

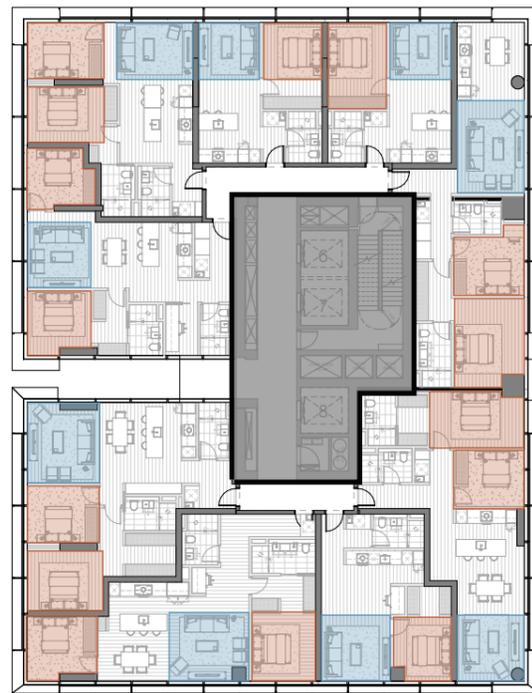
# Appendix B

## Better Apartment Design Standards

### RFI Response 30.06.2023

**ADVERTISED  
PLAN**

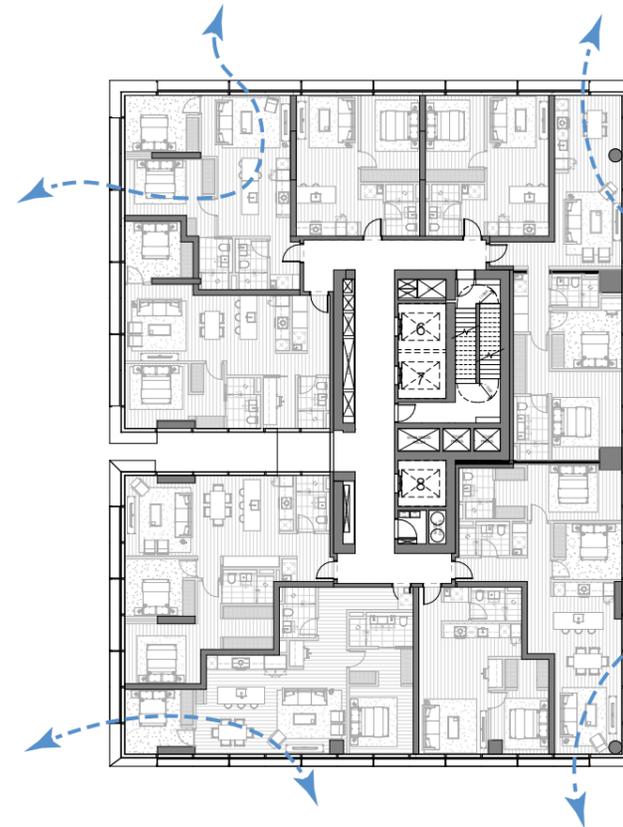
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Noise Impact

Level 18

- Core
- Bedrooms
- Living areas

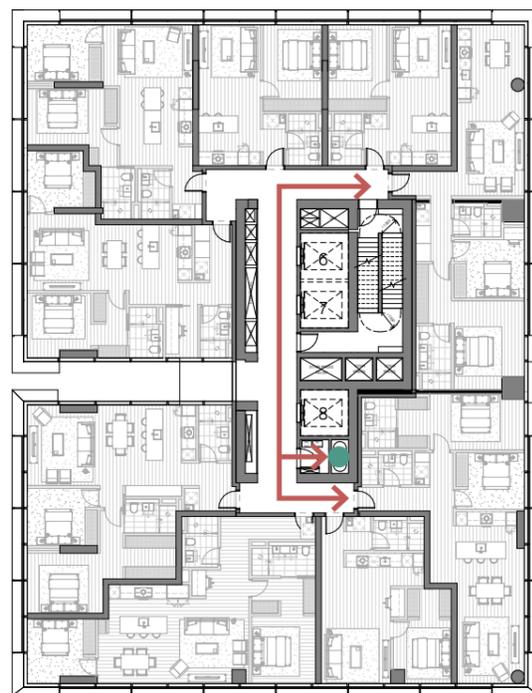


Natural Ventilation

Level 18 (Refer apartment plans for more information)

