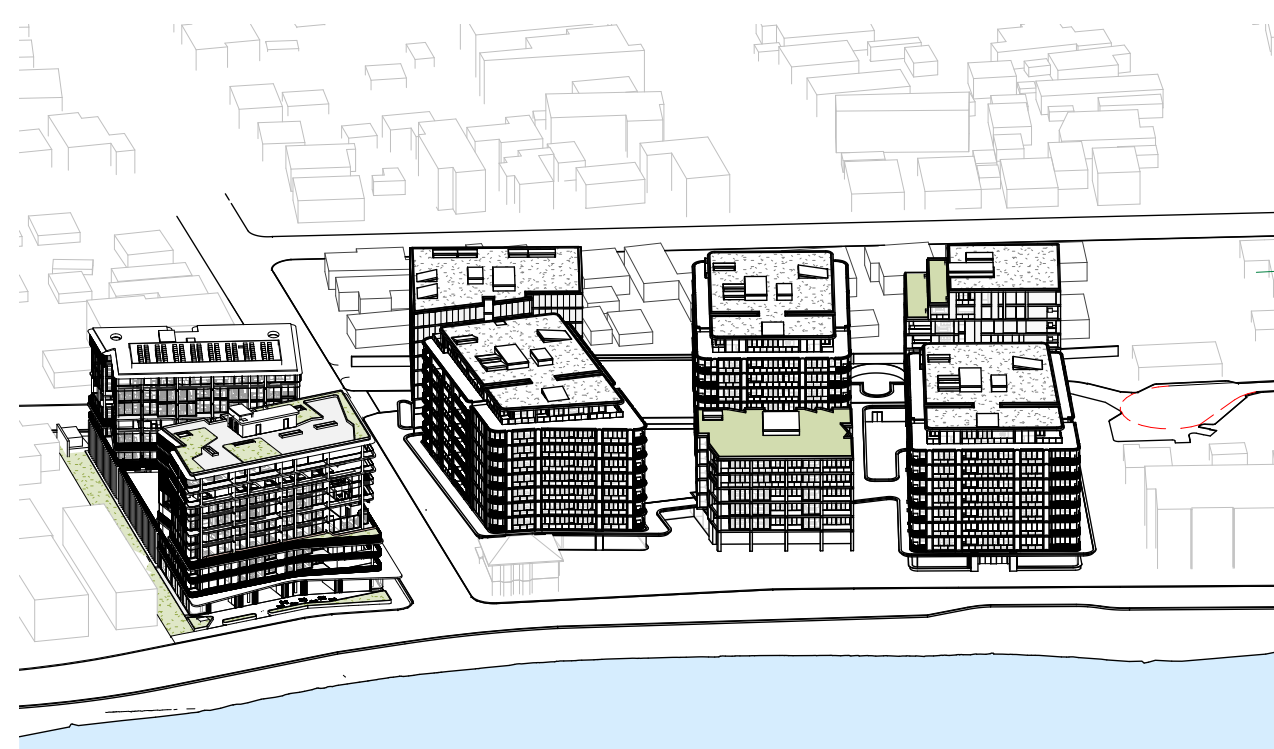
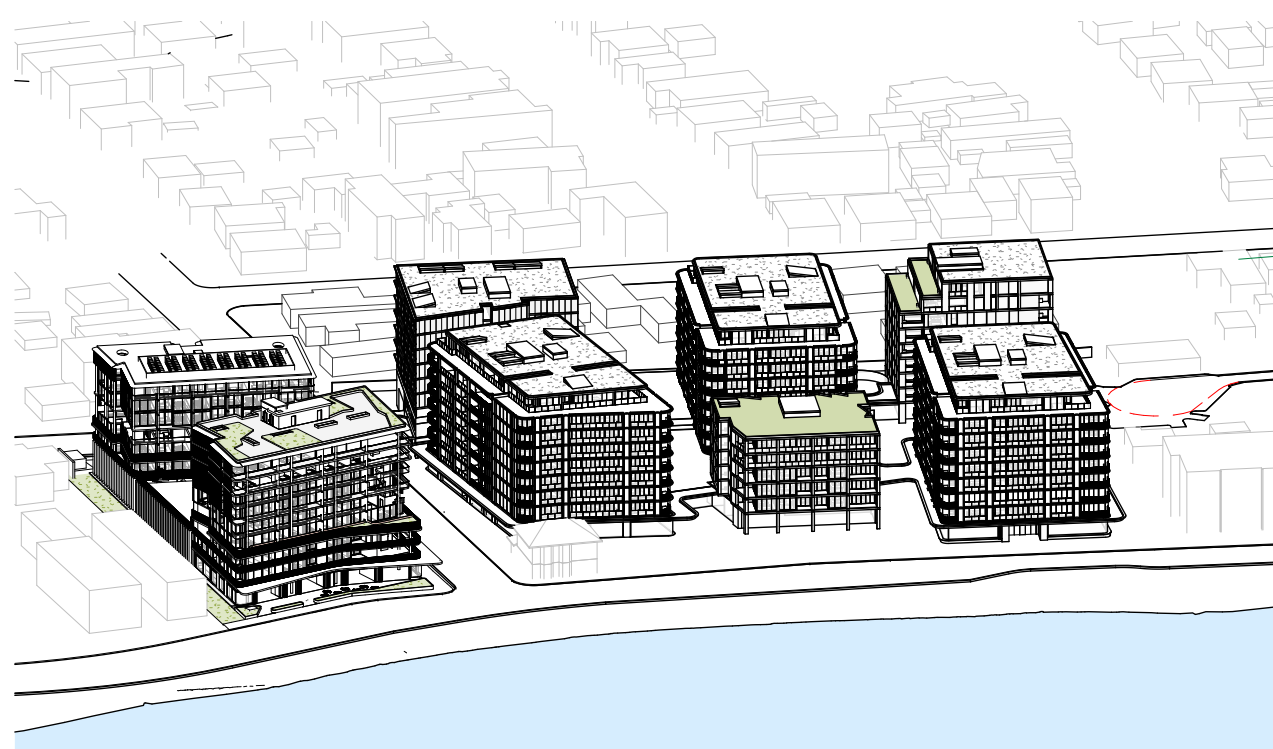
FOR DA

ADG - COMMUNAL OPEN
SPACE

DRAWING NUMBER
AR-AR-AX-TXX
4



	LANDSCAPED AREA	LOT 1
	TOTAL SITE AREA (m ²)	15,025
	MIN AREA REQUIRED (m ² , 25%)	3,756 25%
	AREA PROVIDED ON GROUND (m ² , %)	4,003 26.6%
	AREA PROVIDED ABOVE GROUND (m ² , %)	2027
	TOTAL AREA PROVIDED (m ² , %)	6,030 40.1%
	DEEP SOIL AREA (12.5%)	LOT 1
	TOTAL SITE AREA (m ²)	15,025
	MIN AREA REQUIRED (m ² , 12.5%)	1,878 12.5%
	AREA PROVIDED (m ² , %)	1,913 12.7%





1 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 0900 Copy 1 2 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 0930 Copy 1 3 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1000 Copy 1 4 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1030 Copy 1 5 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1100 Copy 1



6 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1130 Copy 1 7 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1200 Copy 1 8 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1230 Copy 1 9 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1300 Copy 1 10 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1330 Copy 1



11 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1400 Copy 1 12 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1430 Copy 1 13 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1500 Copy 1

LEGEND		
SHADOW OUTLINE OF COMPLIANT SCHEME		
	SOLAR GAIN AREA (m2)	SOLAR LOSS AREA (m2)
9:00 h	+ 2164	- 1104
10:00 h	+ 1786	- 746
11:00 h	+ 1248	- 849
12:00 h	+ 830	- 815
13:00 h	+ 567	- 801
14:00 h	+ 351	- 844
15:00 h	+ 240	- 1007

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PROJECT
THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVN PROJECT NUMBER
2109016

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 2000 5000
SCALE
As indicated @ A1
STATUS
FOR DA

ADG - OVERSHADOWING
PLANS - ADJACENT
PROPERTY
DRAWING NUMBER
AR-AR-AX-TXX
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ISSUE
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1 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 0900



2 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 0930



3 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1000



4 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1030



5 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1100



6 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1130



7 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1200



8 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1230



9 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1300



10 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1330



11 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1400



12 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1430



13 SOLAR COMPLIANCE PLAN - EXISITING - JUNE 21 - 1500



LEGEND

MIN. AREA OF 24m² (MIN DEPTH OF 3m) OF PRINCIPLE PRIVATE OPEN SPACE

MIN. AREA REQUIRED OF PRINCIPAL PRIVATE OPEN SPACE RECEIVING 3 HOURS OF SUN (m², %)

12m², 50%

AREA RECEIVING 3 HOURS OF SUN

AREA NOT RECEIVING 3 HOURS OF SUN

LOTS THAT DO NOT ACHIEVE 100% SOLAR

LOT 6	24m ² , 100%	LOT 01	n/a
LOT 7	24m ² , 100%	LOT 02	24m ² , 100%
LOT 8	24m ² , 100%	LOT 03	24m ² , 100%
LOT 9	24m ² , 100%	LOT 04	18m ² , 75%
LOT 10	n/a	LOT 05	24m ² , 100%
LOT 11	19m ² , 81%	LOT 06	24m ² , 100%
LOT 12A	24m ² , 100%	LOT A	24m ² , 100%
LOT 12B	12m ² , 50%	LOT AA	24m ² , 100%
LOT 4	24m ² , 100%	LOT B	24m ² , 100%
LOT 1	21m ² , 68%	LOT BB	24m ² , 100%
LOT 2	17m ² , 71%	LOT 1	19m ² , 81%
LOT 3	24m ² , 100%	LOT 2	24m ² , 100%
LOT 0	n/a	LOT 3	24m ² , 100%
LOT D	24m ² , 100%	LOT 3	24m ² , 100%
LOT 1	13m ² , 56%	LOT 30	24m ² , 100%
LOT 5	24m ² , 100%	LOT 7	11m ² , 44%
		LOT 8	24m ² , 100%

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1 SOLAR COMPLIANCE PLAN - PROPOSED - JUNE 21 - 0900



2 SOLAR COMPLIANCE PLAN - PROPOSED - JUNE 21 - 0930



3 SOLAR COMPLIANCE PLAN - PROPOSED - JUNE 21 - 1000



4 SOLAR COMPLIANCE PLAN - PROPOSED - JUNE 21 - 1030



5 SOLAR COMPLIANCE PLAN - PROPOSED - JUNE 21 - 1100



11 SOLAR COMPLIANCE PLAN - PROPOSED - JUNE 21 - 1130



6 SOLAR COMPLIANCE PLAN - PROPOSED - JUNE 21 - 1200



7 SOLAR COMPLIANCE PLAN - PROPOSED - JUNE 21 - 1230



8 SOLAR COMPLIANCE PLAN - PROPOSED - JUNE 21 - 1300



9 SOLAR COMPLIANCE PLAN - PROPOSED - JUNE 21 - 1330



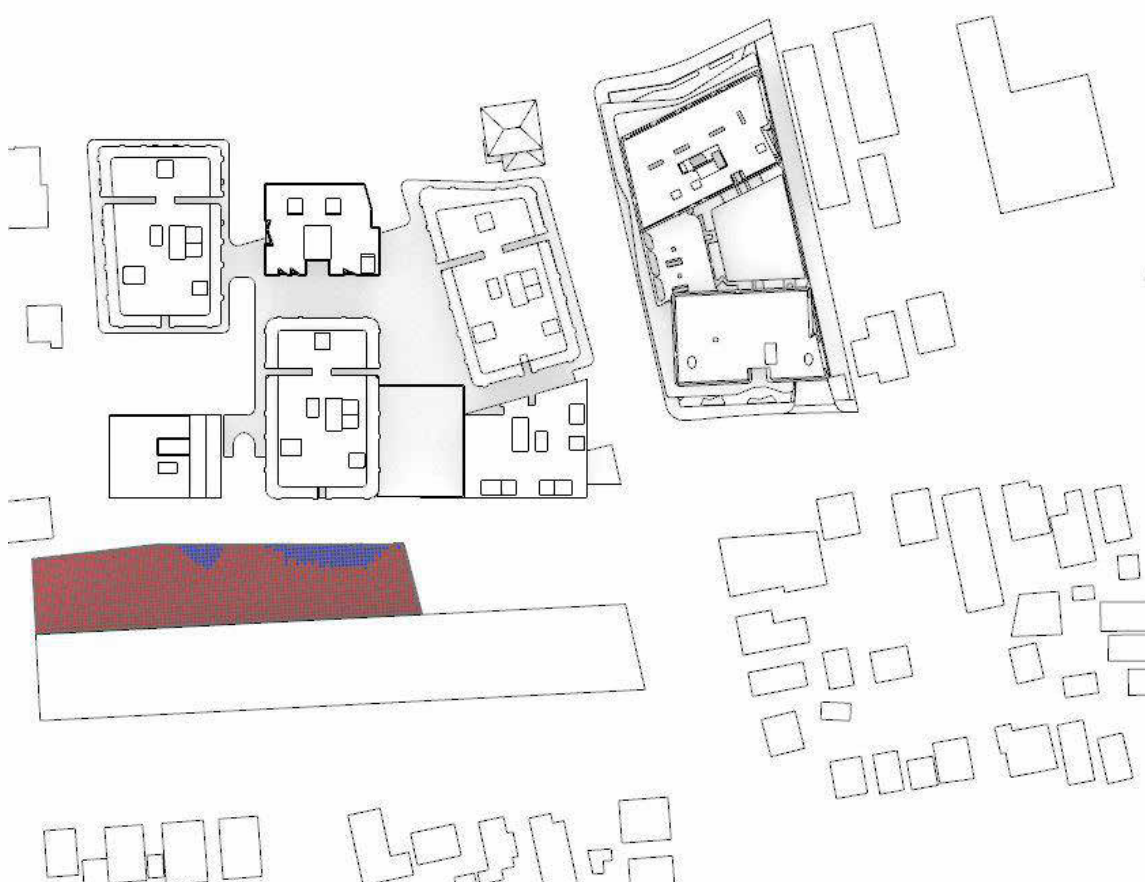
10 SOLAR COMPLIANCE PLAN - PROPOSED - JUNE 21 - 1400



12 SOLAR COMPLIANCE PLAN - PROPOSED - JUNE 21 - 1430



13 SOLAR COMPLIANCE PLAN - PROPOSED - JUNE 21 - 1500



LEGEND	
TOTAL SITE AREA (m ²)	8390m ²
SOFT LANDSCAPING ZONE	
COMMUNAL OPEN SPACE (25% OF SITE AREA)	2100 m ² , 25%
MIN. AREA REQUIRED OF COMMUNAL OPEN SPACE RECEIVING 3 HOURS OF SUN (m ² , %)	1050m ² , 50%
AREA RECEIVING 2 HOURS OF SUN (m ² , %)	1901 m ² , 90%
AREA NOT RECEIVING 2 HOURS OF SUN (m ² , %)	199 m ² , 10%
ADG PAGE 5: DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID WINTER)	

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ISSUE DATE	FOR	CHKD
1 05.08.2022	Revision 1	
2 05.09.2022	Revision 2	
3 12.09.2022	Revision 3	
4 30.01.2023	Revision 4	

KEY PLAN

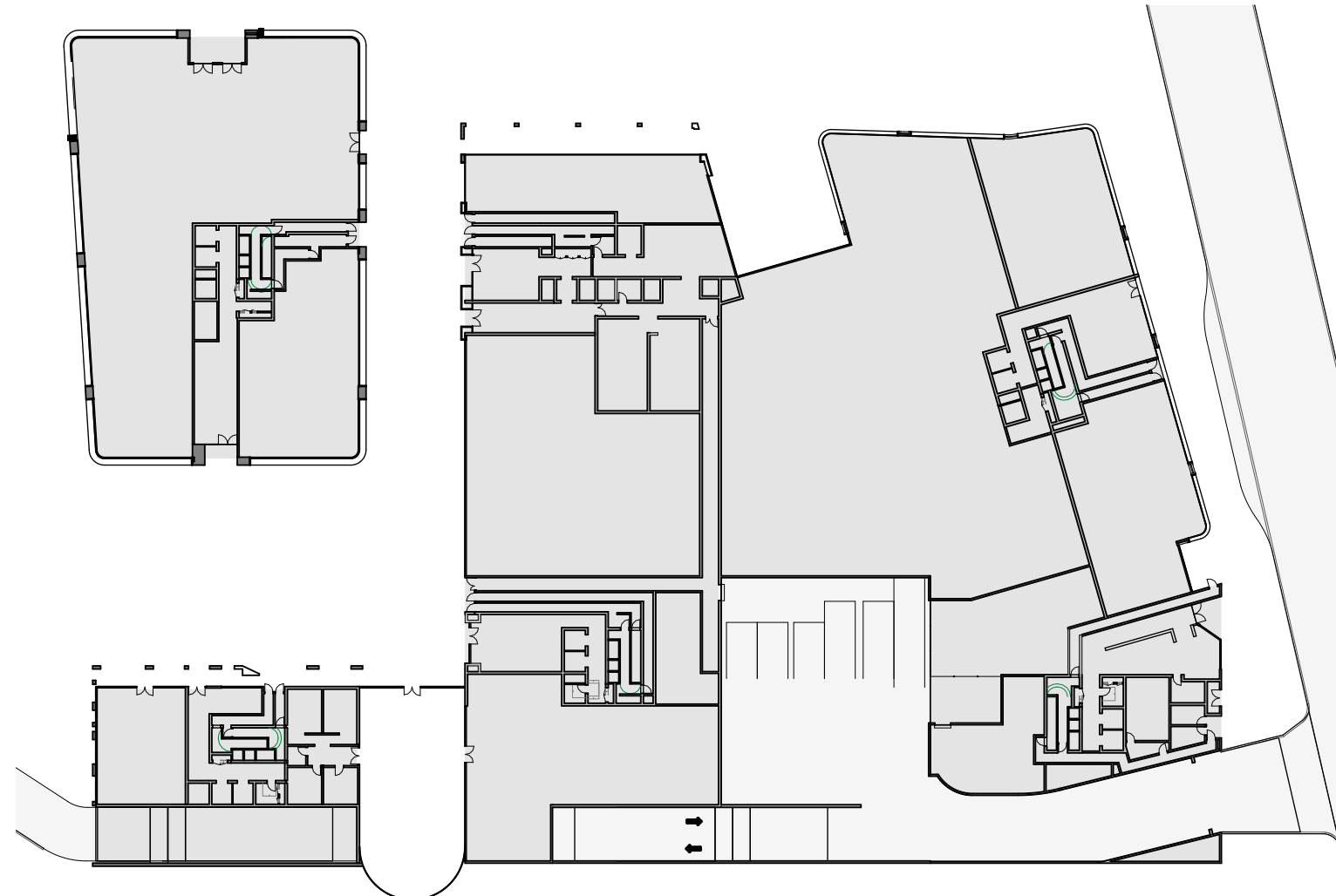
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CLIENT
BATHLA
CLIENT NUMBER
8860 5542
PROJECT MANAGER
BATHLA
8860 5542

PROJECT
THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVN PROJECT NUMBER
2109016

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 2000 5000
SCALE
As indicated BA1
STATUS
FOR DA

ADG - OVERSHADOWING
PLANS - ADJACENT
SOUTHERN PROPERTY -
PROPOSED
DRAWING NUMBER
AR-AR-AX-TXX
4
ISSUE



1 ADG SOLAR - Ground
1:750



2 ADG SOLAR - Level 01



3 ADG SOLAR - Level 02



4 ADG SOLAR - Level 03



5 ADG SOLAR - Level 04



6 ADG SOLAR - Level 05



7 ADG SOLAR - Level 06



8 ADG SOLAR - Level 07



9 ADG SOLAR - Level 08

SEPP 65 / ADG SOLAR COMPLIANCE

REQUIRED UNITS THAT ACHIEVE DIRECT 3HR SOLAR ACCESS:
216 UNITS (70 %)

R-01-ADG SOLAR COMPLIANCE			
	wt	COUNT	%
Less than 3hr	83	26.9	
More than 3hr	217	70.2	MIN. 70%
No Solar	9	2.9	MAX. 15%
Grand total:	309	100.0	

SOLAR ACHIEVED: 217 (70 %)

- ACHIEVES 3-HR SOLAR ACCESS
- ACHIEVES LESS THAN 3-HR SOLAR ACCESS
- NO SOLAR ACCESS
- NON-ADG / NOT COUNTED (SERVICED APARTMENTS)