←--→ Ventilation

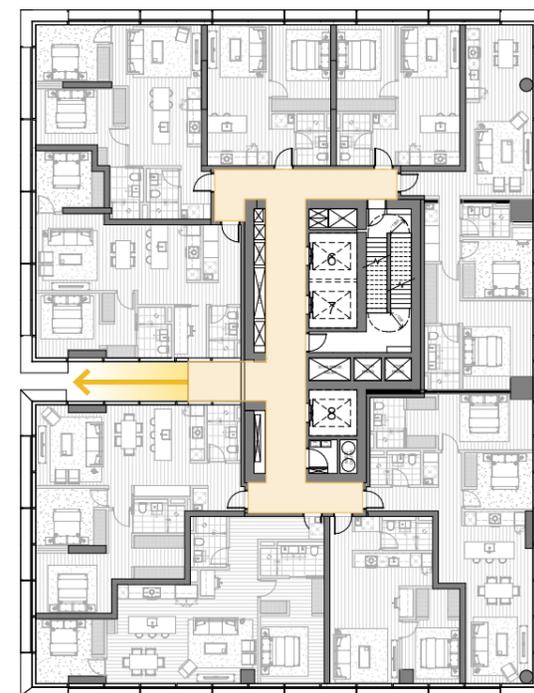
**ADVERTISED PLAN**



Access to Bin Chutes

Level 18

- Residential Access
- Waste & Recycling Chutes



Corridor with Access to Light and Views

Level 18

- Access to Light and Views
- Common Corridor

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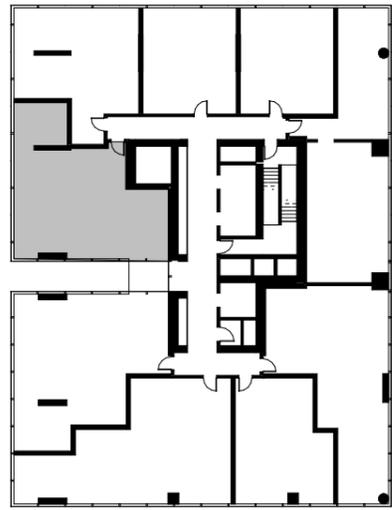
BADS COMPLIANCE SCHEDULE																						
APT TYPE	QTY	APT DESCRIPTION Carr	FUNCTIONAL LAYOUT				Open Plan Layout (max 9m Depth)	STORAGE			Cross Ventilation	PRIVATE OPEN SPACE			ACCESSIBILITY			Adaptable Bathroom Design (A,B or Alt)				
			Main Bedroom (min 3.0mx3.4m)	Other Bedrooms (min 3.0mx3.0m)	Living Area (min3.4m W / 10 m2)	Living Area (min 3.6m W /12m2)		1 Bed Storage (10m3 Total)	2 Bed Storage (14m3 Total)	3 Bed Storage (18m3 Total)		1 Bed P.O.S (8m2)	2 Bed P.O.S (8m2)	3 Bed P.O.S (12m2)	Front Door Opening (min 850)	Clear Path (Bedroom, Adaptable Bath, Living)	Main Bedroom Access to Adaptable Bath					
APT TYPE 01	1	2 BED 2 BATH	Yes	Yes	NA	Yes	Yes	NA	Yes	NA	No	NA	Yes	NA	Yes	Yes	Yes	Yes				
APT TYPE 02	1	2 BED 1 BATH	Yes	Yes	NA	Yes	Yes	NA	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes		
APT TYPE 03	24	1 BED 1 BATH	Yes	NA	Yes	NA	Yes	Yes	NA		No	Yes	NA		Yes	Yes	No	No	No	No		
APT TYPE 04	12	2 BED 2 BATH	Yes	Yes	NA	Yes	Yes	NA	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes		
APT TYPE 05	4	2 BED 2 BATH	Yes	Yes	NA	Yes	Yes	NA	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes		
APT TYPE 06	4	1 BED 1 BATH	Yes	NA	Yes	NA	Yes	Yes	NA		No	Yes	NA		Yes	Yes	No	No	No	No		
APT TYPE 07	12	2 BED 2 BATH	Yes	Yes	NA	Yes	Yes	NA	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes		
APT TYPE 08	12	2 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		Yes	Yes	No		NA	Yes	Yes	Yes	Yes	Yes	Yes	Yes
APT TYPE 09	11	2 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
APT TYPE 10	11	2 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
APT TYPE 11	8	1 BED 1 BATH	Yes	NA	Yes	NA	Yes	Yes	NA		No	Yes	NA		Yes	Yes	No	No	No	No		
APT TYPE 12	8	2 BED 2 BATH	Yes	Yes	NA	Yes	Yes	NA	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes		
APT TYPE 13	4	2 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		Yes	Yes	No		NA	Yes	Yes	Yes	Yes	Yes	Yes	Yes
APT TYPE 14	4	2 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	No	No	No	No
APT TYPE 15	4	2 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
APT TYPE 16	4	1 BED 1 BATH	Yes	NA	Yes	NA	Yes	Yes	NA		No	Yes	NA		Yes	Yes	No	No	No	No		
APT TYPE 17	4	1 BED 1 BATH	Yes		Yes		Yes	Yes	Yes		Yes	NA	Yes		Yes	NA	Yes	Yes	No	No	No	No
APT TYPE 18	4	2 BED 2 BATH	Yes	Yes	NA	Yes	Yes	NA	Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes		
APT TYPE 19	8	2 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		Yes	Yes	No		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
APT TYPE 20	8	3 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
APT TYPE 21	5	3 BED 2 BATH	Yes	Yes		Yes	Yes		No		Yes	NA	Yes		No	NA	Yes	Yes	Yes	Yes	Yes	Yes
APT TYPE 22	5	3 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
APT TYPE 23	5	2 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
APT TYPE 24	4	3 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
APT TYPE 25	4	3 BED 3 BATH	Yes	Yes		Yes	Yes		Yes		Yes	NA	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
APT TYPE 26	4	3 BED 3 BATH	Yes	Yes		Yes	Yes		Yes		Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Grand total: 175							97%		100%			53%	100%			59%						
Total Compliance			100%				97%	100%			53%	100%			59%							

Note: Storage is all internal within the dwelling. No external storage is proposed.

Note: Private Open Space is additional living and/or bedroom area, not balconies.

ADVERTISED PLAN

B Better Apartment Design Standards



**2 BED + 2 BATH**  
APT TYPE 1

AREA: 98 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: NO

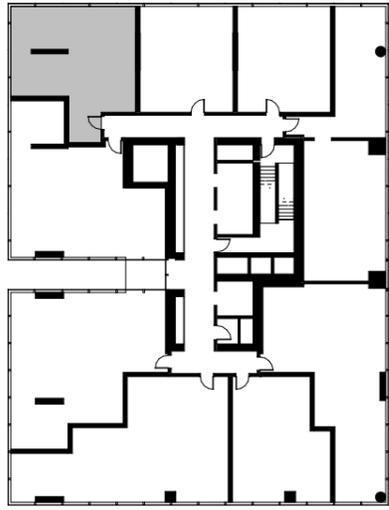
- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



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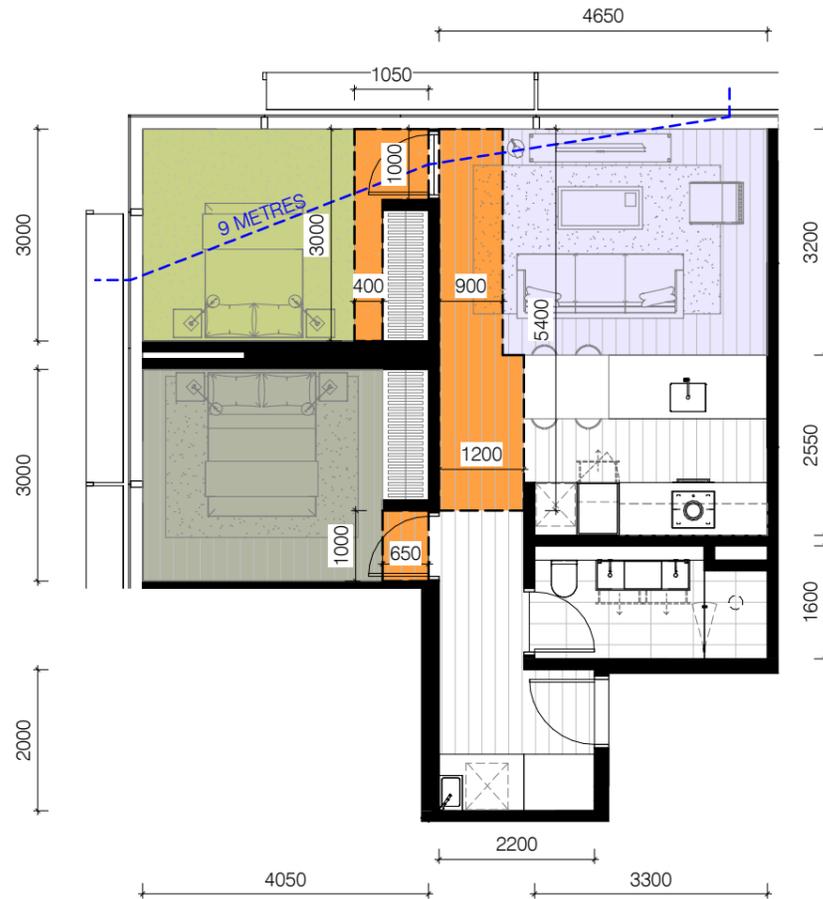


ADVERTISED PLAN

2 BED + 1 BATH  
APT TYPE 2

AREA: 73 m<sup>2</sup>  
ACCESSIBLE APARTMENT: NO  
CROSS VENTILATED: YES

- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



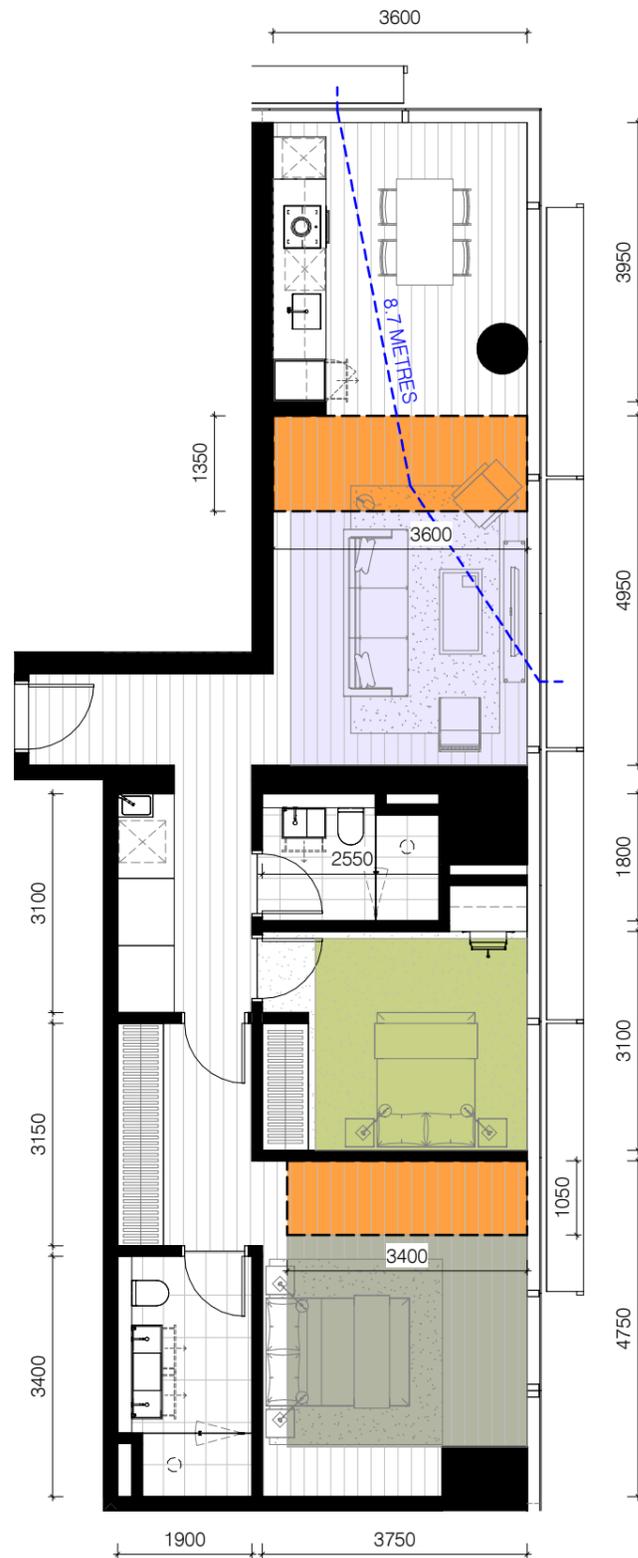
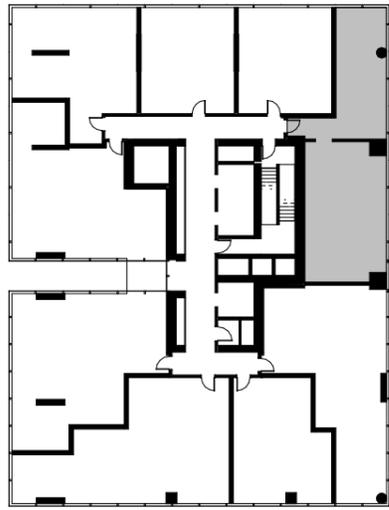
1 BED + 1 BATH  
APT TYPE 3