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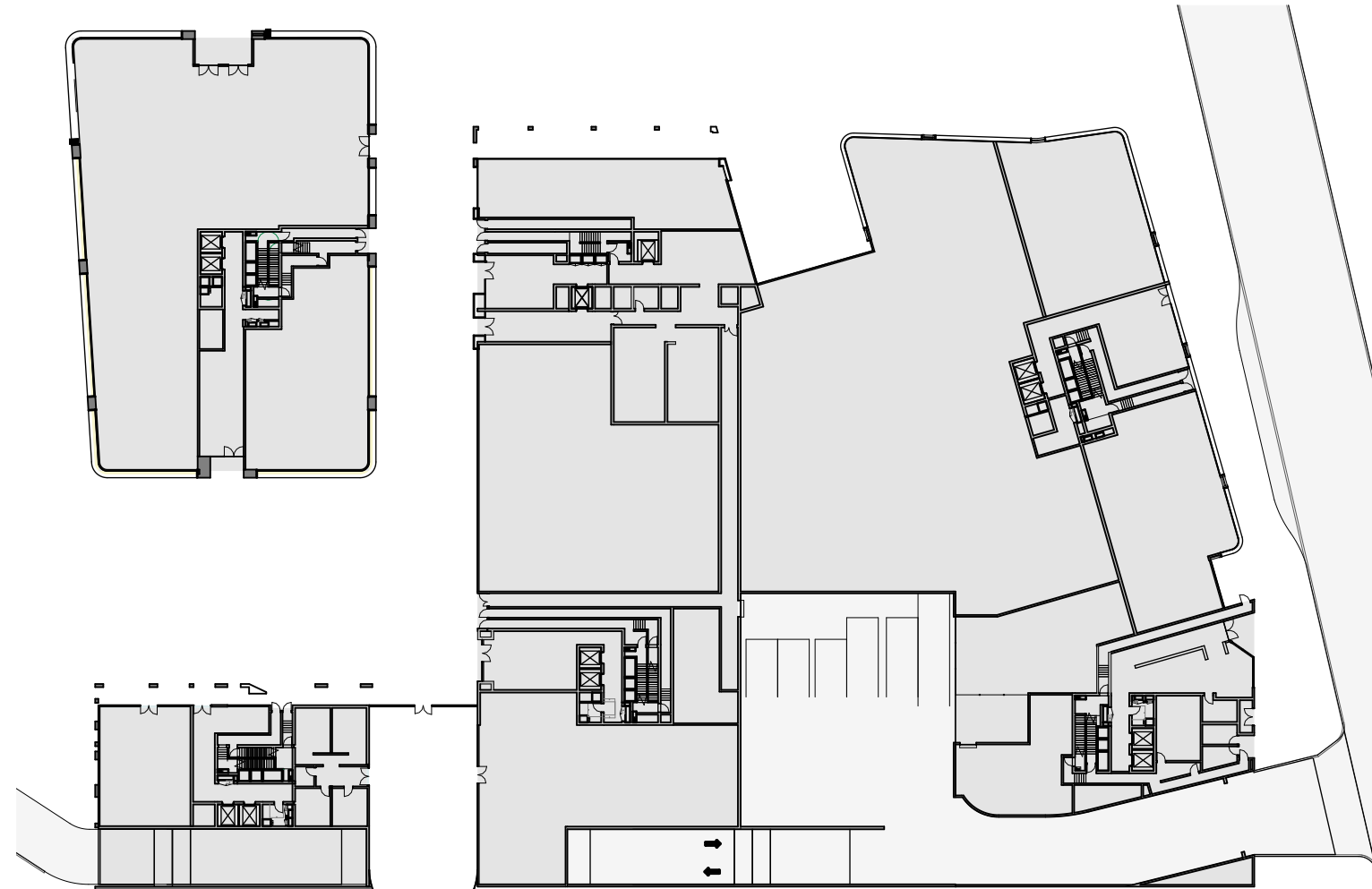
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9 - 33 THE ENTRANCE ROAD,
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AUSTRALIA
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2109016

DRAWING
GRAPHIC SCALE
SCALE
1:750@A1
STATUS
FOR DA

ADG - SOLAR ACCESS
PLANS
DRAWING NUMBER
AR-AR-AX-TXX
4



1 ADG ROOM - Ground
1: 750



2 ADG ROOM - Level 01



3 ADG ROOM - Level 02



4 ADG ROOM - Level 03



5 ADG ROOM - Level 04



6 ADG ROOM - Level 05



7 ADG ROOM - Level 06



8 ADG ROOM - Level 07



9 ADG ROOM - Level 08

R-01-Apart Schedule per building - Lot 1

Building Name	Name	Count
A	1 BED	18
A	2 BED	24
A	3 BED	35

A: 77

B	1 BED	10
B	2 BED	10
B	3 BED	5

B: 25

C	1 BED	18
C	2 BED	24
C	3 BED	28
C	4 BED	7

C: 77

D	1 BED	3
D	2 BED	3
D	3 BED	1

D: 7

E	1 BED	18
E	2 BED	24
E	3 BED	35

E: 77

F	1 BED	32
F	2 BED	14

F: 46

Grand total: 309

R-01-Apart Schedule - Lot 1

Name	Count	Percentage
1 BED	99	32%
2 BED	99	32%
3 BED	104	34%
4 BED	7	2%

Grand total: 309

R-01-Serviced Apart Schedule - Lot 1

Name	Count	Percentage
------	-------	------------

- PARKING
- RESIDENTIAL - 1 BED
- RESIDENTIAL - 2 BED
- RESIDENTIAL - 3 BED
- RETAIL
- SERVICED APARTMENTS

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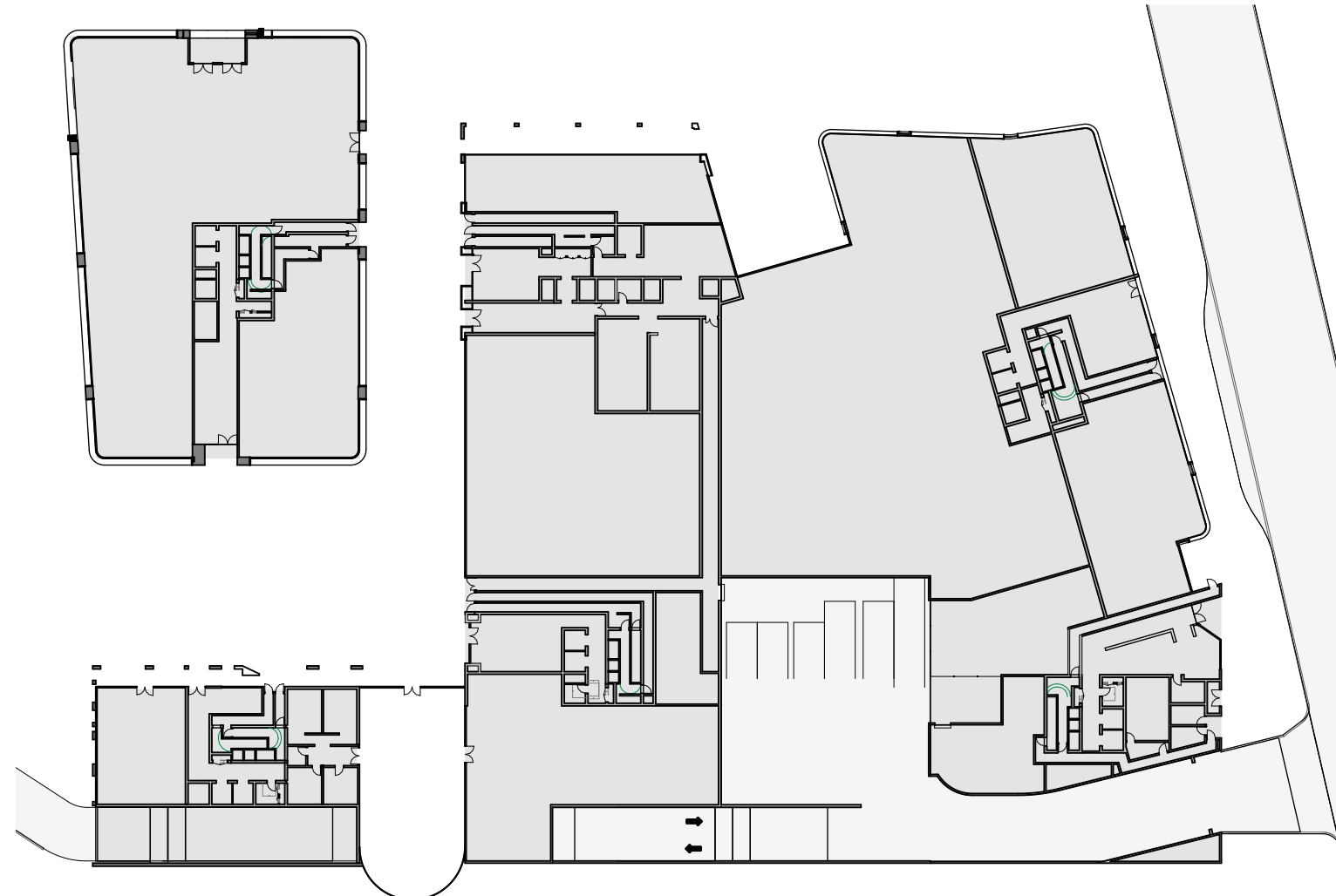
PROJECT
THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVN PROJECT NUMBER
2109016

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 2000 5000
SCALE
As indicated @ A1
STATUS
FOR DA

DRAWING

ADG - ROOM PLANS

DRAWING NUMBER
AR-AR-AX-TXX
XX-20-B
ISSUE
4



1 ADG CV - Ground
1: 750



2 ADG CV - Level 01
1: 750



3 ADG CV - Level 02
1: 750



4 ADG CV - Level 03
1: 750



5 ADG CV - Level 04
1: 750



6 ADG CV - Level 05
1: 750



7 ADG CV - Level 06
1: 750



8 ADG CV - Level 07
1: 750



9 ADG CV - Level 08
1: 750

SEPP 65 / ADG NATURAL
VENTILATION COMPLIANCE

REQUIRED UNITS THAT ACHIEVE
NATURAL CROSS VENTILATION:
185 UNITS (60 %)

R-01-Cross Ventilation Schedule - Lot 1

SEPP65_Cross Ventilation	Count	Percentage	Building Name
No	108	35%	<varies>
Yes	201	65% (MIN. 60%)	<varies>
Grand total: 309			

CROSS VENTILATION
ACHIEVED: 201 (65%)

- CROSS-VENTILATED UNIT
- NON CROSS-VENTILATED UNIT
- NON-ADG / NOT COUNTED
(SERVICED APARTMENTS)

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9 - 33 THE ENTRANCE ROAD,
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AUSTRALIA
BVN PROJECT NUMBER
2109016

TRUE NORTH
GRAPHIC SCALE
SCALE
1: 750 @ A1
STATUS
FOR DA

DRAWING

ADG - NATURAL
VENTILATION PLANS
DRAWING NUMBER
AR-AR-AX-TXX
XX-30-A

ISSUE
4



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9 - 33 THE ENTRANCE ROAD,
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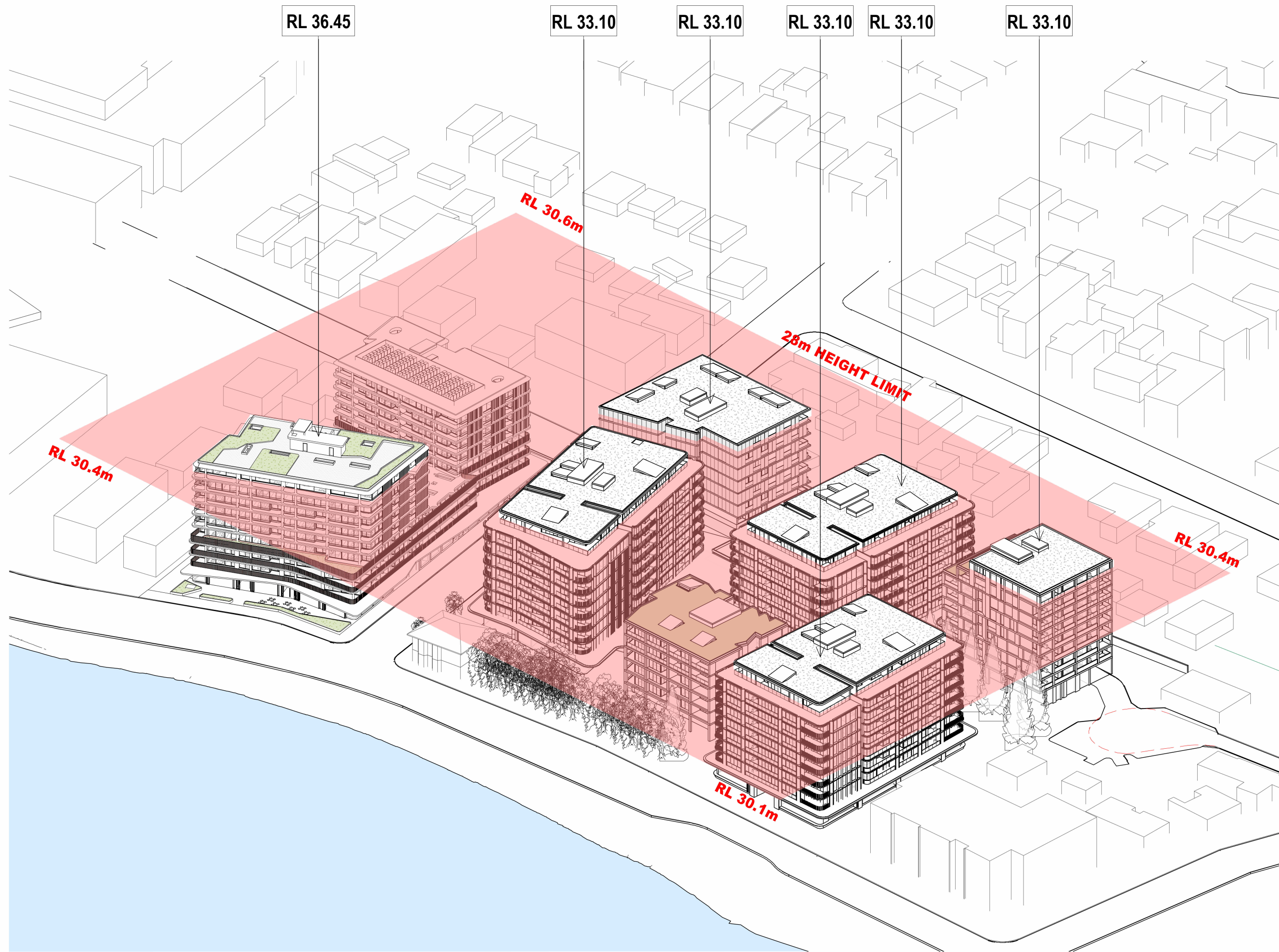
BVN PROJECT NUMBER

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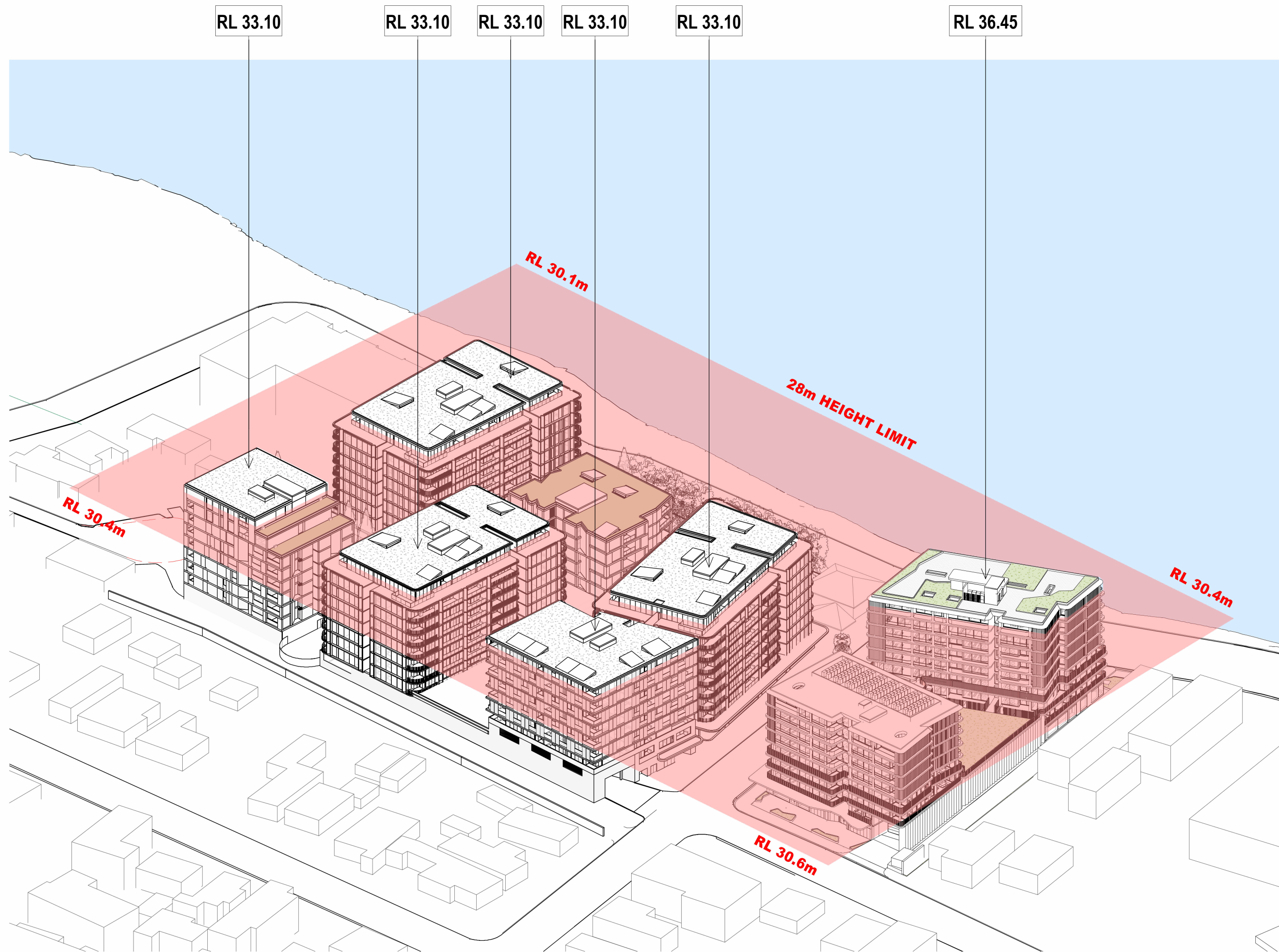
ADG - SETBACKS &
BUILDING SEPARATION

DRAWING NUMBER	ISS
AR-AR-AX-TXX	4
XX-35-A	

	ISS
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1 3D NORTH AXONOMETRIC HEIGHT PLANE



2 3D SOUTH AXONOMETRIC HEIGHT PLANE

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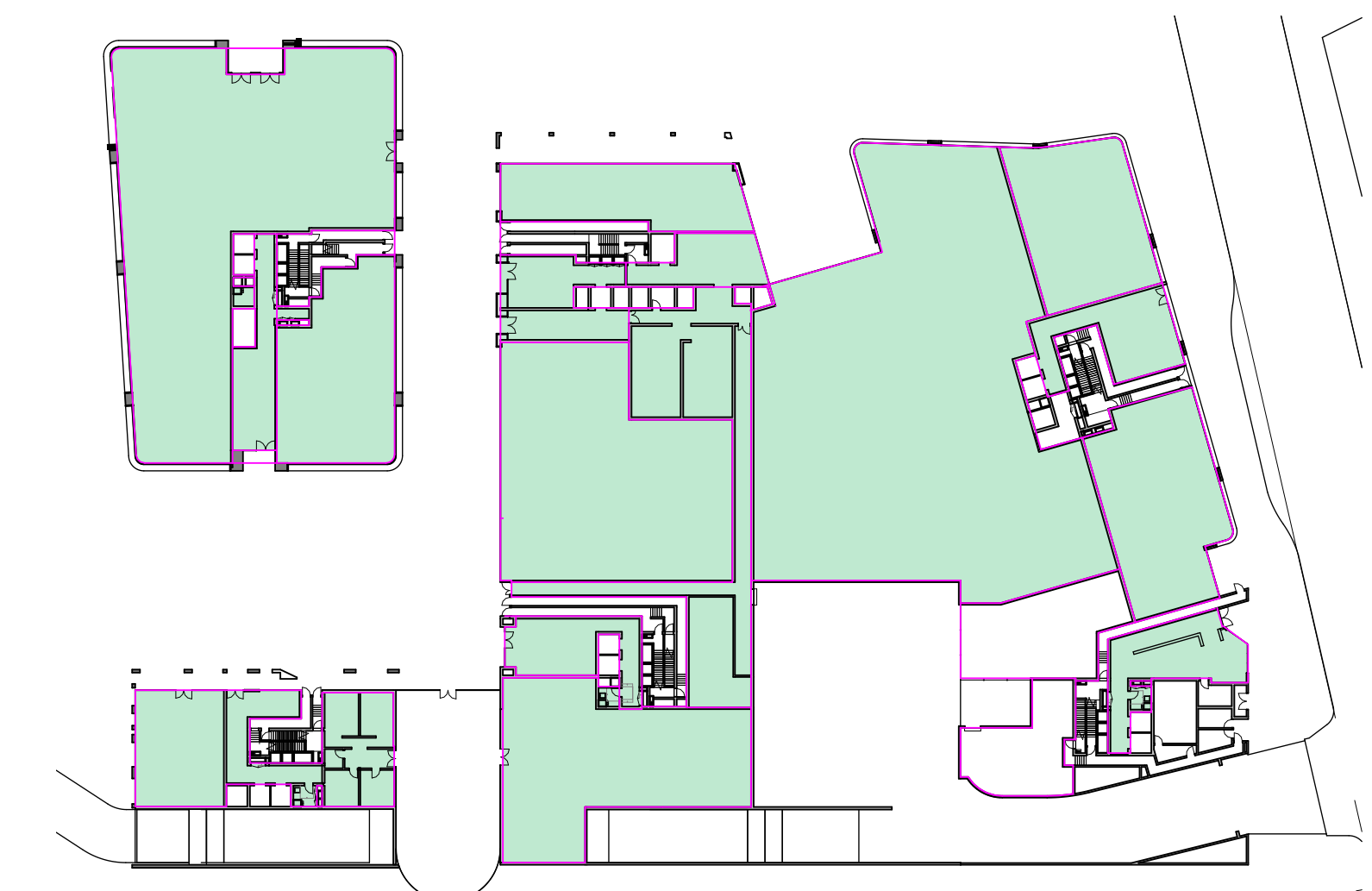
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STATUS
FOR DA