AREA: 54 m<sup>2</sup>  
ACCESSIBLE APARTMENT: NO  
CROSS VENTILATED: NO



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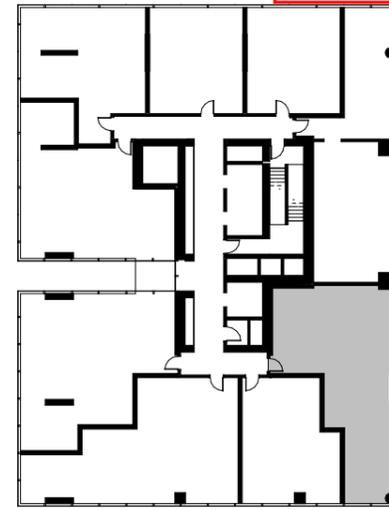
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2 BED + 2 BATH  
APT TYPE 4

AREA: 107 m<sup>2</sup>  
ACCESSIBLE APARTMENT: NO  
CROSS VENTILATED: YES

- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH

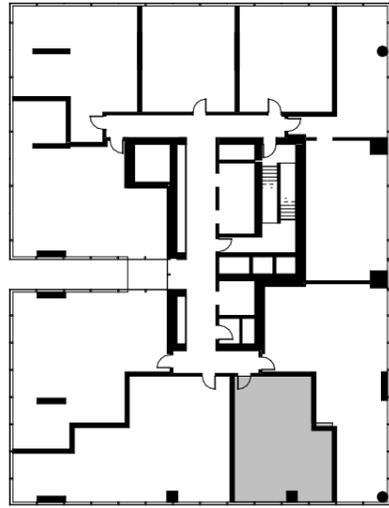


2 BED + 2 BATH  
APT TYPE 5

AREA: 102 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: YES

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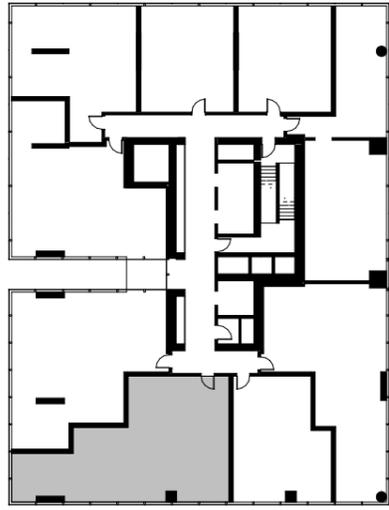
## 1 BED + 1 BATH APT TYPE 6

AREA: 62 m<sup>2</sup>  
ACCESSIBLE APARTMENT: NO  
CROSS VENTILATED: NO

- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



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**ADVERTISED PLAN**

**2 BED + 2 BATH**  
APT TYPE 7

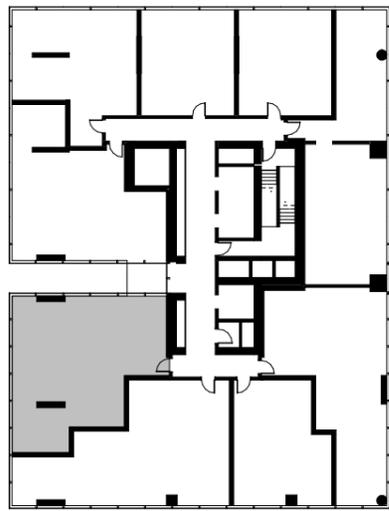
AREA: 108 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: YES

- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



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2 BED + 2 BATH  
APT TYPE 8

AREA: 107 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: NO

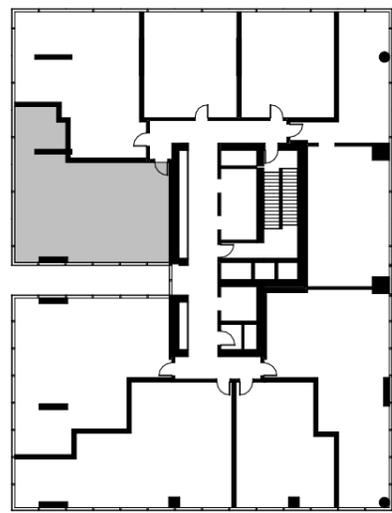
- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



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2 BED + 2 BATH  
APT TYPE 9

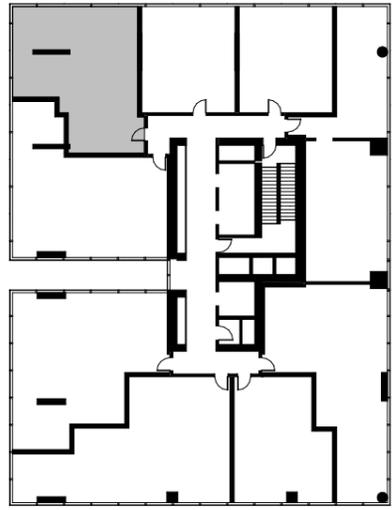
AREA: 100 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: NO

-  1.2M WALKWAY CLEARANCE
-  ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
-  ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
-  10sqm LIVING AREA MIN. 3.3M WIDTH
-  12sqm LIVING AREA MIN. 3.6M WIDTH
-  3M X 3M BEDROOM
-  3M X 3.4M BEDROOM
-  8sqm IN LIEU OF P.O.S
-  NATURAL VENTILATION BREEZE PATH

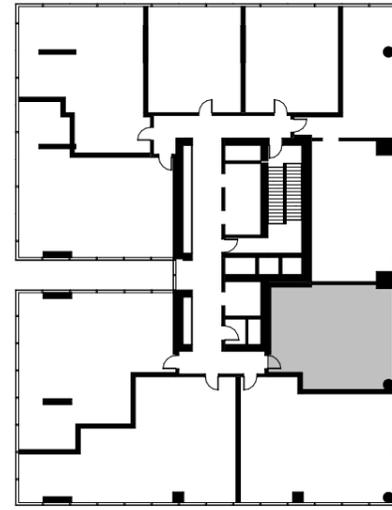


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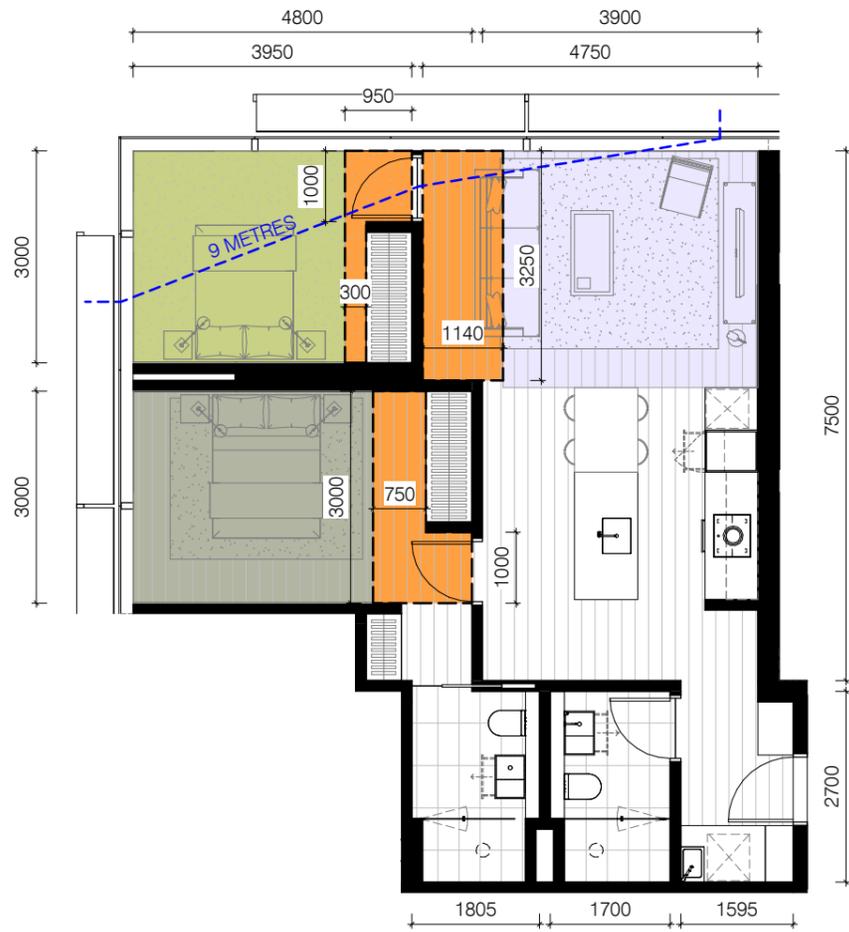


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2 BED + 2 BATH  
APT TYPE 10