DRAWING

ADG - HEIGHT PLANE
DRAWING NUMBER
AR-AR-AX-TXX
XX-40-A

ISSUE
4



1 Ground



2 Level 01



3 Level 02



5 Level 03



6 Level 04



7 Level 05



8 Level 06



9 Level 07



10 Level 08

Area Schedule (GFA) LOT 01			Area Schedule (GFA) LOT 01		
LEVEL	NAME	AREA	LEVEL	NAME	AREA
Ground	RESIDENTIAL	119.91 m²	Level 03	RESIDENTIAL	528.72 m²
Ground	RESIDENTIAL	130.40 m²	Level 03	RESIDENTIAL	422.68 m²
Ground	RESIDENTIAL	127.16 m²	Level 03	RESIDENTIAL	802.28 m²
Ground	RESIDENTIAL	94.03 m²	Level 03	RESIDENTIAL	507.67 m²
Ground	RESIDENTIAL	103.35 m²	Level 03	RESIDENTIAL	828.40 m²
Ground	RESIDENTIAL	325.00 m²	Level 03	RESIDENTIAL	368.47 m²
Ground	RESIDENTIAL	430.56 m²	Level 03	RESIDENTIAL	340.26 m²
Ground	RETAIL	979.08 m²	Level 03	RESIDENTIAL	802.39 m²
Ground	RETAIL	629.60 m²	Level 03	SERVICED APARTMENT	704.44 m²
Ground	RETAIL	1542.26 m²	Level 03		5305.31 m²
Ground	RETAIL	199.67 m²	Level 04	RESIDENTIAL	422.68 m²
Ground	RETAIL	302.14 m²	Level 04	RESIDENTIAL	802.28 m²
Ground	RETAIL	287.76 m²	Level 04	RESIDENTIAL	828.40 m²
Ground	RETAIL	254.03 m²	Level 04	RESIDENTIAL	507.67 m²
Ground	RETAIL SERVICE	78.13 m²	Level 04	RESIDENTIAL	528.72 m²
Ground	RETAIL SERVICE	374.88 m²	Level 04	RESIDENTIAL	368.47 m²
Ground		5977.96 m²	Level 04	RESIDENTIAL	340.26 m²
Level 01	RESIDENTIAL	528.55 m²	Level 04	RESIDENTIAL	802.39 m²
Level 01	RESIDENTIAL	424.02 m²	Level 04	SERVICED APARTMENT	704.44 m²
Level 01	RESIDENTIAL	802.28 m²	Level 04		5305.31 m²
Level 01	RESIDENTIAL	829.22 m²	Level 05	RESIDENTIAL	422.68 m²
Level 01	RESIDENTIAL	505.33 m²	Level 05	RESIDENTIAL	802.28 m²
Level 01	RESIDENTIAL	368.47 m²	Level 05	RESIDENTIAL	828.40 m²
Level 01	RESIDENTIAL	341.56 m²	Level 05	RESIDENTIAL	507.67 m²
Level 01	RESIDENTIAL	802.32 m²	Level 05	RESIDENTIAL	528.72 m²
Level 01	SERVICED APARTMENT	371.85 m²	Level 05	RESIDENTIAL	368.47 m²
Level 01		4973.60 m²	Level 05	RESIDENTIAL	340.26 m²
Level 02	RESIDENTIAL	528.72 m²	Level 05	RESIDENTIAL	802.39 m²
Level 02	RESIDENTIAL	422.68 m²	Level 05	SERVICED APARTMENT	704.44 m²
Level 02	RESIDENTIAL	802.28 m²	Level 05		5305.31 m²
Level 02	RESIDENTIAL	828.40 m²	Level 06	RESIDENTIAL	422.68 m²
Level 02	RESIDENTIAL	507.67 m²	Level 06	RESIDENTIAL	802.28 m²
Level 02	RESIDENTIAL	368.47 m²	Level 06	RESIDENTIAL	828.40 m²
Level 02	RESIDENTIAL	340.26 m²	Level 06	RESIDENTIAL	507.67 m²
Level 02	RESIDENTIAL	802.39 m²	Level 06	RESIDENTIAL	528.72 m²
Level 02	SERVICED APARTMENT	704.44 m²	Level 06	RESIDENTIAL	368.47 m²
Level 02		5305.31 m²	Level 06	RESIDENTIAL	340.26 m²
R-01-Apart Schedule per building - Lot 1			Level 06	SERVICED APARTMENT	704.44 m²
Building Name	Name	Count	Level 06		4776.59 m²
A	1 BED	18	Level 07	RESIDENTIAL	422.47 m²
A	2 BED	24	Level 07	RESIDENTIAL	768.21 m²
A	3 BED	35	Level 07	RESIDENTIAL	796.98 m²
A: 77			Level 07	RESIDENTIAL	448.73 m²
B	1 BED	10	Level 07	RESIDENTIAL	368.68 m²
B	2 BED	10	Level 07	RESIDENTIAL	343.88 m²
B	3 BED	5	Level 07	RESIDENTIAL	768.03 m²
B: 25			Level 07	SERVICED APARTMENT	704.44 m²
C	1 BED	18	Level 07		4621.41 m²
C	2 BED	24	Level 08	RESIDENTIAL	704.44 m²
C	3 BED	28	Level 08	RESIDENTIAL	197.11 m²
C	4 BED	7	Level 08	RESIDENTIAL	567.18 m²
C: 77			Level 08	RESIDENTIAL	567.42 m²
D	1 BED	3	Level 08	RESIDENTIAL	375.46 m²
D	2 BED	3	Level 08	RESIDENTIAL	196.40 m²
D	3 BED	1	Level 08	RESIDENTIAL	567.13 m²
D: 7			Level 08	RESIDENTIAL	194.86 m²
R-01-Apart Schedule - Lot 1			Level 08		3370.02 m²
Name	Count	Percentage	TOTAL GFA		44940.81 m²
1 BED	99	32%	SITE AREA: 15025 m²		
2 BED	99	32%	ALLOWABLE GFA: 45075 m²		
3 BED	104	34%	(3 : 1)		
4 BED	7	2%	FSR ACHIEVED: 2.99 : 1		
Grand total: 309					

The Entrance

Level	Functional Use	RL (Relative Level)	Floor to Floor Height (in metres)
	MAXIMUM HEIGHT LIMIT (m)	28.00	
	Difference to Height Limit	-5.30	
	Roof	33.30	
	PLANT	31.80	1.50
Level 8		28.60	3.20
Level 7		25.40	3.20
Level 6		22.30	3.10
Level 5		19.20	3.10
Level 4		16.10	3.10
Level 3		13.00	3.10
Level 2		9.90	3.10
Level 1		6.80	3.10
Level Ground		2.50	4.30
Level B1		-1.00	-3.50
Level B2		-4.00	-3.00
Level B3		-7.00	-3.00
TOTALS			

RETAIL	
GFA (m ²)	Service Area GFA (m ²)
0	0
0	0
0	0
0	0
0	0
0	0
0	0
4,195	452
4,195	452

SERVICED APARTMENTS						
GBA (m ²)	GFA (m ²)	1 Bed	2 Bed	3 Bed	Accessibl e Rooms	TOTAL NO. KEYS
0	0	0	0	0	0	0
0	705	3	3	1	0	7
0	705	3	3	1	0	7
0	705	3	3	1	0	7
0	705	3	3	1	0	7
0	705	3	3	1	0	7
0	705	3	3	1	0	7
0	705	3	3	1	0	7
0	372	1	1	1	0	3
0	0	0	0	0	0	0
0	4,602	19	19	7	0	45

RESIDENTIAL													TOTAL GFA (m ²)
GFA (m ²)	Unit Types						LHA Silver No.	Adaptable No.	ADG Compliance				
	S	1B	2B	3B	4B	Subtotal			Solar	Cross Vent	No Solar		
3,370	0	17	17	7	0		41	0		0	29	38	0
3,919	0	12	6	8	1		27	9			38	16	0
4,071	0	10	11	14	1		36	9			26	22	0
4,600	0	12	13	15	1		41	9			30	25	0
4,600	0	12	13	15	1		41	5		4	28	25	0
4,600	0	12	13	15	1		41			9	24	25	3
4,600	0	12	13	15	1		41			9	21	25	3
4,600	0	12	13	15	1		41			9	21	25	3
1,330	0	0	0	0	0		0	0		0	0	0	0
35,691	0	99	99	104	7		309	32		31	217	201	9
													44,940

SITE AREA:	15,025 m2
Permissible GFA:	45,075 m2
Based on FSR of:	3.00 : 1
TOTAL GFA	44,940 m2
Resultant FSR of	2.99 : 1

Retail Summary			
Retail GFA (Shops)	88%	3,692	
Retail GFA (F&B)	12%	503	
Service Area GFA			452

Serviced Apartments Summary	
S. Apts GFA	4,602
Number of Keys	45

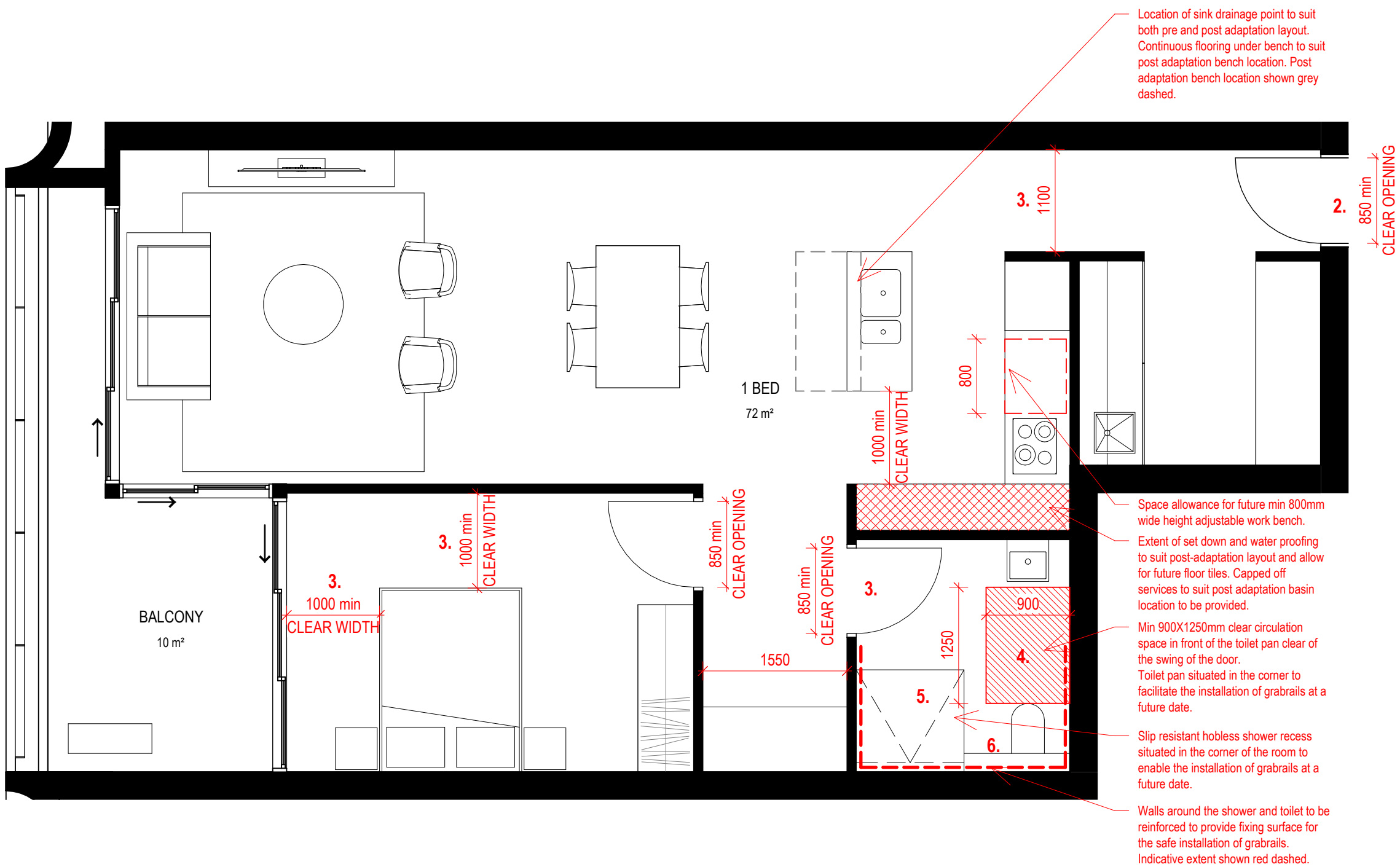
Residential Summary													
Residential GFA						35,691							
Unit Types						S	1B	2B	3B	4B	Subtotal		
Unit Mix						0	99	99	104	7	309		
Percentage Mix						0.0%	32.0%	32.0%	33.7%	2.3%	100.0%		
ADG Compliance											Solar	Cross Vent	No Solar
Number Compliant											217	201	9
% Compliance											70%	65%	2.9%
Compliant											YES	YES	YES
LHA Silver Apartment Compliance									Provided LHA Silver	32	Compliant:	YES	
Adaptable Apartment Compliance									Provided Adaptable	31	Compliant:	YES	

Retail Cars	Provided	Incl. DDA	Required	Req. DDA	Difference
Visitors (Shops)	123	3	123	3	0
Visitors (F&B)	76	2	76	2	0
Staff	10	1	0	1	10

S.Apts Cars	Provided	Incl. DDA	Required	Req. DDA	Difference
Guests	45	1	45	1	0
Staff	2	1	0	1	2

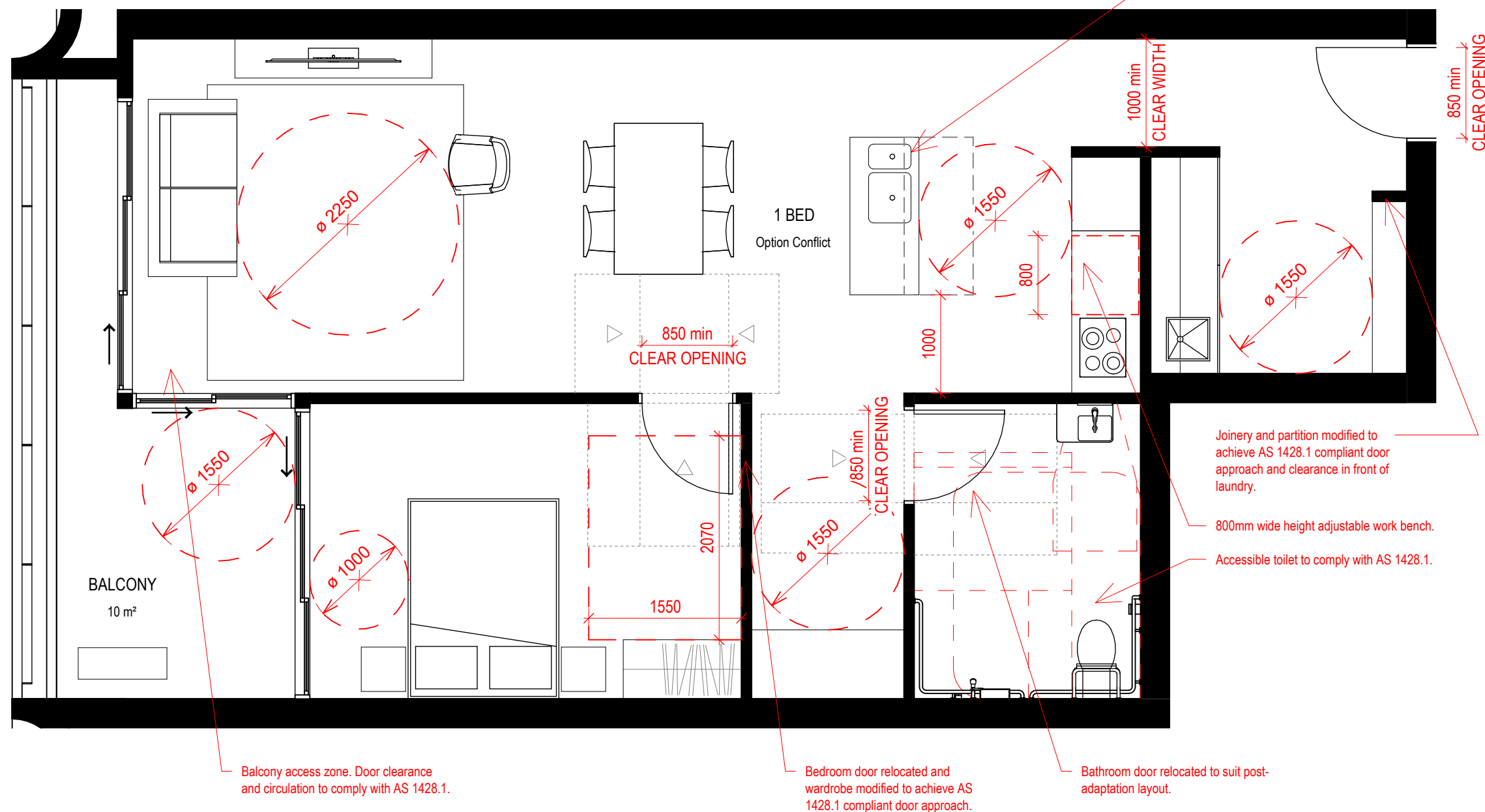
Residential Cars	Provided	Incl. DDA	Required	Req. DDA	Difference
Residents					
Studio	0		0		0
1 Bed	99	10	99	10	0
2 Bed	99	10	99	10	0
3 Bed	112	22	104	12	8
4 Bed	14		14	0	0
Subtotal	324	42	316	32	8
Visitors	62	2	62	2	0

Parking Summary	Provided		Required		Difference
Cars	642		621		21



1. DWELLING ACCESS
2. DWELLING ENTRANCE
3. INTERNAL DOORS AND CORRIDORS
4. TOILET
5. SHOWER
6. REINFORCEMENT OF BATHROOM WALLS
7. INTERNAL STAIRWAY

There is a safe, continuous, step-free pathway from the street entrance and/or parking area to a dwelling entrance that is level.
There is at least one level (step free) entrance into the dwelling to enable home occupants to easily enter and exit the dwelling.
Internal doors and corridors facilitate comfortable and unimpeded movement between spaces.
The ground (or entry) level has a toilet to support easy access for home occupants and visitors.
The bathroom and shower is designed for easy and independent access for all home occupants.
The bathroom and toilet walls are built to enable grabrails to be safely and economically installed.
Where installed, stairways are designed to reduce the likelihood of injury and also enable safety pathway.



Balcony access zone. Door clearance and circulation to comply with AS 1428.1.

Bedroom door relocated and wardrobe modified to achieve AS 1428.1 compliant door approach.

Bedroom door relocated to suit post-adaptation layout.

ADAPTABLE APARTMENT SPECIFICATION - COMPLIANCE NOTE

Standard AS 4299: AS 1428.1-2009: AS1428.2-1992
Schedule of requirements for adaptable apartments

ACCESSIBLE ENTRY

- Accessible entry.
- Accessible entry to be level (i.e. max 1:40 slope).
- Threshold to be low level.
- Landing to enable wheelchair manoeuvrability.
- Accessible entry door to have min 850mm clearance.
- Door lever handles and hardware to AS 1428.1.