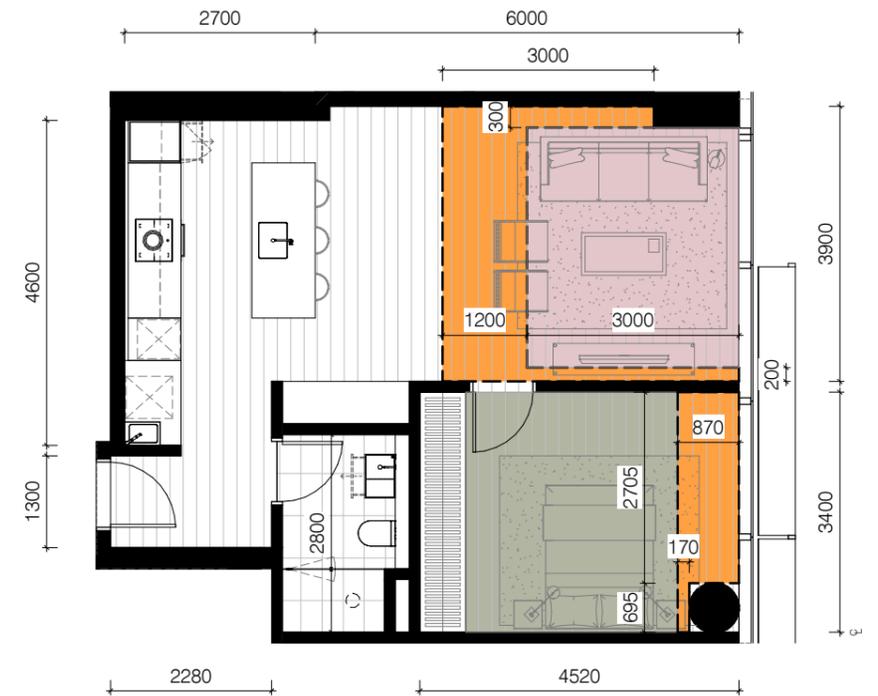
AREA: 85 m<sup>2</sup>  
ACCESSIBLE APARTMENT: NO  
CROSS VENTILATED: YES

- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH

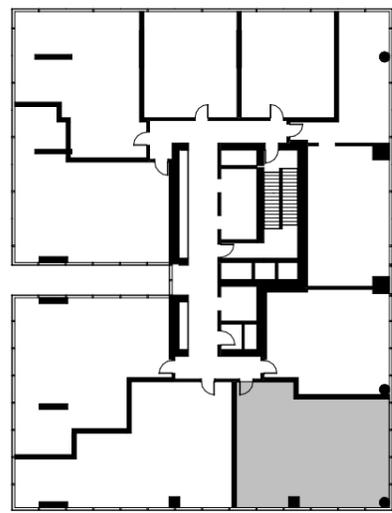


1 BED + 1 BATH  
APT TYPE 11

AREA: 68 m<sup>2</sup>  
ACCESSIBLE APARTMENT: NO  
CROSS VENTILATED: NO



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2 BED + 2 BATH  
APT TYPE 12

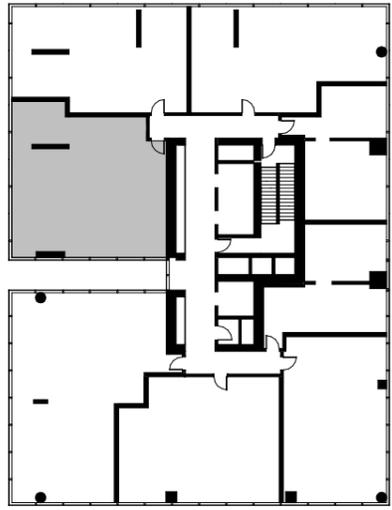
AREA: 95 m<sup>2</sup>  
ACCESSIBLE APARTMENT: NO  
CROSS VENTILATED: YES

- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



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# B Better Apartment Design Standards



## 2 BED + 2 BATH APT TYPE 13

AREA: 118 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: NO

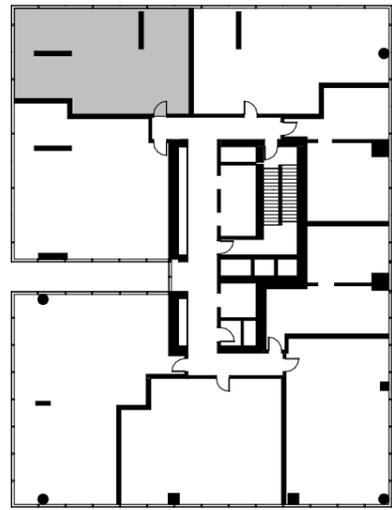
- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



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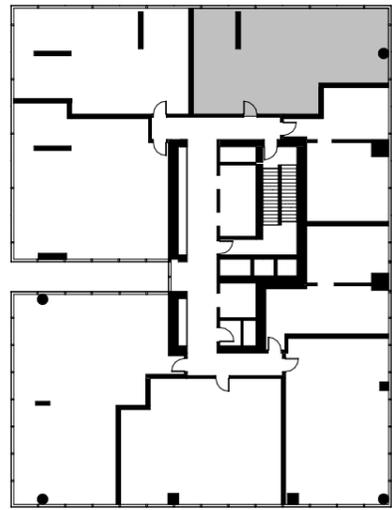
2 BED + 2 BATH  
APT TYPE 14