INTERIOR GENERALLY

- Internal doors to have min 820mm clearance.
- Internal corridors min. width of 1000mm.
- Provision for compliance with AS1428.1 for door approaches.

LIVING ROOM & DINING ROOM

- Provision for circulation space of min 2250mm diameter.
- Telephone outlet adjacent to GPO.
- Potential illumination level min 300 lux.

KITCHEN

- Minimum width 2700mm (1550mm between benches).
- Provision for circulation at doors to comply with AS 1428.1.
- Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable.
- Refrigerator adjacent to work surface.
- Kitchen sink adjustable to heights from 750mm to 850mm or replaceable.
- Kitchen sink bowl max 150mm deep.
- Tap set capstan or lever handles or lever mixer.
- Tap set located within 300mm of front of sink.
- GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface.
- GPO for refrigerator to be easily reachable when refrigerator is in operating position.

MAIN BEDROOM

- At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2.

BATHROOM

- Provision for bathroom area to comply with AS 1428.1.
- Slip resistant floor surface.
- Shower recess - no hob. Minimum size 1160x1100mm to comply with AS 1428.1.
- Shower area waterproofed to AS 3740 with floor to fall to waste.
- Recessed soap holder.
- Shower taps positioned for easy reach to access side of shower sliding track.
- Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall strengthening provision).
- Provision for grabrail in shower room comply with AS 1428.1.
- Tap set to be capstan or lever handles with single outlet.
- Provision for washbasin with clearances to comply with AS 1428.1.
- Double GPO beside mirror.

LAUNDRY

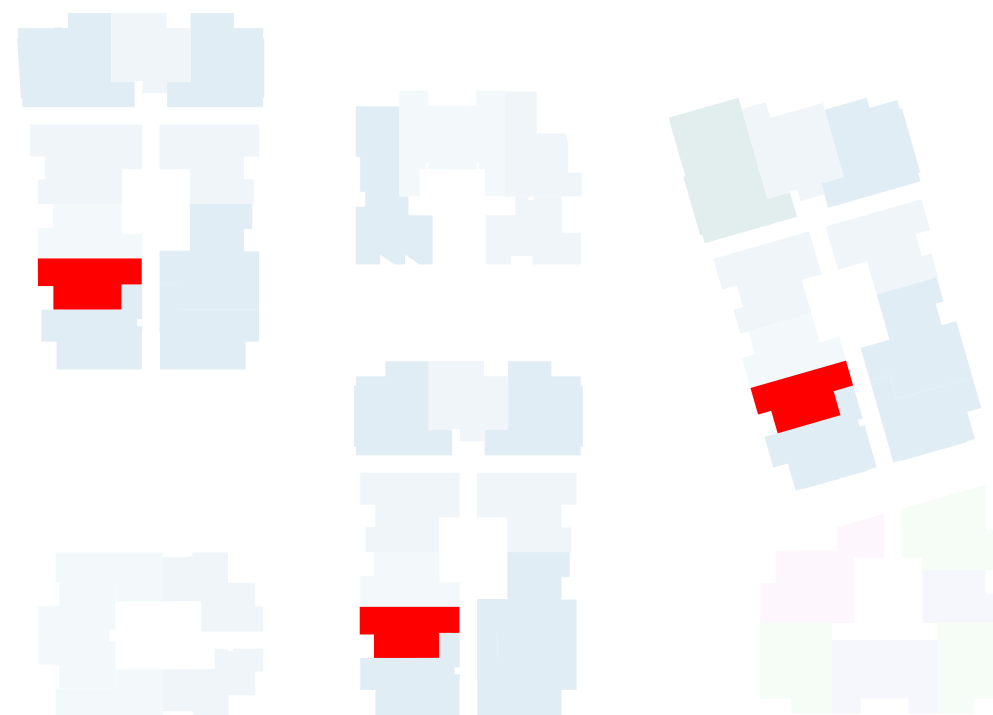
- Circulation at doors to comply with AS 1428.1.
- Provision for adequate circulation space in front of or beside appliances (min. 1550mm depth).
- Provision for automatic washing machine.
- Where clothes line is provided, an accessible path of travel to this.
- Double GPO.
- Slip resistant floor surface.

DOOR LOCKS

- Door hardware operable with one hand, located 900-1000mm above floor.

1 TYPICAL APARTMENT TYPE - 1B 1.01 LHA Silver - DDA pre-adaptation
1 : 50

2 TYPICAL APARTMENT TYPE - 1B 1.01 - DDA post-adaptation
1 : 50



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ISSUE	DATE	FOR	CHKD
1	05.08.2022	Revision 1	
2	05.09.2022	Revision 2	
3	12.09.2022	Revision 3	
4	30.01.2023	Revision 4	

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TEL 0401 961 804

CLIENT

BATHLA
CLIENT NUMBER
8860 5542
PROJECT MANAGER
BATHLA
8860 5542

PROJECT

THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA
BVN PROJECT NUMBER
2109016

TRUE NORTH

GRAPHIC SCALE

SCALE

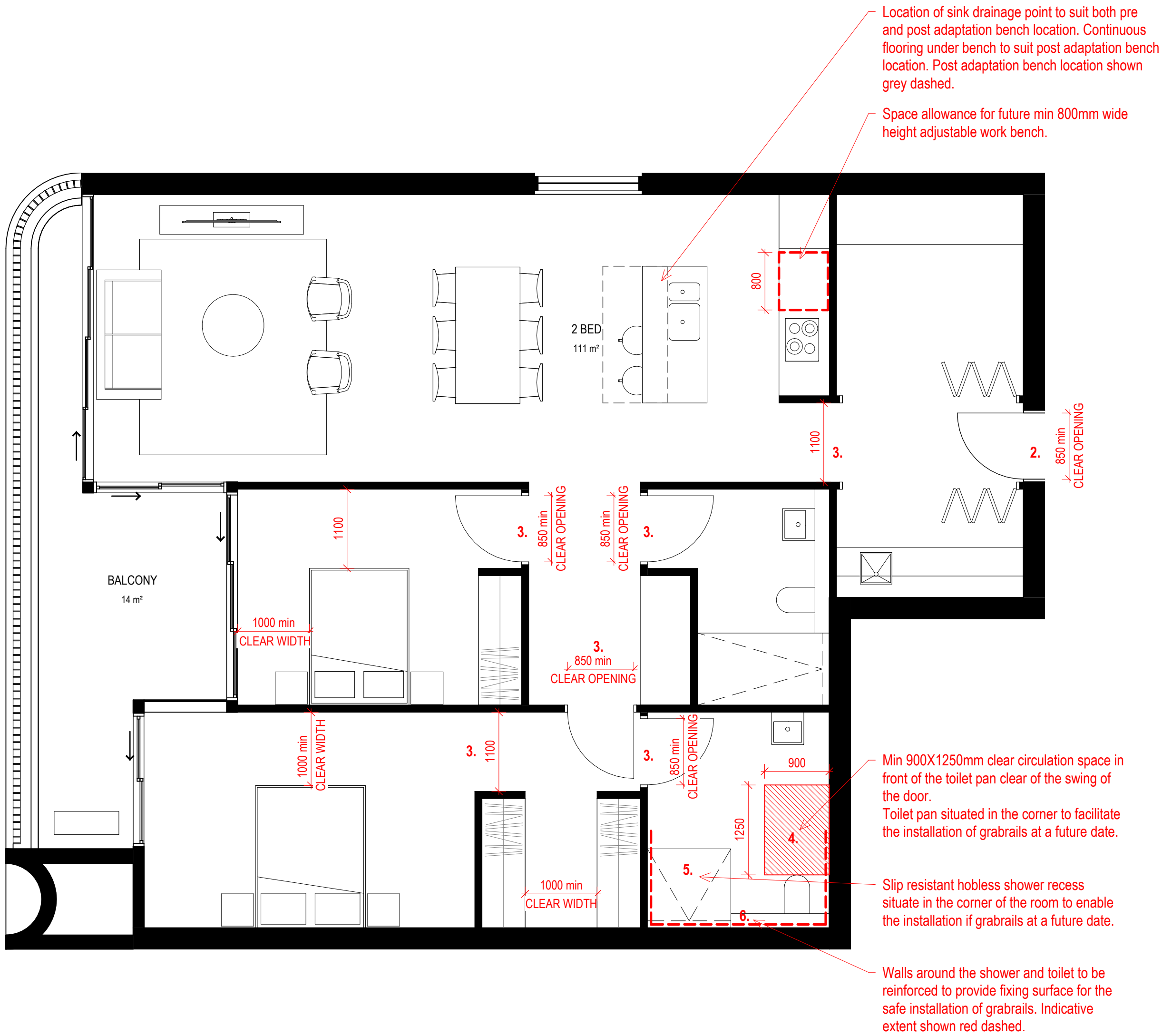
As indicated @A1

STATUS

FOR DA

DRAWING

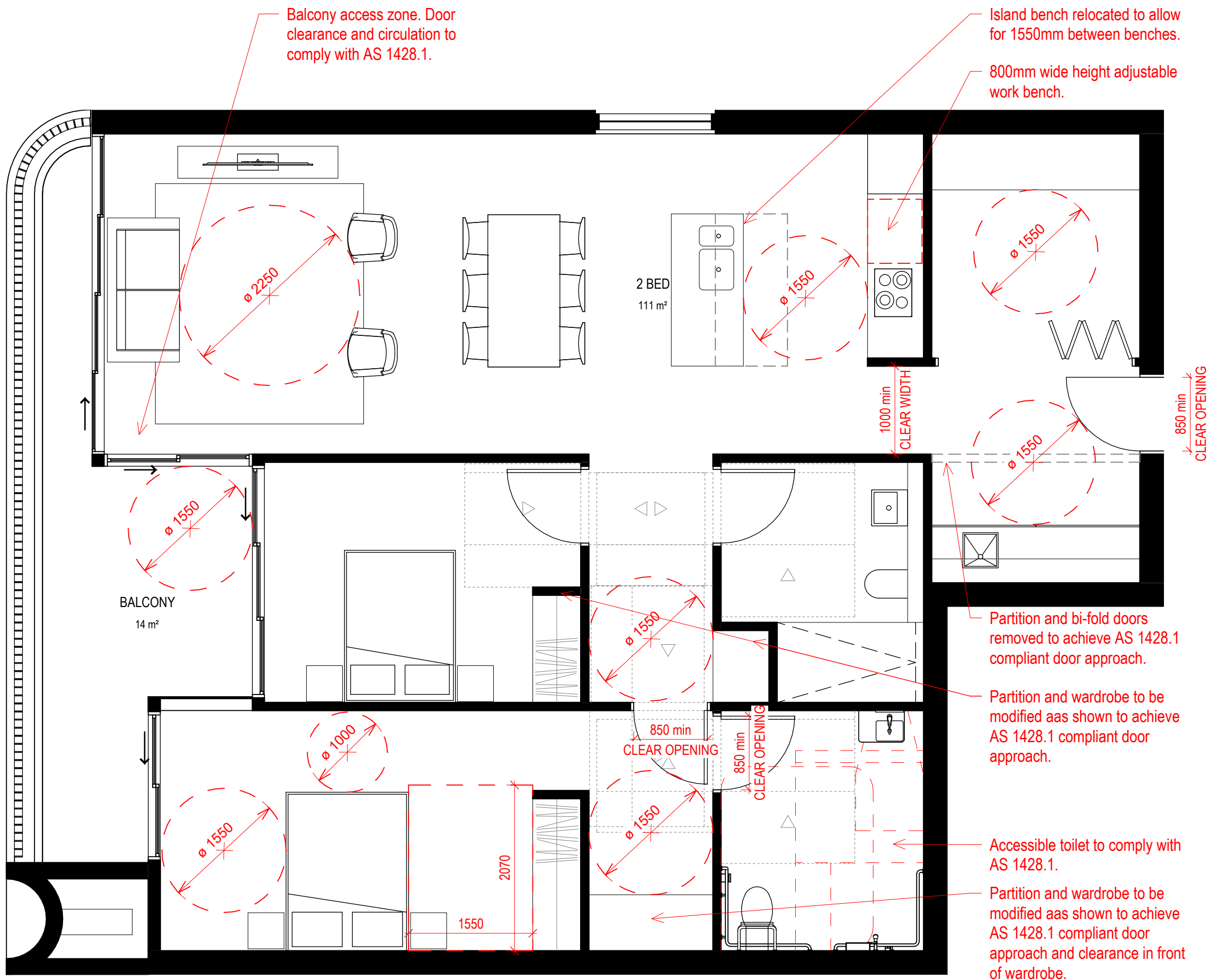
TYPICAL APARTMENT TYPE
- 1B 1.01
DRAWING NUMBER
AR-AR-ACE-H11
03-01-A
ISSUE
4



1. DWELLING ACCESS
2. DWELLING ENTRANCE
3. INTERNAL DOORS AND CORRIDORS
4. TOILET
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6. REINFORCEMENT OF BATHROOM WALLS
7. INTERNAL STAIRWAY

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Where installed, stairways are designed to reduce the likelihood of injury and also enable safety pathway.

1 TYPICAL APARTMENT TYPE - 2B 1.01
1:50



ADAPTABLE APARTMENT SPECIFICATION - COMPLIANCE NOTE
Standard AS 4299: AS 1428.1-2009; AS 1428.2-1992
Schedule of requirements for adaptable apartments

ACCESSIBLE ENTRY

- Accessible entry.
- Accessible entry to be level (i.e. max 1:40 slope).
- Threshold to be low level.
- Landing to enable wheelchair manoeuvrability.
- Accessible entry door to have min 850mm clearance.
- Door lever handles and hardware to AS 1428.1.

INTERIOR GENERALLY

- Internal doors to have min 820mm clearance.
- Internal corridors min. width of 1000mm.
- Provision for compliance with AS 1428.1 for door approaches.

LIVING ROOM & DINING ROOM

- Provision for circulation space of min 2250mm diameter.
- Telephone outlet adjacent to GPO.
- Potential illumination level min 300 lux.

KITCHEN

- Minimum width 2700mm (1550mm between benches).
- Provision for circulation at doors to comply with AS 1428.1.
- Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable.
- Refrigerator adjacent to work surface.
- Kitchen sink adjustable to heights from 750mm to 850mm or replaceable.
- Kitchen sink bowl max 150mm deep.
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- Tap set located within 300mm of front of sink.
- GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface.
- GPO for refrigerator to be easily reachable when refrigerator is in operating position.

MAIN BEDROOM

- At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2.

BATHROOM

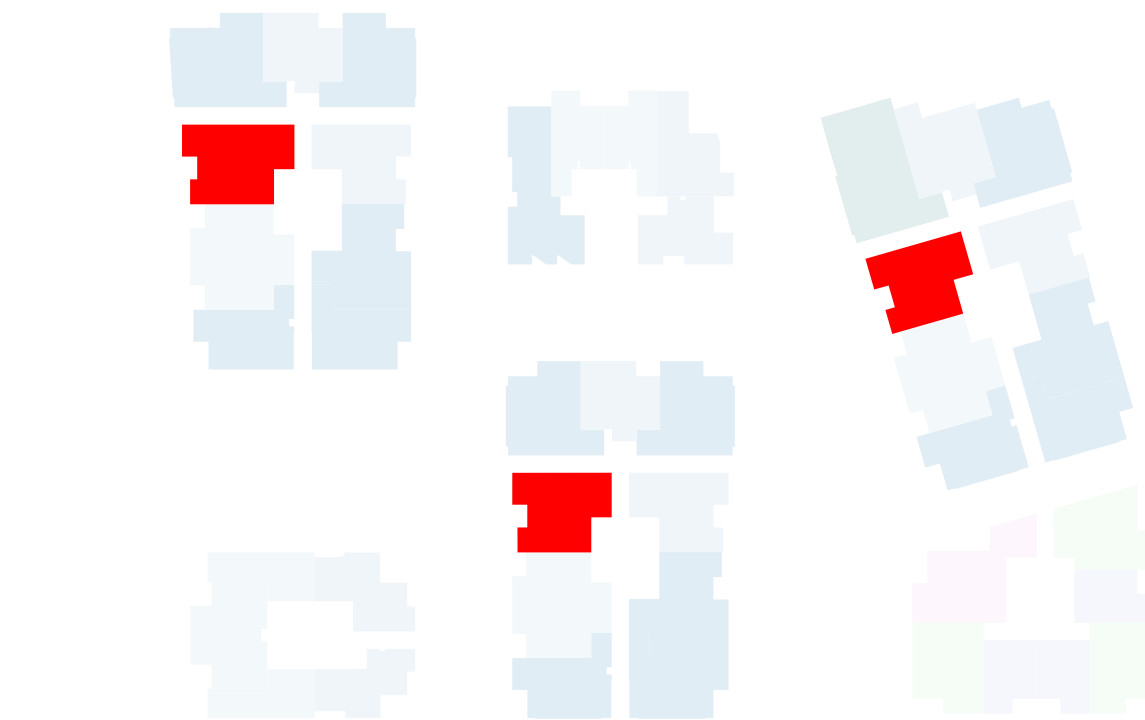
- Provision for bathroom area to comply with AS 1428.1.
- Slip resistant floor surface.
- Shower recess - no hob. Minimum size 1160x1100mm to comply with AS 1428.1.
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- Provision for washbasin with clearances to comply with AS 1428.1.
- Double GPO beside mirror.

LAUNDRY

- Circulation at doors to comply with AS 1428.1.
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- Slip resistant floor surface.

DOOR LOCKS

- Door hardware operable with one hand, located 900-1000mm above floor.



2 TYPICAL APARTMENT TYPE - 2B 1.01 DDA
1:50

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ISSUE DATE FOR CHKD

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BATHLA
CLIENT NUMBER
8860 5542

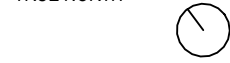
PROJECT MANAGER
BATHLA
8860 5542

PROJECT

THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA

BVN PROJECT NUMBER
2109016

TRUE NORTH



GRAPHIC SCALE



SCALE
As indicated BA1

STATUS
FOR DA

DRAWING

TYPICAL APARTMENT TYPE
- 2B 1.01
DRAWING NUMBER
AR-AR-ACE-H11
03-02-A

ISSUE
4



ADAPTABLE APARTMENT SPECIFICATION - COMPLIANCE NOTE
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ISSUE	DATE	FOR	CHKD
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3	12.09.2022	Revision 3	
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CLIENT

BATHLA
CLIENT NUMBER

8860 5542

PROJECT MANAGER
BATHLA
8860 5542

PROJECT

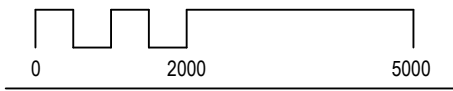
THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA

BVN PROJECT NUMBER

2109016

DRAWING

GRAPHIC SCALE



SCALE

As indicated@A1

STATUS

SERVICED APARTMENT
TYPE 1B.3 - ACCESSIBLE

DRAWING NUMBER

AR-AR-D-H11

03-01-A

ISSUE

4

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MATERIALS KEY

WT-101	HEBEL WALL w/ TEXTURED PAINT FINISH
WT-102	ROUGHCAST RENDER w/ PAINT FINISH
CON-01	OFF-FORM CONCRETE SOFFIT / FACE / AWNING
PNT-01	DULUX PAINT FINISH WHITE EXCHANGE
PNT-02	DULUX PAINT FINISH CASPER WHITE
BAL-01	GLASS BALUSTRADE w/ MINIMAL FRAMING
GL-01	GLAZING
MTL-01	METAL FACADE VERTICAL SCREENING
MTL-02	METAL DETAILS / BLACK

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CLIENT NUMBER

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PROJECT MANA
BATHLA
8860 5542

PROJECT

THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA

BVN PROJECT NUMBER

2109016

DRAWING

GRAPHIC SCALE

SCALE

@A1

STATUS

FOR DA

EXTERNAL MATERIALS &
FINISHES - BUILDING A, C,
E

DRAWING NUMBER	ISSUE
AR-AR-XX-C11	4
XX-00-A	



MATERIALS KEY

CON-01	OFF-FORM CONCRETE SOFFIT / FACE / AWNING
PNT-01	DULUX PAINT FINISH WHITE EXCHANGE
PNT-07	DULUX PAINT FINISH BLADE GREEN
BAL-01	GLASS BALUSTRADE w/ MINIMAL FRAMING
MTL-02	METAL DETAILS / BLACK
ALU - 01	ALUMINIUM SCREENS POWDERCOAT GREEN
BRK-01	WHITE BRICK RAKED HORIZONTAL JOINTS

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PROJECT

THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA

BVN PROJECT NUMBER

2109016

DRAWING

GRAPHIC SCALE

SCALE

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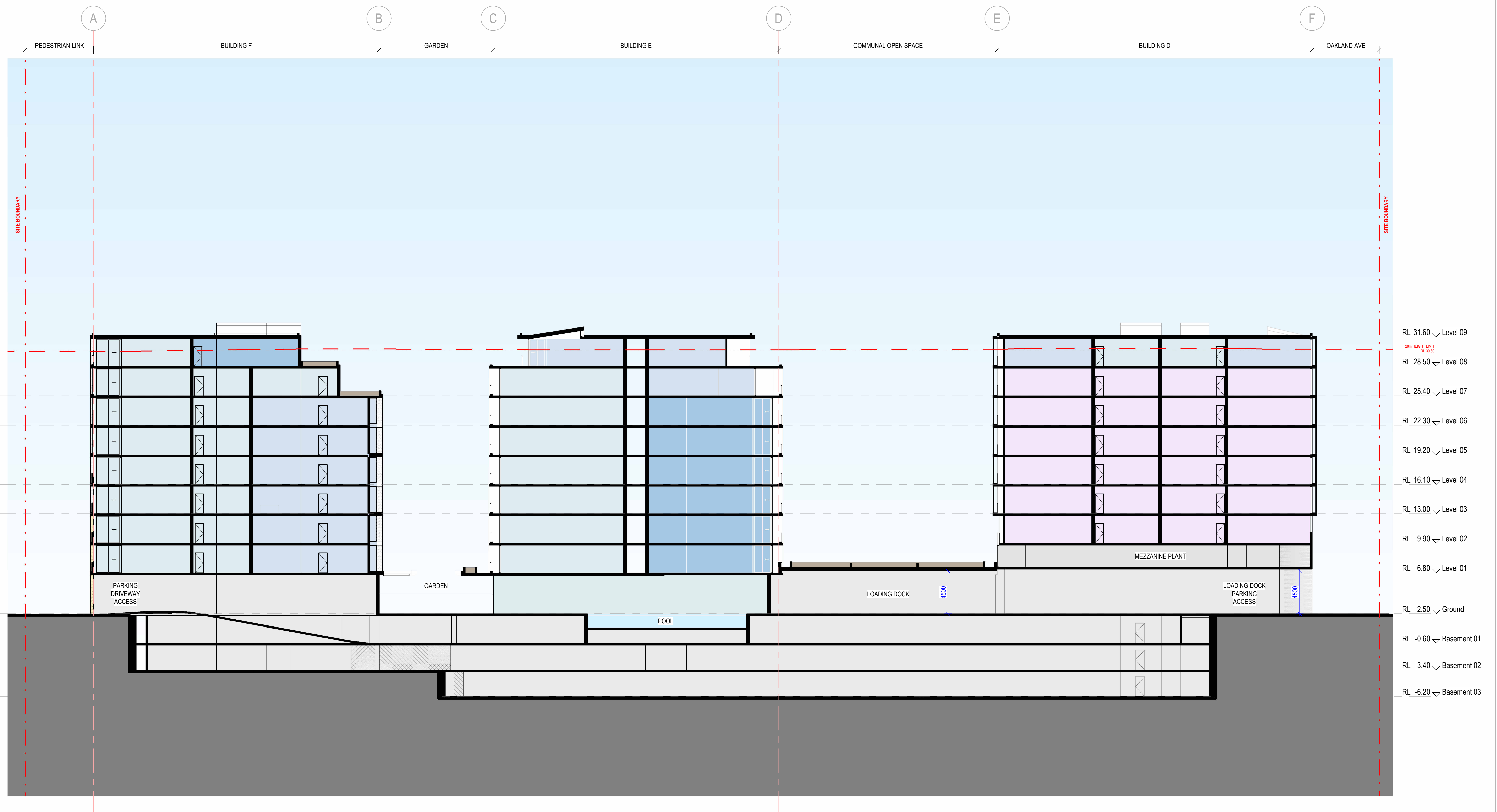
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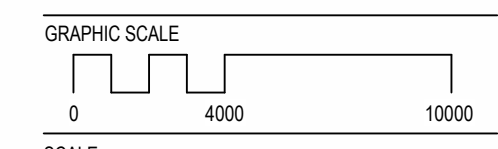
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PROJECT

THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
THE ENTRANCE NSW
AUSTRALIA

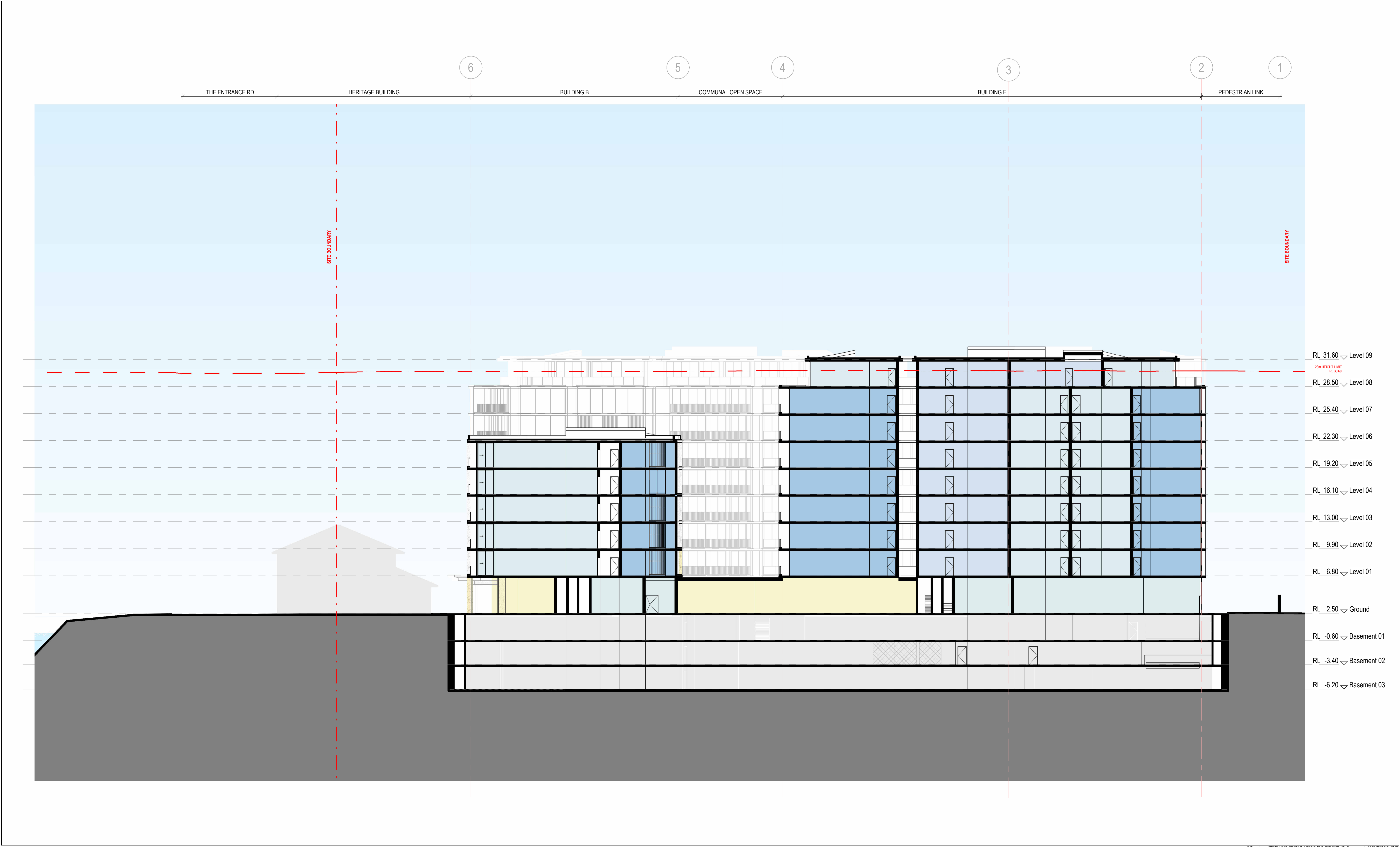
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ISSUE	DATE	FOR	CHKD
1	05.08.2022	Revision 1	
2	05.09.2022	Revision 2	
3	12.09.2022	Revision 3	
4	30.01.2023	Revision 4	

KEY PLAN

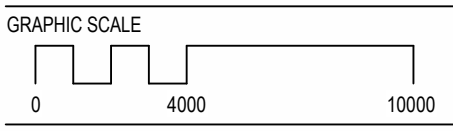
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THE ENTRANCE
9 - 33 THE ENTRANCE ROAD,
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ISSUE

4

BVN

Design Quality Principles

Principle No.1: Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The site is at the northernmost point of The Entrance, an area that has long been a holiday destination for regional travellers but also an area with a growing local population, particularly desirable due to its access to natural features such as Tuggerah Lake, Wyrrabalong National Park and various beaches up and down the Central Coast. The site is zoned B4 Mixed Use and sits at the intersection of medium density housing, and the B2 local centre to the East. It is a significant land holding, connecting the east and west banks of the peninsula. The Entrance road is lined with large, established Norfolk Pines, and indeed the site has pockets of healthy established trees, to be retained and harnessed within the proposed scheme. Included within the site is The Entrance Lake House, a locally heritage listed 2 storey brick building. The area can be characterised as predominantly poor quality low density, detached dwellings with intermittent motels, shops and clubs. Changes to planning controls have led to newer, better quality developments and so this local character undergoing significant change. The retention and enhancement of heritage and landscape elements on the site, with the addition of new retail and residential options, has the potential to restore and enhance the local context and neighbourhood character while providing the impetus for the future growth and regeneration of the precinct.

Principle No.2: Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The scale of the development is responsive to the future bulk and scale of development proposed by the Central Coast Council LEP and DCP controls. Buildings have been aligned in a north/south orientation to maximise solar amenity and water views for residents. This arrangement creates a variety of smaller frontages to The Entrance Road and Tuggerah Lake. Buildings vary in height between 6 and 9 storeys, opening up viewing opportunities and resulting in a more inviting composition along the water’s edge. Top floors are setback, lessening the impact of these levels from an overshadowing and pedestrian perspective. Retail uses wrap the site’s perimeter, giving opportunities for large and small tenancies to activate the footpath and promenade.

Principle No.3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The site has both the surrounding infrastructure to support a significant residential development and the urban context to benefit from this type of development.

The addition of new residential apartments has the potential to activate the area’s existing retail and commercial uses and support the new retail tenancies at ground level. There is the opportunity for the existing Lakehouse and new retail tenancies to address The Entrance Road, improving public amenity, safety and extending the existing activity along the east promenade of The Entrance Road, around the southern banks of Tuggerah Lake and improving the connection to Picnic Point to the west.

The site is within walking distance of significant public space and community facilities. The area is predominantly accessed by private motor vehicles, and in this regard 3x levels of basements provide for residents, visitors and retail parking far exceeding minimum requirements. Bicycle parking is also provided for all residents and visitors, encouraging use of bikes for local trips. The proposed FSR is below Council’s control of 3:1, and with generously sized apartments the average density is lower than a typical development of this scale.

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Principle No.4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

Strategies to achieve sustainable outcomes include:

- rainwater storage and reuse
- rooftop open space landscaping
- climate and location suitable plant selection
- natural light and ventilation to the majority of apartments (achieving CCC DCP mid-winter 3hrs solar access to 70% of apartments in mid-winter & exceeding ADG minimum 60% naturally cross-ventilated apartments)
- natural light to corridors and lobbies
- energy efficient lighting
- communal recycling and composting facilities
- efficient building services
- bicycle parking

Principle No.5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

The landscape has been considered from first principles and Designing with Country. BVN have worked closely with Oculus to determine the appropriate landscape approach in this instance. In addition to retaining the significant majority of vegetation on site, the built form has been arranged to respond to these clusters of trees and draw on the natural shelter and microclimate they create. Organic shaped planters and meandering walkways ripple the ground plane as if emanating from the lake. The ripples conceal falls required to manage overland flow of floodwaters, and in most instances eliminate the need for tactile indicators and handrails, keeping the environment as natural as possible. This approach is employed again at Level 1 where an expansive podium provides communal landscaped areas for the exclusive use of residents, for resting and socialising. There are programmed areas for exercise, and also for communal gardening, providing neighbours with more opportunities to interact.

Principle No.6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

The proposal demonstrates the potential to achieve a high degree of internal, external and social amenity for the residents and local area. The numeric compliance of the development with the recommendations of the Apartment Design Guide is detailed in the SEPP65 compliance table included in the Statement of Environmental Effects.

Principle No.7: Safety

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Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

The proposal is structured around the principles of addressing the public domain, activation and passive surveillance of The Entrance Road, Oakland Avenue and Clifford Street and safe and legible entry points. The proposed envelope and its interaction with the existing buildings on the site prioritise safety and security, with an emphasis on social interaction, communal ownership and passive surveillance.

The proposal has the potential to significantly improve safety and security within the vicinity and enhance the relationship between the public domain and the private and commercial functions of the site.

Principle No.8: Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

The location of the development, a tourist destination with a growing population, provides for a broad range of accommodation, residents and family types. The proposal has the potential to address the diverse needs of this residential spectrum and develop a range of complimentary services within the retail and commercial floorspace proposed, promoting the development of a local community.

The apartment mix caters for a wide range of residents however larger units have been prioritised including 3 and 4 bedroom apartments suitable for families, and oversized 2 bedroom apartments desired by downsizers. The inclusion of serviced apartments in Building D is appropriate in maintaining holiday accommodation which is a large contributor to the local economy.

Principle No.9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The proposed buildings have been designed as a cohesive precinct, sharing a similar architectural language but responding to their immediate context in different ways.

Below are some of the features that have been considered in response to the building's unique context:

- North south orientations presenting articulated building edges to The Entrance Rd
- Small footprint buildings (B, D & F) dispersed between larger buildings, to vary scale and materiality as well as manage any internal overlooking conditions.
- Building A and D along Oakland Avenue, kinked to provide improved viewing angles to heritage cottage and also wider landscaped setback near driveway entrance
- Incorporated screening elements only where necessary to provide privacy
- Solid balustrades and solid window spandrels to lower levels, screening residents belongings from pedestrian view
- Orientation of residential lobbies off Clifford Street and newly created through-site link, providing maximum passive surveillance of this area and drawing on the established landscape to provide a lush arrival experience for residents and visitors.

ADG Compliance Table

Prepared to accompany the Development Application submitted to Council.

9-29 The Entrance Road,
The Entrance NSW 2261

Date: 30.01.2023

3A– Site Analysis				
Objective 3A – 1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context				
		YES	NO	NOTES
Design Guidance	Each element in the Site Analysis Checklist should be addressed (see Appendix 1)	✓		
3B – Orientation				
Objective 3B – 1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.				
		YES	NO	NOTES
Design Guidance	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)	✓		

	Where the street frontage is to the east or west, rear buildings should be orientated to the north	✓	
	Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	✓	
Objective 3B-2 Overshadowing of neighbouring properties is minimised during midwinter			
Design Guidance	Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access	✓	
	Solar access to living rooms, balconies and private open spaces of neighbours should be considered	✓	Apartments designed so that living/balcony and private open spaces are within close proximity to one another. Living and balcony located near façade capturing optimal solar. Min. 70% of apartments achieve at least 3 hours of solar access in midwinter.
	Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	✓	
	If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy	✓	
	Overshadowing should be minimised to the south or downhill by increased upper level setbacks	✓	All buildings step back at upper levels (L07/L08).
	It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	✓	
	A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	✓	
3C – Public Domain Interface			
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security			
		YES	NO NOTES
	Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	✓	

eDesign Guidance	Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)		N/A – no front gardens/private terraces proposed at street level
	Upper level balconies and windows should overlook the public domain	✓	
	Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m	✓	N/A
	Length of solid walls should be limited along street frontages	✓	
	Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets	✓	
	In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: – architectural detailing – changes in materials – plant species – colours	✓	See proposed through-site link in Architectural or Landscape DA Report for further detail
	Opportunities for people to be concealed should be minimised	✓	
Objective 3C-2 Amenity of public domain is retained and enhanced			
		YES	NO
Design Guidance	Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	✓	
	Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	✓	
	The visual prominence of underground car park vents should be minimised and located at a low level where possible	✓	
	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	✓	

Ramping for accessibility should be minimised by building entry locations and setting ground floor levels in relation to footpath levels	✓	
Durable, graffiti resistant and easily cleanable materials should be used	✓	Specific material/treatment will be explored in further detail at a later stage
Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: Street access, pedestrian paths and building entries which are clearly defined Paths, low fences and plating that clearly delineate between communal/private open space and the adjoining public open space Minimal use of blank walls, fences and ground level parking	✓	
On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	✓	N/A – level site. Basement is not visible above ground

3D - Communal And Public Open Space			
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.			
		YES	NO NOTES
Design Criteria	Communal open space has a minimum area equal to 25% of the site (See figure 3D.3)	✓	The communal open space exceeds 25% of the site area.
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	✓	
Design Guidance	Communal open space should be consolidated into a well-designed, easily identified and usable area	✓	
	Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	✓	
	Communal open space should be co-located with deep soil areas	✓	
	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	✓	

	Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	✓	Communal open space provided at ground and level 1 podium
	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:	✓	Communal open space provided at ground and level 1 podium
	– provide communal spaces elsewhere such as a landscaped roof top terrace or a common room – provide larger balconies or increased private open space for apartments – demonstrate good proximity to public open space and facilities and/or provide contributions to public open space		
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting			
		YES	NO NOTES
Design GUIDANCE	Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements:	✓	
	– seating for individuals or groups – barbecue areas – play equipment or play areas – swimming pools, gyms, tennis courts or common rooms		
	The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	✓	
	Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	✓	
Objective 3D-3 Communal open space is designed to maximise safety			
		YES	NO NOTES
Design Guidance	Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include:	✓	
	– bay windows – corner windows – balconies		

Communal open space should be well lit		✓
Where communal open space/facilities are provided for children and young people they are safe and contained		✓
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		
		YES NO NOTES
Design Guidance	The public open space should be well connected with public streets along at least one edge	✓
	The public open space should be connected with nearby parks and other landscape elements	✓
	Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid	✓
	Solar access should be provided year round along with protection from strong winds	✓
	Opportunities for a range of recreational activities should be provided for people of all ages	✓
	A positive address and active frontages should be provided adjacent to public open space	✓
	Boundaries should be clearly defined between public open space and private areas	✓
3E – Deep Soil Zones		
Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant tree growth. they improve residential amenity and promote management of water and air quality		
		YES NO NOTES

Design Criteria	Deep soil zones are to meet the following minimum requirements.			✓	The deep soil zone exceeds 7% of the total site area.
	Site Area	Min Dimensions	Deep Soil Zone (% of site area)		
	< 650M ²	-	7%		
	650-1500M ²	3m			
	>1500M ²	6m			
	>1500M ² with significant existing tree cover	6m			
Design Guidance	On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:			✓	
	– 10% of the site as deep soil on sites with an area of 650m² - 1,500m² – 15% of the site as deep soil on sites greater than 1,500m²				
	Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: – basement and sub-basement car park design that is consolidated beneath building footprints – use of increased front and side setbacks – adequate clearance around trees to ensure long term health – co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil			✓	
	Achieving the design criteria may not be possible on some sites including where: – The location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) – There is 100% site coverage or non-residential uses at ground floor level – Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure			✓	

3F – Visual Privacy			
Objective 3F-1			
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy			
	YES	NO	NOTES

Design Criteria	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:		✓												
	<table><tr><th>Building Height</th><th>Habitable Room and Balconies</th><th>Non Habitable</th></tr><tr><td>Up To 12 (4 Storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up To 25m (5-8 Storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25m (9+ Storeys)</td><td>12m</td><td>6m</td></tr></table>	Building Height	Habitable Room and Balconies	Non Habitable	Up To 12 (4 Storeys)	6m	3m	Up To 25m (5-8 Storeys)	9m	4.5m	Over 25m (9+ Storeys)	12m	6m		
Building Height	Habitable Room and Balconies	Non Habitable													
Up To 12 (4 Storeys)	6m	3m													
Up To 25m (5-8 Storeys)	9m	4.5m													
Over 25m (9+ Storeys)	12m	6m													
	Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.														
Design Guidance	Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	Additional	✓												
	For residential buildings next to commercial buildings, separation distances should be measured as follows: for retail, office spaces and commercial balconies use the habitable room distances for service and plant areas use the non-habitable room distances	✓	N/A												
	New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) - on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)	✓													
	Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)	✓													
	Direct lines of sight should be avoided for windows and balconies across corners	✓													
	No separation is required between blank walls	✓													