AREA: 95 m<sup>2</sup>  
ACCESSIBLE APARTMENT: NO  
CROSS VENTILATED: YES

- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



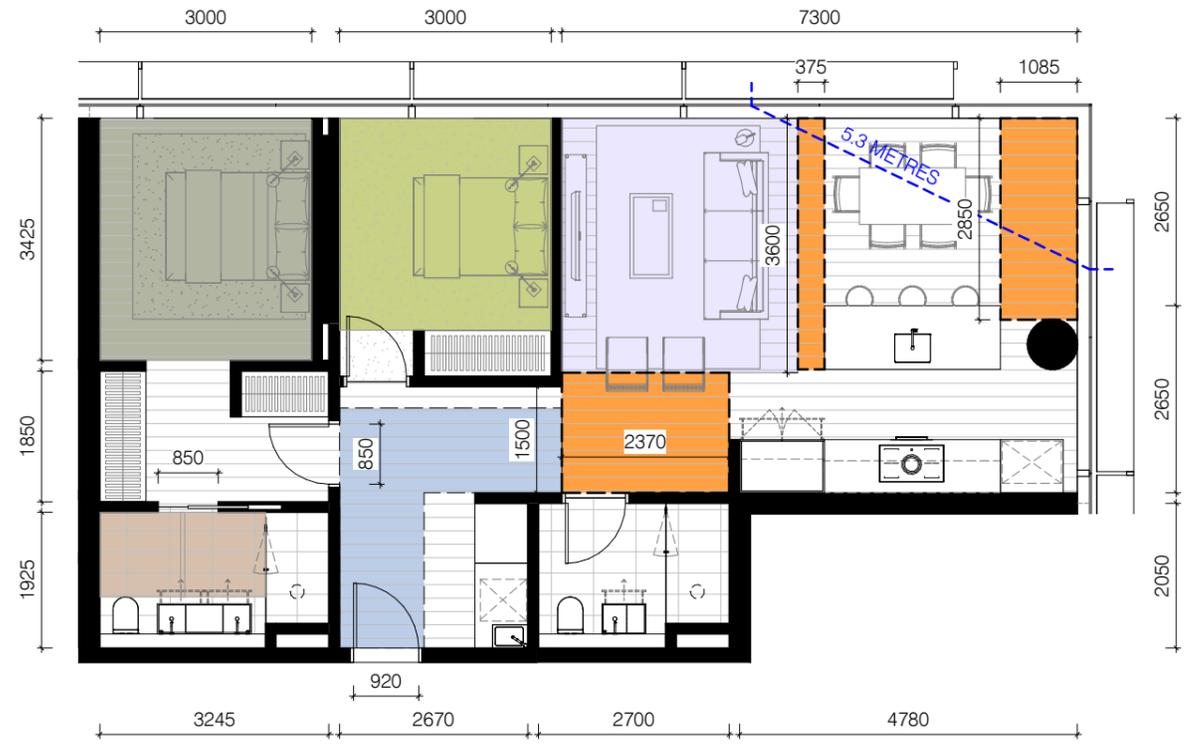
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**ADVERTISED PLAN**

**2 BED + 2 BATH**  
APT TYPE 15

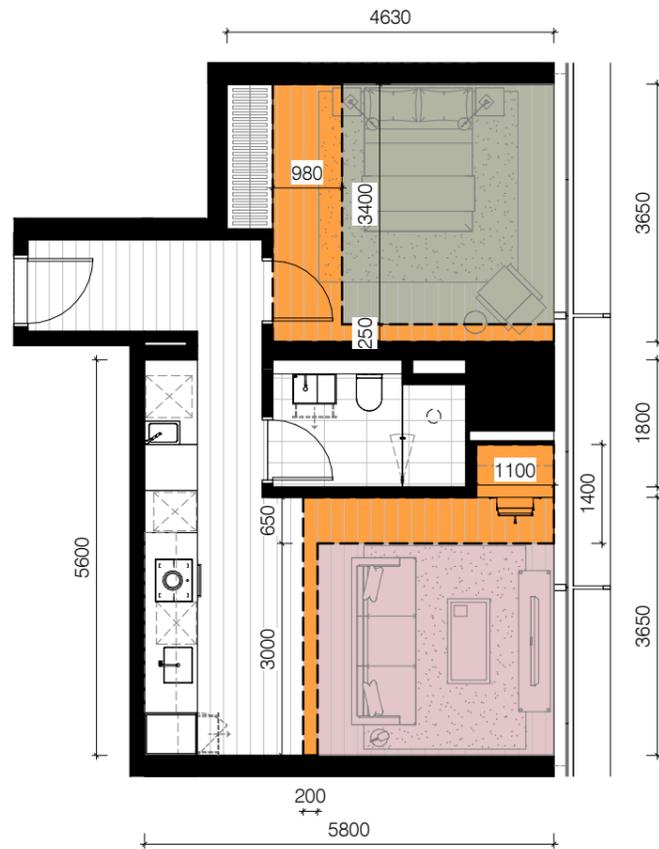
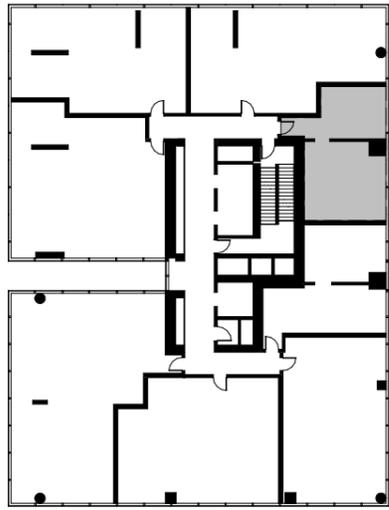
AREA: 101 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: YES