Objective 3F-2

Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space

		YES	NO	NOTES
Design Guidance	Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: – setbacks – solid or partially solid balustrades to balconies at lower levels – fencing and/or trees and vegetation to separate spaces – screening devices – bay windows or pop out windows to provide privacy in one direction and outlook in another – raising apartments/private open space above the public domain or communal open space – planter boxes incorporated into walls and balustrades to increase visual separation – pergolas or shading devices to limit overlooking of lower apartments or private open space – on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies	✓		
	Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	✓		
	Balconies and private terraces should be located in front of living rooms to increase internal privacy	✓		Where solar access to living room glass is difficult to achieve, these rooms have been pushed towards the façade. In these instances the 'side-mounted' balcony usually wraps around the front of the living room to increase internal privacy.
	Windows should be offset from the windows of adjacent buildings	✓		
	Recessed balconies and/or vertical fins should be used between adjacent balconies	✓		

3G – Pedestrian Access And Entries

Objective 3G-1

Building entries and pedestrian access connects to and address the public domain

		YES	NO	NOTES
Design Guidance	Multiple entries (including communal building entries and individual ground floor entries) are provided to activate the street edge	✓		

		Entry locations relate to the street and subdivision pattern and the existing pedestrian network	✓		
		Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries	✓		
		Where street frontage is limited and multiple buildings are located on the site, a primary street address is provided with clear sight lines and pathways to secondary building entries	✓		
Objective 3G-2 Access, entries and pathways are equitable and easy to identify					
			YES	NO	NOTES
Design Guidance	Building access areas including lift lobbies, stairwells and hallways are clearly visible from the public domain and communal spaces	✓			
	The design of ground floors and underground car parks minimise level changes along pathways and entries	✓			
	Steps and ramps are integrated into the overall building and landscape design	✓			
	For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)	✓			As required, subject to future design development
	For large developments electronic access and audio/video intercom should be provided to manage access	✓			
Objective 3G-3 Pedestrian links through developments provide access to streets and connect destinations					
			YES	NO	NOTES
Design Guidance	Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport	✓			
	Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	✓			
3H – Vehicle Access					
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes					

		YES	NO	NOTES
Design Guidance	Car park access is integrated with the building's overall facade, design solutions may include:	✓		
	– the materials and colour palette minimise visibility from the street			
	– security doors or gates at entries that minimise voids in the facade			
	– where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed			
	Car park entries are located behind the building line	✓		
	Vehicle entries are located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	✓		
	Car park entry and access is located on secondary streets or lanes where available	✓		
	Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	✓		
	Access point locations avoid headlight glare to habitable rooms	✓		
	Adequate separation distances are provided between vehicular entries and street intersections	✓		
	The width and number of vehicle access points is limited to the minimum	✓		
	Visual impact of long driveways is minimised through changing alignments and screen planting	✓		
	The requirement for large vehicles to enter or turnaround within the site is avoided			
	Garbage collection, loading and servicing areas are screened	✓		
	Clear sight lines should be provided at pedestrian and vehicle crossings	✓		
	Traffic calming devices such as changes in paving material or textures should be used where appropriate	✓		As required, subject to future design development
	Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include:	✓		Subject to future design development
	– changes in surface materials			
	– level changes			
	– the use of landscaping for separation			

3J – Bicycle and Car Parking				
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan sydney and centres in regional areas				
		YES	NO	NOTES
Design Criteria	For development in the following locations: – on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or – on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street			N/A
Design Guidance	Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site			Subject to future design development
	Where less car parking is provided in a development, council should not provide on street resident parking permits			Noted.
Objective 3J-2 Parking and facilities are provided for other modes of transport				
		YES	NO	NOTES
Design Guidance	Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters	✓		
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	✓		
	Conveniently located charging stations are provided for electric vehicles, where desirable	✓		Subject to future design development
Objective 3J-3 Car park design and access is safe and secure				
		YES	NO	NOTES

Design Guidance	Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	✓		
	Direct, clearly visible and well lit access should be provided into common circulation areas	✓		
	A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	✓		
	For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards			
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised				
		YES	NO	NOTES
Design Guidance	Excavation should be minimised through efficient car park layouts and ramp design	✓		
	Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	✓		
	Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	✓		
	Natural ventilation should be provided to basement and sub-basement car parking areas	✓		
	Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	✓		
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised				
		YES	NO	NOTES
DESIGN Guidance	On-grade car parking should be avoided	✓		
	Where on-grade car parking is unavoidable, the following design solutions are used: – parking is located on the side or rear of the lot away from the primary street frontage – cars are screened from view of streets, buildings, communal and private open space areas – safe and direct access to building entry points is provided – parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space	✓		

- stormwater run-off is managed appropriately from car parking surfaces
- bio-swales, rain gardens or on site detention tanks are provided, where appropriate
- light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving

Objective 3J-6

Visual and environmental impacts of above ground enclosed car parking are minimised

		YES	NO	NOTES
DesiGN GUIDANCE	Exposed parking should not be located along primary street frontages	✓		
	Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: - car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) - car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9)	✓		The carpark entry and façade has been carefully designed to complement the overall building forms and enhance the streetscape.
	Positive street address and active frontages should be provided at ground level	✓		

Part 4 4A – Solar and Daylight Access

Objective 4A-1

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

		YES	NO	NOTES
Design Criteria	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas			N/A since the site is not within any of these prescribed areas. Development has been designed to meet the more stringent 3 hour requirement of Central Coast Council
	2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter	✓		
	3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3 pm at mid winter	✓		

Design Guidance	The design maximises north aspect and the number of single aspect south facing apartments is minimised	✓	
	Single aspect, single storey apartments should have a northerly or easterly aspect	✓	Achieved where possible
	Living areas are best located to the north and service areas to the south and west of apartment	✓	Achieved where possible
	To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: – dual aspect apartments – shallow apartment layouts – two storey and mezzanine level apartments – bay windows	✓	
	To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m ² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	✓	This is achieved to the majority of apartments.
	Achieving the design criteria may not be possible on some sites. This includes: – where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source – on south facing sloping sites – where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective	✓	
Objective 4A-2 Daylight access is maximised where sunlight is limited			
		YES	NO NOTES
Design Guidance	Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms	✓	

	Where courtyards are used: – use is restricted to kitchens, bathrooms and service areas – building services are concealed with appropriate detailing and materials to visible walls – courtyards are fully open to the sky – access is provided to the light well from a communal area for cleaning and maintenance – acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved	N/A		
	Opportunities for reflected light into apartments are optimised through: – reflective exterior surfaces on buildings opposite south facing windows – positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light – integrating light shelves into the design – light coloured internal finishes	✓		
Objective 4A-3				
Design incorporates shading and glare control, particularly for warmer months				
		YES	NO	NOTES
Design Guidance	A number of the following design features are used: – balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas – shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting – horizontal shading to north facing windows – vertical shading to east and particularly west facing windows – operable shading to allow adjustment and choice – high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)	✓		
4B – Natural Ventilation				
Objective 4B-1				
All habitable rooms are naturally ventilated				
		YES	NO	NOTES

Design Guidance	The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	✓
	Depths of habitable rooms support natural ventilation	✓
	The area of unobstructed window openings should be equal to at least 5% of the floor area served	✓
	Light wells are not the primary air source for habitable rooms	✓
	Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: - adjustable windows with large effective openable areas - a variety of window types that provide safety and flexibility such as awnings and louvres - windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	✓
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		
		YES NO NOTES
Design Guidance	Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3)	✓
	Natural ventilation to single aspect apartments is achieved with the following design solutions: - primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) - stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries - courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	✓
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents		
		YES NO NOTES
Design Criteria	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	✓

	2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	✓	
Design Guidance	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	✓	
	In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)	✓	Subject to design development and operable portions of windows
	Apartment depths are designed to minimise the number of corners, doors and rooms that might obstruct airflow	✓	
	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	✓	

4C – Ceiling heights				
Objective 4C-1				
Ceiling height achieves sufficient natural ventilation and daylight access				
		YES	NO	NOTES
Design Criteria	1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:		✓	
	Minimum ceiling height (for apartment and mixed use buildings)			
	Habitable rooms	2.7m		
	Non-habitable	2.4m		
	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area		
	Attic spaces	1.8m at edge of room with a 30 people degree minimum ceiling slope		
	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use		
	These minimums do not preclude higher ceilings if desired			

Design Guidance	Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	✓						
Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms								
		YES	NO	NOTES				
Design Guidance	A number of the following design solutions can be used: – The hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces – Well-proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings – Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist	✓						
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building								
		YES	NO	NOTES				
Design Guidance	Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)	✓						
4D Apartment Size and Layout								
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity								
		YES	NO	NOTES				
Design Criteria	1. Apartments are required to have the following minimum internal areas:	✓						
	<table><tr><th>Apartment Type</th><th>Minimum Internal Area</th></tr><tr><td>Studio</td><td>35m²</td></tr></table>	Apartment Type	Minimum Internal Area	Studio	35m ²			
Apartment Type	Minimum Internal Area							
Studio	35m ²							

	1 bedroom	50m ²		
	2 bedroom	70m ²		
	3 bedroom	90m ²		
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each			
	A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each			
	2.	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	✓	
Design Guidance	Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)		✓	
	A window should be visible from any point in a habitable room		✓	
	Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits			N/A
Objective 4D-2 Environmental performance of the apartment is maximised				
			YES	NO NOTES
Design Criteria	1.	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	✓	
	2.	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	✓	In some instances these are deeper to allow for more generous apartment living areas
Design Guidance	Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths		✓	
	All living areas and bedrooms should be located on the external face of the building		✓	
	Where possible: – bathrooms and laundries should have an external openable window		✓	

- main living spaces should be oriented toward the primary outlook and aspect and away from noise sources

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

		YES	NO	NOTES
Design Criteria	1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	✓		
	2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	✓		
	3. Living rooms or combined living/dining rooms have a minimum width of: – 3.6m for studio and 1 bedroom apartments – 4m for 2 and 3 bedroom apartments	✓		
	4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	✓		
Design Guidance	Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	✓		
	All bedrooms allow a minimum length of 1.5m for robes	✓		
	The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high	✓		
	Apartment layouts allow flexibility over time, design solutions may include: – dimensions that facilitate a variety of furniture arrangements and removal – spaces for a range of activities and privacy levels between different spaces within the apartment – dual master apartments – dual key apartments – Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments – room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) – efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms	✓		

4E – Private Open Space And Balconies

Objective 4E-1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

				YES	NO	NOTES
Design Criteria	All apartments are required to have primary balconies as follows:			✓		
	Dwelling Type	Minimum Area	Minimum Depth			
	Studio apartments	4m ²	-			
	1 bedroom apartments	8m ²	2m			
	2 bedroom apartments	10m ²	2m			
	3+ bedroom apartments	12m ²	2.4m			
	The minimum balcony depth to be counted as contributing to the balcony area is 1m					
	For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m			✓		
Design Guidance	Increased communal open space should be provided where the number or size of balconies are reduced			✓		
	Storage areas on balconies is additional to the minimum balcony size			✓		
	Balcony use may be limited in some proposals by: - consistently high wind speeds at 10 storeys and above - close proximity to road, rail or other noise sources - exposure to significant levels of aircraft noise - heritage and adaptive reuse of existing buildings - In these situations, Juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated			✓		

Objective 4E-2

Primary private open space and balconies are appropriately located to enhance liveability for residents

		YES	NO	NOTES
Design Guidance	Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	✓		
	Private open spaces and balconies predominantly face north, east or west	✓		
	Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	✓		
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building				
		YES	NO	NOTES
Design Guidance	Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred	✓		
	Full width full height glass balustrades alone are generally not desirable	✓		
	Projecting balconies should be integrated into the building design and the design of soffits considered	✓		
	Operable screens, shutters, hoods and pergolas are used to control sunlight and wind	✓		
	Balustrades are set back from the building or balcony edge where overlooking or safety is an issue	✓		
	Downpipes and balcony drainage are integrated with the overall facade and building design	✓		As required, subject to further design development.
	Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	✓		
	Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design			N/A
	Ceilings of apartments below terraces should be insulated to avoid heat loss			N/A
Water and gas outlets should be provided for primary balconies and private open space				N/A
Objective 4E-4				

Private open space and balcony design maximises safety				
		YES	NO	NOTES
Design Guidance	Changes in ground levels or landscaping are minimised	✓		
	Design and detailing of balconies avoids opportunities for climbing and falls	✓		
4F – Common Circulation and Spaces				
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments				
		YES	NO	NOTES
Design Criteria	1. The maximum number of apartments off a circulation core on a single level is eight	✓		3 out of 6 buildings proposed on the site exceed this objective, but the remaining three contain less than 8 (5, 6 and 7 apartments per plate respectively). Overall a balance of building types and living options is achieved.
	2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40			N/A
Design Guidance	Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	✓		
	Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	✓		Natural ventilation is provided, with the opportunity for filtered natural light to some locations
	Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	✓		Breezeways incorporated into all applicable buildings
	Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: – a series of foyer areas with windows and spaces for seating – wider areas at apartment entry doors and varied ceiling heights	✓		
	Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	✓		

Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including:		✓
– sunlight and natural cross ventilation in apartments – access to ample daylight and natural ventilation in common circulation spaces – common areas for seating and gathering – generous corridors with greater than minimum ceiling heights – other innovative design solutions that provide high levels of amenity		
Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level		✓
Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled		✓
Objective 4F-2		
Common circulation spaces promote safety and provide for social interaction between residents		
		YES NO NOTES
Design Guidance	Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	✓
	Tight corners and spaces are avoided	✓
	Circulation spaces should be well lit at night	✓ As required, subject to further design development.
	Legible signage should be provided for apartment numbers, common areas and general wayfinding	✓ As required, subject to further design development.
	Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided	✓ As required, subject to further design development.
	In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space	✓ Communal room provided at ground floor of Building F for use of all residents
	Where external galleries are provided, they are more open than closed above the balustrade along their length	N/A

4G – Storage

Objective 4G-1

Adequate, well designed storage is provided in each apartment

		YES	NO	NOTES										
Design Criteria	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	✓												
	<table><tr><th>Dwelling type</th><th>Storage size</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3 bedroom apartments</td><td>10m³</td></tr></table>	Dwelling type	Storage size	Studio apartments	4m³	1 bedroom apartments	6m³	2 bedroom apartments	8m³	3 bedroom apartments	10m³			
	Dwelling type	Storage size												
	Studio apartments	4m³												
	1 bedroom apartments	6m³												
	2 bedroom apartments	8m³												
3 bedroom apartments	10m³													
At least 50% of the required storage is to be located within the apartment														
Design Guidance	Storage is accessible from either circulation or living areas	✓												
	Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street			N/A										
	Left over space such as under stairs is used for storage	✓												

Objective 4G-2

Additional storage is conveniently located, accessible and nominated for individual apartments

		YES	NO	NOTES
Design Guidance	Storage not located in apartments is secure and clearly allocated	✓		
	Storage is provided for larger and less frequently accessed items, where practical	✓		
	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	✓		
	If communal storage rooms are provided they should be accessible from common circulation areas of the building			N/A

Storage not located in an apartment is integrated into the overall building design and not visible from the public domain

✓

4H – Acoustic Privacy

Objective 4H-1

Noise transfer is minimised through the siting of buildings and building layout

YES NO NOTES

Design Guidance Adequate building separation is provided within the development and from neighbouring buildings / adjacent uses (also see section 2F Building separation and section 3F Visual Privacy)

✓

Window and door openings are generally orientated away from noise sources

✓

Noisy areas within buildings including building entries and corridors are located next to or above each other and quieter areas next to or above quieter areas

✓

Storage, circulation areas and non-habitable rooms are located to buffer noise from external sources

✓

The number of party walls (walls shared with other apartments) are limited and are appropriately insulated

✓

As required, subject to further design development.

Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas are located at least 3m away from bedrooms

✓

Objective 4H-2

Noise impacts are mitigated through internal apartment layout and acoustic treatments

YES NO NOTES

Design Guidance Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions:

✓

- rooms with similar noise requirements are grouped together
- doors separate different use zones
- wardrobes in bedrooms are co-located to act as sound buffers

Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions:

✓

- double or acoustic glazing
- acoustic seals
- use of materials with low noise penetration properties
- continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements

4J – Noise and Pollution

Objective 4J-1

In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings

YES NO NOTES

Design Guidance

To minimise impacts the following design solutions may be used:

✓

- physical separation between buildings and the noise or pollution source
- residential uses are located perpendicular to the noise source and where possible buffered by other uses
- non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces
- Non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources
- Buildings should respond to both solar access and noise. Where solar access is away from the noise source, non habitable rooms can provide a buffer
- Where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4)
- Landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry

Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas:

✓

- solar and daylight access
- private open space and balconies
- natural cross ventilation

Objective 4J-2

Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission

YES NO NOTES

Design Guidance

Design solutions to mitigate noise include:

- limiting the number and size of openings facing noise sources
- providing seals to prevent noise transfer through gaps
- using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens)
- using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits

✓

4K – Apartment Mix

Objective 4K-1

A range of apartment types and sizes is provided to cater for different household types now and into the future

YES NO NOTES

Design Guidance

A variety of apartment types is provided

✓

The apartment mix is appropriate, taking into consideration:

✓

- the distance to public transport, employment and education centres
- the current market demands and projected future demographic trends
- the demand for social and affordable housing
- different cultural and socioeconomic groups

Flexible apartment configurations, such as dual key apartments, are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households

✓

Objective 4K-2

The apartment mix is distributed to suitable locations within the building

YES NO NOTES

Design Guidance

Different apartment types are located to achieve successful facade composition and to optimise solar access. See figure 4A.3

✓

Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available

✓

4B Apartments on Building C.

4L – Ground Floor Apartments

Objective 4L-1

Street frontage activity is maximised where ground floor apartments are located

YES NO NOTES

Design
Guidance

Direct street access should be provided to ground floor apartments

N/A

Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include:

N/A

- both street and foyer entrances to ground floor apartments
- private open space is next to the street
- doors and windows face the street

Retail or home office spaces are located along street frontages

N/A

Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion

N/A

Objective 4L-2

Design of ground floor apartments delivers amenity and safety for residents

YES NO NOTES

Design
Guidance

Privacy and safety is provided without obstructing causal surveillance. Design solutions may include:

N/A

- elevation of private gardens and terraces above the street level by 1m – 1.5m (see Figure 4L.4)
- landscaping and private courtyards
- window sill heights that minimise sight lines into apartments
- integrating balustrades, safety bars or screens with the exterior design

Solar access is maximised through:

N/A

- high ceilings and tall windows
- trees and shrubs that allow solar access in winter and shade in summer

4M – Facades

Objective 4M – 1

Building facades provide visual interest along the street respecting the character of the local area

		YES	NO	NOTES
Design Guidance	Design solutions for front building facades may include:	✓		
	- A composition of varied building elements			
	- A defined base, middle and top of the buildings			
	- Revealing and concealing certain elements			
	- Changes in texture, material, detail and colour to modify the prominence of elements			
	Building services should be integrated within the overall façade	✓		Subject to further design development.
	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include:	✓		
	- Well composed horizontal and vertical elements			
	- Variation in floor heights to enhance the human scale			
	- Elements that are proportional and arranged in patterns			
	- Public artwork or treatments to exterior blank walls			
	- Grouping of floors or elements such as balconies and windows on taller buildings			
	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	✓		
	Shadow is created on the façade throughout the day with building articulation, balconies and deeper window reveals	✓		

Objective 4M – 2

Building functions are expressed by the façade

	YES	NO	NOTES
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Design Guidance	Building entries should be clearly defined	✓
	Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	✓
	The apartment layout should be expressed externally through façade features as party walls and floor slabs	✓

4N – Roof Design				
Objective 4N – 1				
Roof treatments are integrated into the building design and positively respond to the street				
		YES	NO	NOTES
Design Guidance	Roof design relates to the street. Design solutions may include: – Special roof features and strong corners – Use of skillion or very low pitch hipped roofs – Breaking down the massing of the roof by using smaller elements to avoid bulk – Using materials or a pitched form complementary to adjacent buildings	✓		Skillion roof + skylights on some top floor apartments (Buildings A, C, E)
	Roof treatments should be integrated with the building design. Design solutions may include: – Roof design proportionate to the overall building size, scale and form – Roof materials complement the building – Service elements are integrated	✓		Considered, and will be subject to further design development
Objective 4N – 2				
Opportunities to use roof space for residential accommodation and open space are maximised				
		YES	NO	NOTES
Design Guidance	Habitable roof space should be provided with good levels of amenity. Design solutions may include: – Penthouse apartments – Dormer or clerestory windows – Openable skylights	✓		

Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations

✓

Objective 4N – 3 Roof design incorporates sustainability features

		YES	NO	NOTES
Design Guidance	Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include:	✓		
	– The roof lifts to the north – Eaves and overhangs shade walls and windows from summer sun			
	Skylights and ventilation systems should be integrated into the roof design	✓		

4O – Landscape Design

Objective 4O – 1 Landscape design is viable and sustainable

		YES	NO	NOTES
Design Guidance	Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating:	✓		
	– Diverse and appropriate planting – Bio-filtration gardens – Appropriately planted shading trees – Areas for residents to plant vegetables and herbs – Composting – Green roofs or walls			
	Ongoing maintenance plans should be prepared	✓		By developer at later date
	Microclimate is enhanced by:	✓		
	– Appropriately scaled trees near the eastern and western elevations for shade – A balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter			

- Shade structures such as pergolas for balconies and courtyards

Tree and shrub selection considers size at maturity and the potential for roots to complete (see table 4) ✓

Objective 4O – 2

Landscape design contributes to the streetscape and amenity

	YES	NO	NOTES
DESIGN GUIDANCE			
Landscape design responds to the existing site conditions including:	✓		
– Changes of levels			
– Views			
– Significant landscape features including trees and rock outcrops			
Significant landscape features should be protected by:	✓		
– Tree protection zones (see figure 40.5)			
– Appropriate signage and fencing during construction			
Plants selected should be endemic to the region and reflect the local ecology	✓		

4P – Planting on Structures

Objective 4P – 1

Appropriate soil profiles are provided

	YES	NO	NOTES
Design Guidance			
Structures are reinforced for additional saturated soil weight	✓		
Soil volume is appropriate for plant growth, considerations include:	✓		Subject to further design development.
– Modifying depths and widths according to the planting mix and irrigation frequency			
– Free draining and long soil life span			
– Tree anchorage			
Minimum soil standards for plant sizes should be provided in accordance with Table 5	✓		

Objective 4P – 2

Plant growth is optimised with appropriate selection and maintenance				
		YES	NO	NOTES
DESIGN GUIDANCE	Plants are suited to site conditions, considerations include: - Drought and wind tolerance - Seasonal changes in solar access - Modified substrate depths for diverse range of plants - Plant longevity	✓		
	A landscape maintenance plan is prepared	✓		
	Irrigation and drainage systems respond to : - Changing site conditions - Soil profile and the planting regime - Whether rainwater, stormwater r recycled grey water is used			Noted, and will be subject to further design development during later stages of the project
4P – Planting on Structures				
Objective 4P – 3 Planting on structure contributes to the quality and amenity of communal and public open spaces				
		YES	NO	NOTES
Design Guidance	Building design incorporates opportunities for planting on structures. Design solutions may include: - Green walls with specialised lighting for indoor green walls - All design that incorporates planting - Green roofs, particularly where roofs are visible form public domain - Planter boxes Note: structures designed to accommodate green walls should be integrated into the building façade and consider the ability of the façade to change over time	✓		
4Q – Universal Design				
Objective 4Q – 1 Universal design features are included in apartment design to promote flexible housing for all community members				
		YES	NO	NOTES

Design Guidance	Developments achieve a benchmark of 20% of the total apartment incorporating the Liveable Housing Guideline’s silver level universal design features	✓		
Objective 4Q – 2 A variety of apartments with adaptable designs are provided				
		YES	NO	NOTES
Design Guidance	Adaptable housing should be provided in accordance with the relevant council policy	✓		
	Design solutions for adaptable apartments include:	✓		
	– Convenient access to communal and public areas			
	– High level of solar access			
	– Minimal structural change and residential amenity loss when adapted			
	– Larger car parking spaces for accessibility			
	– Parking titled separately from apartments or shared car parking arrangements			
Objective 4Q – 3 Apartment layouts are flexible and accommodate a range of lifestyle needs				
		YES	NO	NOTES
Design Guidance	Apartments design incorporates flexible design solutions which may include:	✓		
	– Rooms with multiple functions			
	– Dual master bedroom apartments with separate bathrooms			
	– Larger apartments with various living space options			
	– Open plan ‘loft’ style apartments with only a fixed kitchen, laundry and bathroom			
4R – Adaptive Reuse				
Objective 4R – 1 New additional to existing buildings are contemporary and complementary and enhance an area’s identity and sense of place				
		YES	NO	NOTES
Design Guidance	Design solutions may include:			N/A
	– New elements to align with the existing building			

- Additions that complement the existing character, siting, scale, proportion, pattern form and detailing
- Use of contemporary and complementary materials, finishes, textures and colours

Additions to heritage items should be clearly identifiable form the original building

N/A

New additions allow for the interpretation and future evolution of the building

N/A

Objective 4R – 2

Adapted buildings provide residential amenity while not precluding future adaptive reuse

YES NO NOTES

Design
Guidance

Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include:

- Generously sized voids in deeper buildings
- Alternative apartment types when orientation is poor
- Using additions to expand the existing building envelope

N/A

Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas:

- Where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar an daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation)
- Alternatives to providing deep soil where less than the minimum requirement is currently available on the site
- Building and visual separation – subject to demonstrating alternative design approaches to achieving privacy
- Common circulation
- Car parking
- Alternative approaches to private open space and balconies

N/A

4S – MIXED USE

Objective 4S – 1

Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement

YES NO NOTES

Design Guidance	Mixed use development should be concentrated around public transport and centres	✓		
	Mixed use developments positively contribute to the public domain. Design solutions may include: – Development addresses the street – Active frontages are provided – Diverse activities and uses – Avoiding blank walls at the ground level – Live/work apartments on the ground floor level, rather than commercial	✓		
Objective 4S – 2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents				
		YES	NO	NOTES
Design Guidance	Residential circulation areas should be clearly defined. Design solutions may include: – Residential entries are separated from commercial entries and directly accessible from the street – Commercial service areas are separated from residential components – Residential car parking and communal facilities are separated or secured – Concealment opportunities are avoided	✓		
	Landscape communal open space should be provided at podium or roof levels	✓		Provided at L1
4T – Awnings and Signage				
Objective 4T – 1 Awnings are well located and complement and integrate with the building design				
		YES	NO	NOTES
Design Guidance	Awnings should be located along streets with high pedestrian activity and active frontages	✓		
	A number of the following design solutions are used: – Continuous awnings are maintained and provided in areas with existing pattern – Height, depth, material and form complements the existing street character – Protection from the sun and rain is provided	✓		

- Awnings are wrapped around the secondary frontages of corner sites
- Awnings are retractable in areas without an established pattern

Awnings should be located over building entries for building address and public domain amenity

✓

Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure

✓

Gutters and down pipes should be integrated and concealed

✓

Subject to further design development

Lighting under awnings should be provided for pedestrian safety

✓

Subject to further design development

Objective 4T – 2

Signage responds to the context and desired streetscape character

YES NO NOTES

Design Guidance Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development

✓

Subject to further design development

Legible and discrete way finding should be provided for larger developments

✓

Subject to further design development

Signage is limited to being on and below awnings and in single façade sign on the primary street frontage

✓

Subject to further design development

4U – Energy Efficiency

Objective 4U – 1

Development incorporates passive environmental design

YES NO NOTES

Design Guidance Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)

✓

Well located, screened outdoor areas should be provided for clothes drying

✓

Objective 4U – 2

Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer

YES NO NOTES

Design Guidance	A number of the following design solutions are used:	✓		
	– The use of smart glass or other technologies on north and west elevations – Thermal mass in the floors and walls of north facing rooms in maximised – Polished concrete floor, tiles, or timber rather than carpet – Insulated roofs, walls and floors and seals on window and door openings – Overhangs and shading devices such as awnings, blinds and screens			
	Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	✓		
Objective 4U – 3 Adequate natural ventilation minimises the need for mechanical ventilation				
		YES	NO	NOTES
Design Guidance	A number of the following design solution are used:	✓		
	– Rooms with similar usage are grouped together – Natural cross ventilation for apartments is optimised – Natural ventilation is provided to all inhabitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible			
4V – Water Management and Conservation				
Objective 4V – 1 Potable Water Use Is Minimised				
		YES	NO	NOTES
Design Guidance	Water efficient fittings, appliances and wastewater reuse should be incorporated	✓		
	Apartments should be individually metered	✓		
	Rainwater should be collected, stored and reused on site	✓		
	Drought tolerant, low water use plants should be used within landscaped areas	✓		Refer landscape plans

Objective 4V – 2

Urban Stormwater Is Treated On Site Before Being Discharged To Receiving Waters

		YES	NO	NOTES
Design Guidance	Water sensitive urban design systems are designed by a suitably qualified professional	✓		Refer landscape plans - swales
	A number of the following design solutions are used: – Runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation – Porous and open paving materials is maximised – On site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits	✓		Refer landscape plans

Objective 4V – 3

Flood Management Systems Are Integrated Into Site Design

		YES	NO	NOTES
Design Guidance	Detention tanks should be located under paved areas, driveways or in basement car parks	✓		
	On large sites parks or open spaces are designed to provide temporary on site detention basins	✓		

4W – Waste Management

Objective 4W – 1

Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents

		YES	NO	NOTES
Design Guidance	Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	✓		
	Waste and recycling storage areas should be well ventilated	✓		
	Circulation design allows bins to be easily manoeuvred between storage and collection points	✓		
	Temporary storage should be provided for large bulk items such as mattresses	✓		

A waste management plan should be prepared		✓	By developer	
Objective 4W – 2 Domestic Waste Is Minimised By Providing Safe and Convenient Source Separation and Recycling				
		YES	NO	NOTES
Design Guidance	All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days’ worth of waste and recycling	✓		
	Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	✓		
	For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses	✓		
	Alternative waste disposal methods such as composting should be provided	✓		Composting bin provided in communal garden
4X – Building Maintenance				
Objective 4X – 1 Building Design Detail Provides Protection From Weathering				
		YES	NO	NOTES
Design Guidance	A number of the following design solutions are used:	✓		
	– Roof overhangs to protect walls			
	– Hoods over windows and doors to protect openings			
	– Detailing horizontal edges with drip lines to avoid staining of surfaces			
	– Methods to eliminate or reduce planter box leaching			
	– Appropriate design and material selection for hostile locations			
Objective 4X – 2 Systems And Access Enable Ease Of Maintenance				
		YES	NO	NOTES
Window design enables cleaning from the inside of the building		✓		

Design Guidance	Building maintenance systems should in incorporated and integrated into the design of the building form, roof and façade	✓
	Design solutions do not require external scaffolding for maintenance access	✓
	Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems	✓
	Centralised maintenance, services and storage should be provided for communal open space areas within the building	✓
Objective 4X – 3 Material Selection Reduces Ongoing Maintenance Costs		
		YES NO NOTES
Design Guidance	A number of the following design solutions are used: – Sensors to control artificial lighting in common circulation and spaces – Natural materials that weather well and improve with time such as face brickwork – Easily cleaned surfaces that are graffiti resistant – Robust and durable materials and finished are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors	✓

Apartment Schedule

The Entrance

Project Number:
Document Number:
Revision:
Issue Date:

2109016

4

30/01/2023

APARTMENT No.	BUILDING	LEVEL	BEDS	INTERNAL AREA (m ²)	POS / BALCONY AREA (m ²)	MINIMUM STORAGE PROVIDED (m3)	CROSS-FLOW	SOLAR >3hrs	ADG COMPLIANT	LHA SILVER	ADAPTABLE	ACCESSIBLE
A.01.01	A	L01	3B	134	12	10			Yes			
A.01.02	A	L01	3B	101	12	10	Yes		Yes			
A.01.03	A	L01	3B	101	12	10	Yes	Yes	Yes			
A.01.04	A	L01	1B	76	8	6		Yes	Yes		1	
A.01.05	A	L01	1B	74	10	6		Yes	Yes			
A.01.06	A	L01	2B	127	12	8	Yes	Yes	Yes		1	
A.01.07	A	L01	3B	142	17	10	Yes	Yes	Yes		1	
A.01.08	A	L01	2B	89	12	8		Yes	Yes			
A.01.09	A	L01	3B	117	12	10	Yes	Yes	Yes			
A.01.10	A	L01	2B	105	12	8	Yes		Yes			
A.02.01	A	L02	3B	134	12	10			Yes			
A.02.02	A	L02	3B	101	12	10	Yes		Yes			
A.02.03	A	L02	3B	101	12	10	Yes	Yes	Yes			
A.02.04	A	L02	1B	76	8	6		Yes	Yes		1	
A.02.05	A	L02	1B	74	10	6		Yes	Yes			
A.02.06	A	L02	2B	127	12	8	Yes	Yes	Yes		1	
A.02.07	A	L02	3B	144	17	10	Yes	Yes	Yes		1	
A.02.08	A	L02	2B	89	12	8		Yes	Yes			
A.02.09	A	L02	3B	118	12	10	Yes	Yes	Yes			
A.02.10	A	L02	2B	105	12	8	Yes		Yes			
A.03.01	A	L03	3B	134	12	10			Yes			
A.03.02	A	L03	3B	101	12	10	Yes		Yes			
A.03.03	A	L03	3B	101	12	10	Yes	Yes	Yes			
A.03.04	A	L03	1B	76	8	6		Yes	Yes		1	
A.03.05	A	L03	1B	74	10	6		Yes	Yes			
A.03.06	A	L03	2B	127	12	8	Yes	Yes	Yes		1	
A.03.07	A	L03	3B	144	17	10	Yes	Yes	Yes		1	
A.03.08	A	L03	2B	89	12	8		Yes	Yes			
A.03.09	A	L03	3B	118	12	10	Yes	Yes	Yes			
A.03.10	A	L03	2B	105	12	8	Yes		Yes			
A.04.01	A	L04	3B	134	12	10			Yes			
A.04.02	A	L04	3B	101	12	10	Yes		Yes			
A.04.03	A	L04	3B	101	12	10	Yes	Yes	Yes			
A.04.04	A	L04	1B	76	8	6		Yes	Yes		1	
A.04.05	A	L04	1B	74	10	6		Yes	Yes			
A.04.06	A	L04	2B	127	12	8	Yes	Yes	Yes		1	
A.04.07	A	L04	3B	144	17	10	Yes	Yes	Yes		1	
A.04.08	A	L04	2B	89	12	8		Yes	Yes			
A.04.09	A	L04	3B	118	12	10	Yes	Yes	Yes			
A.04.10	A	L04	2B	105	12	8	Yes		Yes			
A.05.01	A	L05	3B	134	12	10			Yes			
A.05.02	A	L05	3B	101	12	10	Yes		Yes			
A.05.03	A	L05	3B	101	12	10	Yes	Yes	Yes			
A.05.04	A	L05	1B	76	8	6		Yes	Yes	1		
A.05.05	A	L05	1B	74	10	6		Yes	Yes			
A.05.06	A	L05	2B	127	12	8	Yes	Yes	Yes	1		
A.05.07	A	L05	3B	144	17	10	Yes	Yes	Yes	1		
A.05.08	A	L05	2B	89	12	8		Yes	Yes			
A.05.09	A	L05	3B	118	12	10	Yes	Yes	Yes			
A.05.10	A	L05	2B	105	12	8	Yes		Yes			
A.06.01	A	L06	3B	134	12	10			Yes			
A.06.02	A	L06	3B	101	12	10	Yes		Yes			
A.06.03	A	L06	3B	101	12	10	Yes	Yes	Yes			
A.06.04	A	L06	1B	76	8	6		Yes	Yes	1		
A.06.05	A	L06	1B	74	10	6		Yes	Yes			
A.06.06	A	L06	2B	127	12	8	Yes	Yes	Yes	1		
A.06.07	A	L06	3B	144	17	10	Yes	Yes	Yes	1		
A.06.08	A	L06	2B	89	12	8		Yes	Yes			
A.06.09	A	L06	3B	118	12	10	Yes	Yes	Yes			
A.06.10	A	L06	2B	105	12	8	Yes		Yes			
A.07.01	A	L07 & L08	2B	110	27	8	Yes	Yes	Yes			
A.07.02	A	L07 & L08	2B	110	23	8	Yes	Yes	Yes			
A.07.03	A	L07 & L08	3B	140	38	10	Yes	Yes	Yes			
A.07.04	A	L07	3B	103	12	10	Yes	Yes	Yes			
A.07.05	A	L07	1B	76	8	6		Yes	Yes	1		
A.07.06	A	L07	1B	74	10	6		Yes	Yes			

Apartment Schedule

The Entrance

Project Number:
Document Number:
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Issue Date:

2109016

4

30/01/2023

Building A Count
83

Building B Count
30

APARTMENT No.	BUILDING	LEVEL	BEDS	INTERNAL AREA (m ²)	POS / BALCONY AREA (m ²)	MINIMUM STORAGE PROVIDED (m3)	CROSS-FLOW	SOLAR >3hrs	ADG COMPLIANT	LHA SILVER	ADAPTABLE	ACCESSIBLE
A.07.07	A	L07	2B	127	12	8	Yes	Yes	Yes	1		
A.07.08	A	L07	3B	144	17	10	Yes	Yes	Yes	1		
A.07.09	A	L07	2B	90	12	8		Yes	Yes			
A.07.10	A	L07	3B	118	12	10	Yes	Yes	Yes			
A.07.11	A	L07 & L08	3B	170	36	10	Yes	Yes	Yes			
A.08.01	A	L08	1B	73	15	6	Yes	Yes	Yes			
A.08.02	A	L08	2B	87	21	8	Yes	Yes	Yes			
A.08.03	A	L08	2B	83	28	8	Yes	Yes	Yes			
A.08.04	A	L08	1B	61	37	6	Yes	Yes	Yes			
A.08.05	A	L08	1B	62	11	6	Yes	Yes	Yes			
A.08.06	A	L08	1B	61	12	6	Yes	Yes	Yes			
B.01.01	B	L01	1B	70	10	6		Yes	Yes			
B.01.02	B	L01	2B	94	20	8	Yes	Yes	Yes			
B.01.03	B	L01	2B	86	10	8	Yes		Yes			
B.01.04	B	L01	3B	141	15	10	Yes	Yes	Yes			
B.01.05	B	L01	1B	70	10	6		Yes	Yes			
B.02.01	B	L02	1B	70	10	6		Yes	Yes			
B.02.02	B	L02	2B	94	20	8	Yes	Yes	Yes			
B.02.03	B	L02	2B	86	10	8	Yes		Yes			
B.02.04	B	L02	3B	141	15	10	Yes	Yes	Yes			
B.02.05	B	L02	1B	70	10	6		Yes	Yes			
B.03.01	B	L03	1B	70	10	6		Yes	Yes			
B.03.02	B	L03	2B	94	20	8	Yes	Yes	Yes			
B.03.03	B	L03	2B	86	10	8	Yes		Yes			
B.03.04	B	L03	3B	141	15	10	Yes	Yes	Yes			
B.03.05	B	L03	1B	70	10	6		Yes	Yes			
B.04.01	B	L04	1B	70	10	6		Yes	Yes			
B.04.02	B	L04	2B	94	20	8	Yes	Yes	Yes			
B.04.03	B	L04	2B	86	10	8	Yes		Yes			
B.04.04	B	L04	3B	141	15	10	Yes	Yes	Yes			
B.04.05	B	L04	1B	70	10	6		Yes	Yes			
B.05.01	B	L05	1B	70	10	6		Yes	Yes			
B.05.02	B	L05	2B	94	20	8	Yes	Yes	Yes			
B.05.03	B	L05	2B	86	10	8	Yes	Yes	Yes			
B.05.04	B	L05	3B	141	15	10	Yes	Yes	Yes			
B.05.05	B	L05	1B	70	10	6		Yes	Yes			
C.01.01	C	L01	3B	134	12	10			Yes			
C.01.02	C	L01	3B	102	12	10	Yes		Yes			
C.01.03	C	L01	3B	101	12	10	Yes		Yes			
C.01.04	C	L01	1B	72	9	6		Yes	Yes		1	
C.01.05	C	L01	1B	70	9	6		Yes	Yes			
C.01.06	C	L01	2B	111	12	8	Yes		Yes		1	
C.01.07	C	L01	4B	172	17	12	Yes	Yes	Yes		1	
C.01.08	C	L01	2B	113	18	8		Yes	Yes			
C.01.09	C	L01	3B	123	12	10	Yes	Yes	Yes			
C.01.10	C	L01	2B	105	12	8	Yes		Yes			
C.02.01	C	L02	3B	134	12	10			Yes			
C.02.02	C	L02	3B	102	12	10	Yes		Yes			
C.02.03	C	L02	3B	101	12	10	Yes		Yes			
C.02.04	C	L02	1B	72	9	6		Yes	Yes		1	
C.02.05	C	L02	1B	70	9	6		Yes	Yes			
C.02.06	C	L02	2B	111	12	8	Yes		Yes		1	
C.02.07	C	L02	4B	172	17	12	Yes	Yes	Yes		1	
C.02.08	C	L02	2B	113	18	8		Yes	Yes			
C.02.09	C	L02	3B	123	12	10	Yes	Yes	Yes			
C.02.10	C	L02	2B	105	12	8	Yes		Yes			
C.03.01	C	L03	3B	134	12	10			Yes			
C.03.02	C	L03	3B	102	12	10	Yes		Yes			
C.03.03	C	L03	3B	101	12	10	Yes		Yes			
C.03.04	C	L03	1B	72	9	6		Yes	Yes		1	
C.03.05	C	L03	1B	70	9	6		Yes	Yes			
C.03.06	C	L03	2B	111	12	8	Yes		Yes		1	
C.03.07	C	L03	4B	172	17	12	Yes	Yes	Yes		1	
C.03.08	C	L03	2B	113	18	8		Yes	Yes			

Apartment Schedule

The Entrance

Project Number:
Document Number:
Revision:
Issue Date:

2109016

4

30/01/2023

APARTMENT No.	BUILDING	LEVEL	BEDS	INTERNAL AREA (m ²)	POS / BALCONY AREA (m ²)	MINIMUM STORAGE PROVIDED (m3)	CROSS-FLOW	SOLAR >3hrs	ADG COMPLIANT	LHA SILVER	ADAPTABLE	ACCESSIBLE
C.03.09	C	L03	3B	123	12	10	Yes	Yes	Yes			
C.03.10	C	L03	2B	105	12	8	Yes		Yes			
C.04.01	C	L04	3B	134	12	10			Yes			
C.04.02	C	L04	3B	102	12	10	Yes		Yes			
C.04.03	C	L04	3B	101	12	10	Yes		Yes			
C.04.04	C	L04	1B	72	9	6		Yes	Yes		1	
C.04.05	C	L04	1B	70	9	6		Yes	Yes			
C.04.06	C	L04	2B	111	12	8	Yes	Yes	Yes	1		
C.04.07	C	L04	4B	172	17	12	Yes	Yes	Yes	1		
C.04.08	C	L04	2B	113	18	8		Yes	Yes			
C.04.09	C	L04	3B	123	12	10	Yes	Yes	Yes			
C.04.10	C	L04	2B	105	12	8	Yes		Yes			
C.05.01	C	L05	3B	134	12	10			Yes			
C.05.02	C	L05	3B	102	12	10	Yes		Yes			
C.05.03	C	L05	3B	101	12	10	Yes	Yes	Yes			
C.05.04	C	L05	1B	72	9	6		Yes	Yes	1		
C.05.05	C	L05	1B	70	9	6		Yes	Yes			
C.05.06	C	L05	2B	111	12	8	Yes	Yes	Yes	1		
C.05.07	C	L05	4B	172	17	12	Yes	Yes	Yes	1		
C.05.08	C	L05	2B	113	18	8		Yes	Yes			
C.05.09	C	L05	3B	123	12	10	Yes	Yes	Yes			
C.05.10	C	L05	2B	105	12	8	Yes		Yes			
C.06.01	C	L06	3B	134	12	10			Yes			
C.06.02	C	L06	3B	102	12	10	Yes		Yes			
C.06.03	C	L06	3B	101	12	10	Yes	Yes	Yes			
C.06.04	C	L06	1B	72	9	6		Yes	Yes	1		
C.06.05	C	L06	1B	70	9	6		Yes	Yes			
C.06.06	C	L06	2B	111	12	8	Yes	Yes	Yes	1		
C.06.07	C	L06	4B	172	17	12	Yes	Yes	Yes	1		
C.06.08	C	L06	2B	113	18	8		Yes	Yes			
C.06.09	C	L06	3B	123	12	10	Yes	Yes	Yes			
C.06.10	C	L06	2B	105	12	8	Yes		Yes			
C.07.01	C	L07 & L08	2B	110	27	8	Yes	Yes	Yes			
C.07.02	C	L07 & L08	2B	111	23	8	Yes	Yes	Yes			
C.07.03	C	L07 & L08	3B	139	38	10	Yes	Yes	Yes			
C.07.04	C	L07	3B	101	12	10	Yes	Yes	Yes			
C.07.05	C	L07	1B	72	8	6		Yes	Yes	1		
C.07.06	C	L07	1B	70	10	6		Yes	Yes			
C.07.07	C	L07	2B	111	12	8	Yes	Yes	Yes	1		
C.07.08	C	L07	4B	174	17	10	Yes	Yes	Yes	1		
C.07.09	C	L07	2B	113	12	8		Yes	Yes			
C.07.10	C	L07	3B	123	12	10	Yes	Yes	Yes			
C.07.11	C	L07 & L08	3B	170	36	10	Yes	Yes	Yes			
C.08.01	C	L08	1B	73	12	6	Yes	Yes	Yes			
C.08.02	C	L08	2B	87	12	8	Yes	Yes	Yes			
C.08.03	C	L08	2B	83	12	8	Yes	Yes	Yes			
C.08.04	C	L08	1B	61	33	6	Yes	Yes	Yes			
C.08.05	C	L08	1B	62	31	6	Yes	Yes	Yes			
C.08.06	C	L08	1B	61	17	6	Yes	Yes	Yes			
D.08.01	D	L08	2B	107	16	8	Yes	Yes	Yes			
D.08.02	D	L08	1B	61	8	6		Yes	Yes			
D.08.03	D	L08	2B	96	10	8	Yes	Yes	Yes			
D.08.04	D	L08	1B	57	8	6		Yes	Yes			
D.08.05	D	L08	1B	57	8	6		Yes	Yes			
D.08.06	D	L08	2B	100	16	8	Yes	Yes	Yes			
D.08.07	D	L08	3B	130	12	10	Yes	Yes	Yes			
E.01.01	E	L01	3B	134	12	10			Yes			
E.01.02	E	L01	3B	102	12	10	Yes		Yes			
E.01.03	E	L01	3B	101	12	10	Yes		Yes			
E.01.04	E	L01	1B	72	8	6			Yes		1	
E.01.05	E	L01	1B	70	10	6			Yes			
E.01.06	E	L01	2B	111	12	8	Yes		Yes		1	
E.01.07	E	L01	3B	119	13	10	Yes		Yes		1	
E.01.08	E	L01	2B	89	12	8			Yes			

Building C Count
85

Building D Count
7

Apartment Schedule

The Entrance

Project Number:
Document Number:
Revision:
Issue Date:

2109016

4

30/01/2023

APARTMENT No.	BUILDING	LEVEL	BEDS	INTERNAL AREA (m ²)	POS / BALCONY AREA (m ²)	MINIMUM STORAGE PROVIDED (m3)	CROSS-FLOW	SOLAR >3hrs	ADG COMPLIANT	LHA SILVER	ADAPTABLE	ACCESSIBLE
E.01.09	E	L01	3B	119	12	10	Yes		Yes			
E.01.10	E	L01	2B	105	12	8	Yes		Yes			
E.02.01	E	L02	3B	134	12	10			Yes			
E.02.02	E	L02	3B	102	12	10	Yes		Yes			
E.02.03	E	L02	3B	101	12	10	Yes		Yes			
E.02.04	E	L02	1B	72	8	6			Yes		1	
E.02.05	E	L02	1B	70	10	6			Yes			
E.02.06	E	L02	2B	111	12	8	Yes		Yes		1	
E.02.07	E	L02	3B	119	13	10	Yes		Yes		1	
E.02.08	E	L02	2B	89	12	8			Yes			
E.02.09	E	L02	3B	119	12	10	Yes		Yes			
E.02.10	E	L02	2B	105	12	8	Yes		Yes			
E.03.01	E	L03	3B	134	12	10			Yes			
E.03.02	E	L03	3B	102	12	10	Yes		Yes			
E.03.03	E	L03	3B	101	12	10	Yes		Yes			
E.03.04	E	L03	1B	72	8	6		Yes	Yes		1	
E.03.05	E	L03	1B	70	10	6		Yes	Yes			
E.03.06	E	L03	2B	111	12	8	Yes	Yes	Yes		1	
E.03.07	E	L03	3B	119	13	10	Yes		Yes		1	
E.03.08	E	L03	2B	89	12	8			Yes			
E.03.09	E	L03	3B	119	12	10	Yes		Yes			
E.03.10	E	L03	2B	105	12	8	Yes		Yes			
E.04.01	E	L04	3B	134	12	10			Yes			
E.04.02	E	L04	3B	102	12	10	Yes		Yes			
E.04.03	E	L04	3B	101	12	10	Yes		Yes			
E.04.04	E	L04	1B	72	8	6		Yes	Yes	1		
E.04.05	E	L04	1B	70	10	6		Yes	Yes			
E.04.06	E	L04	2B	111	12	8	Yes	Yes	Yes	1		
E.04.07	E	L04	3B	119	13	10	Yes	Yes	Yes	1		
E.04.08	E	L04	2B	89	12	8		Yes	Yes			
E.04.09	E	L04	3B	119	12	10	Yes	Yes	Yes			
E.04.10	E	L04	2B	105	12	8	Yes		Yes			
E.05.01	E	L05	3B	134	12	10			Yes			
E.05.02	E	L05	3B	102	12	10	Yes		Yes			
E.05.03	E	L05	3B	101	12	10	Yes		Yes			
E.05.04	E	L05	1B	72	8	6		Yes	Yes	1		
E.05.05	E	L05	1B	70	10	6		Yes	Yes			
E.05.06	E	L05	2B	111	12	8	Yes	Yes	Yes	1		
E.05.07	E	L05	3B	119	13	10	Yes	Yes	Yes	1		
E.05.08	E	L05	2B	89	12	8		Yes	Yes			
E.05.09	E	L05	3B	119	12	10	Yes	Yes	Yes			
E.05.10	E	L05	2B	105	12	8	Yes		Yes			
E.06.01	E	L06	3B	134	12	10			Yes			
E.06.02	E	L06	3B	102	12	10	Yes		Yes			
E.06.03	E	L06	3B	101	12	10	Yes	Yes	Yes			
E.06.04	E	L06	1B	72	8	6		Yes	Yes	1		
E.06.05	E	L06	1B	70	10	6		Yes	Yes			
E.06.06	E	L06	2B	111	12	8	Yes	Yes	Yes	1		
E.06.07	E	L06	3B	119	13	10	Yes	Yes	Yes	1		
E.06.08	E	L06	2B	89	12	8		Yes	Yes			
E.06.09	E	L06	3B	119	12	10	Yes	Yes	Yes			
E.06.10	E	L06	2B	105	12	8	Yes		Yes			
E.07.01	E	L07 & L08	2B	110	27	8	Yes	Yes	Yes			
E.07.02	E	L07 & L08	2B	110	23	8	Yes	Yes	Yes			
E.07.03	E	L07 & L08	3B	139	38	10	Yes	Yes	Yes			
E.07.04	E	L07	3B	101	12	10	Yes	Yes	Yes			
E.07.05	E	L07	1B	72	8	6		Yes	Yes	1		
E.07.06	E	L07	1B	70	10	6		Yes	Yes			
E.07.07	E	L07	2B	111	12	8	Yes	Yes	Yes	1		
E.07.08	E	L07	3B	119	12	10	Yes	Yes	Yes	1		
E.07.09	E	L07	2B	89	12	8		Yes	Yes			
E.07.10	E	L07	3B	119	12	10	Yes	Yes	Yes			
E.07.11	E	L07 & L08	3B	170	36	10	Yes	Yes	Yes			
E.08.01	E	L08	1B	73	12	6	Yes	Yes	Yes			
E.08.02	E	L08	2B	87	12	8	Yes	Yes	Yes			
E.08.03	E	L08	2B	83	12	8	Yes	Yes	Yes			

Apartment Schedule

The Entrance

Project Number:
Document Number:
Revision:
Issue Date:

2109016

4

30/01/2023

		APARTMENT No.	BUILDING	LEVEL	BEDS	INTERNAL AREA (m ²)	POS / BALCONY AREA (m ²)	MINIMUM STORAGE PROVIDED (m3)	CROSS-FLOW	SOLAR >3hrs	ADG COMPLIANT	LHA SILVER	ADAPTABLE	ACCESSIBLE
Building E Count 85		E.08.04	E	L08	1B	61	12	6	Yes	Yes	Yes			
		E.08.05	E	L08	1B	62	12	6	Yes	Yes	Yes			
		E.08.06	E	L08	1B	61	12	6	Yes	Yes	Yes			
		F.01.01	F	L01	2B	89	17	8	Yes	Yes	Yes			
		F.01.02	F	L01	2B	77	12	8	Yes		Yes			
Building F Count 54		F.01.03	F	L01	1B	66	8	6	Yes	Yes	Yes			
		F.01.04	F	L01	1B	58	8	6		Yes	Yes			
		F.01.05	F	L01	1B	58	8	6		Yes	Yes			
		F.01.06	F	L01	1B	66	8	6	Yes	Yes	Yes			
		F.02.01	F	L02	2B	89	17	8	Yes	Yes	Yes			
		F.02.02	F	L02	2B	77	12	8	Yes		Yes			
		F.02.03	F	L02	1B	66	8	6	Yes	Yes	Yes			
		F.02.04	F	L02	1B	58	8	6		Yes	Yes			
		F.02.05	F	L02	1B	58	8	6		Yes	Yes			
		F.02.06	F	L02	1B	66	8	6	Yes	Yes	Yes			
		F.03.01	F	L03	2B	89	17	8	Yes	Yes	Yes			
		F.03.02	F	L03	2B	77	12	8	Yes		Yes			
		F.03.03	F	L03	1B	66	8	6	Yes	Yes	Yes			
		F.03.04	F	L03	1B	58	8	6		Yes	Yes			
		F.03.05	F	L03	1B	58	8	6		Yes	Yes			
		F.03.06	F	L03	1B	66	8	6	Yes	Yes	Yes			
		F.04.01	F	L04	2B	89	17	8	Yes	Yes	Yes			
		F.04.02	F	L04	2B	77	12	8	Yes		Yes			
		F.04.03	F	L04	1B	66	8	6	Yes	Yes	Yes			
		F.04.04	F	L04	1B	58	8	6		Yes	Yes			
		F.04.05	F	L04	1B	58	8	6		Yes	Yes			
		F.04.06	F	L04	1B	66	8	6	Yes	Yes	Yes			
		F.05.01	F	L05	2B	89	17	8	Yes	Yes	Yes			
		F.05.02	F	L05	2B	77	12	8	Yes		Yes			
		F.05.03	F	L05	1B	66	8	6	Yes	Yes	Yes			
		F.05.04	F	L05	1B	58	8	6		Yes	Yes			
		F.05.05	F	L05	1B	58	8	6		Yes	Yes			
		F.05.06	F	L05	1B	66	8	6	Yes	Yes	Yes			
		F.06.01	F	L06	2B	89	17	8	Yes	Yes	Yes			
		F.06.02	F	L06	2B	77	12	8	Yes		Yes			
		F.06.03	F	L06	1B	66	8	6	Yes	Yes	Yes			
		F.06.04	F	L06	1B	58	8	6		Yes	Yes			
		F.06.05	F	L06	1B	58	8	6		Yes	Yes			
		F.06.06	F	L06	1B	66	8	6	Yes	Yes	Yes			
		F.07.01	F	L07	1B	60	10	8	Yes	Yes	Yes			
		F.07.02	F	L07	1B	56	8	6	Yes		Yes			
		F.07.03	F	L07	1B	66	8	6	Yes	Yes	Yes			
		F.07.04	F	L07	1B	58	8	6		Yes	Yes			
		F.07.05	F	L07	1B	58	8	6		Yes	Yes			
		F.07.06	F	L07	1B	66	8	6	Yes	Yes	Yes			
		F.08.01	F	L08	2B	92	12	8	Yes	Yes	Yes			
		F.08.02	F	L08	1B	56	8	6	Yes	Yes	Yes			
		F.08.03	F	L08	1B	66	8	6	Yes	Yes	Yes			
		F.08.04	F	L08	2B	96	10	8	Yes	Yes	Yes			
Total Apartments		309		1B	99	32%			201	217		32	31	
				2B	99	32%			65.0%	70.2%				
				3B	104	34%								
				4B	7	2%								
Serviced Apartment		D.01.01	D	L01	1B	61	8	6	N/A	N/A	N/A			
Serviced Apartment		D.01.02	D	L01	3B	130	12	10	N/A	N/A	N/A			
Serviced Apartment		D.01.03	D	L01	2B	106	16	8	N/A	N/A	N/A			
Serviced Apartment		D.02.01	D	L02	2B	108	16	8	N/A	N/A	N/A			
Serviced Apartment		D.02.02	D	L02	1B	61	8	6	N/A	N/A	N/A			
Serviced Apartment		D.02.03	D	L02	2B	94	10	8	N/A	N/A	N/A			
Serviced Apartment		D.02.04	D	L02	1B	57	8	6	N/A	N/A	N/A			
Serviced Apartment		D.02.05	D	L02	1B	57	8	6	N/A	N/A	N/A			

Apartment Schedule

The Entrance

Project Number:
Document Number:
Revision:
Issue Date:

2109016

4

30/01/2023

	APARTMENT No.	BUILDING	LEVEL	BEDS	INTERNAL AREA (m ²)	POS / BALCONY AREA (m ²)	MINIMUM STORAGE PROVIDED (m3)	CROSS-FLOW	SOLAR >3hrs	ADG COMPLIANT	LHA SILVER	ADAPTABLE	ACCESSIBLE
Serviced Apartment	D.02.06	D	L02	2B	100	16	8	N/A	N/A	N/A			
Serviced Apartment	D.02.07	D	L02	3B	131	12	10	N/A	N/A	N/A			
Serviced Apartment	D.03.01	D	L03	2B	107	16	8	N/A	N/A	N/A			
Serviced Apartment	D.03.02	D	L03	1B	61	8	6	N/A	N/A	N/A			1
Serviced Apartment	D.03.03	D	L03	2B	96	10	8	N/A	N/A	N/A			
Serviced Apartment	D.03.04	D	L03	1B	57	8	6	N/A	N/A	N/A			
Serviced Apartment	D.03.05	D	L03	1B	57	8	6	N/A	N/A	N/A			
Serviced Apartment	D.03.06	D	L03	2B	100	16	8	N/A	N/A	N/A			1
Serviced Apartment	D.03.07	D	L03	3B	129	12	10	N/A	N/A	N/A			1
Serviced Apartment	D.04.01	D	L04	2B	107	16	8	N/A	N/A	N/A			
Serviced Apartment	D.04.02	D	L04	1B	61	8	6	N/A	N/A	N/A			
Serviced Apartment	D.04.03	D	L04	2B	96	10	8	N/A	N/A	N/A			
Serviced Apartment	D.04.04	D	L04	1B	57	8	6	N/A	N/A	N/A			
Serviced Apartment	D.04.05	D	L04	1B	57	8	6	N/A	N/A	N/A			
Serviced Apartment	D.04.06	D	L04	2B	100	16	8	N/A	N/A	N/A			
Serviced Apartment	D.04.07	D	L04	3B	130	12	10	N/A	N/A	N/A			
Serviced Apartment	D.05.01	D	L05	2B	107	16	8	N/A	N/A	N/A			
Serviced Apartment	D.05.02	D	L05	1B	61	8	6	N/A	N/A	N/A			
Serviced Apartment	D.05.03	D	L05	2B	96	10	8	N/A	N/A	N/A			
Serviced Apartment	D.05.04	D	L05	1B	57	8	6	N/A	N/A	N/A			
Serviced Apartment	D.05.05	D	L05	1B	57	8	6	N/A	N/A	N/A			
Serviced Apartment	D.05.06	D	L05	2B	100	16	8	N/A	N/A	N/A			
Serviced Apartment	D.05.07	D	L05	3B	130	12	10	N/A	N/A	N/A			
Serviced Apartment	D.06.01	D	L06	2B	107	16	8	N/A	N/A	N/A			
Serviced Apartment	D.06.02	D	L06	1B	61	8	6	N/A	N/A	N/A			
Serviced Apartment	D.06.03	D	L06	2B	96	10	8	N/A	N/A	N/A			
Serviced Apartment	D.06.04	D	L06	1B	57	8	6	N/A	N/A	N/A			
Serviced Apartment	D.06.05	D	L06	1B	57	8	6	N/A	N/A	N/A			
Serviced Apartment	D.06.06	D	L06	2B	100	16	8	N/A	N/A	N/A			
Serviced Apartment	D.06.07	D	L06	3B	130	12	10	N/A	N/A	N/A			
Serviced Apartment	D.07.01	D	L07	2B	107	16	8	N/A	N/A	N/A			
Serviced Apartment	D.07.02	D	L07	1B	61	8	6	N/A	N/A	N/A			
Serviced Apartment	D.07.03	D	L07	2B	96	10	8	N/A	N/A	N/A			
Serviced Apartment	D.07.04	D	L07	1B	57	8	6	N/A	N/A	N/A			
Serviced Apartment	D.07.05	D	L07	1B	57	8	6	N/A	N/A	N/A			
Serviced Apartment	D.07.06	D	L07	2B	100	16	8	N/A	N/A	N/A			
Serviced Apartment	D.07.07	D	L07	3B	130	12	10	N/A	N/A	N/A			
Total Serviced Apartments					45						Accessible		3