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- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH

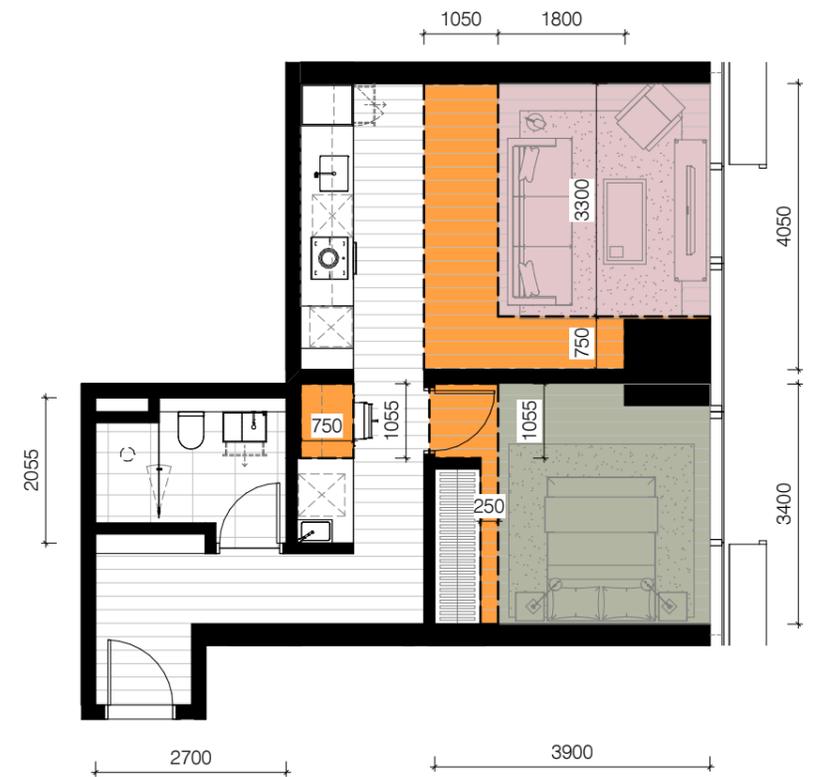
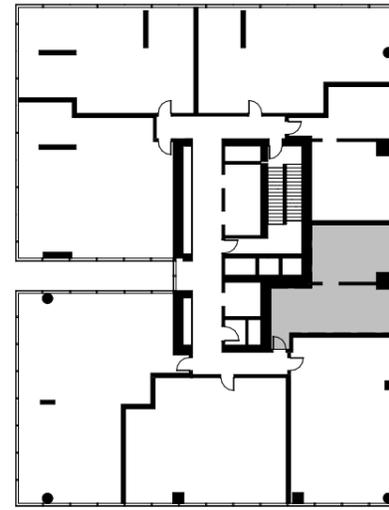
B Better Apartment Design Standards



**1 BED + 1 BATH**  
APT TYPE 16

AREA: 61 m<sup>2</sup>  
ACCESSIBLE APARTMENT: NO  
CROSS VENTILATED: NO

- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



**1 BED + 1 BATH**  
APT TYPE 17

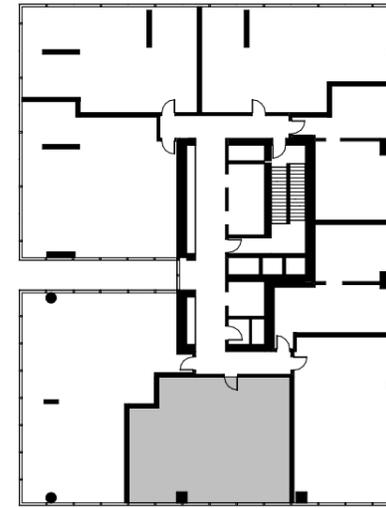
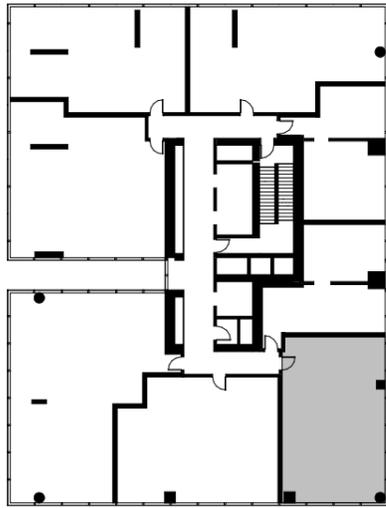
AREA: 61 m<sup>2</sup>  
ACCESSIBLE APARTMENT: NO  
CROSS VENTILATED: NO

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ADVERTISED PLAN

2 BED + 2 BATH  
APT TYPE 18

AREA: 92 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: YES

- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH

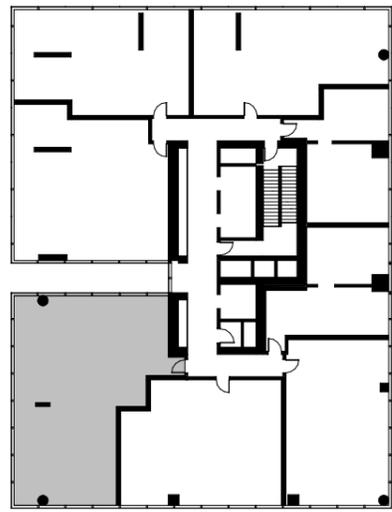


2 BED + 2 BATH  
APT TYPE 19

AREA: 104 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: NO



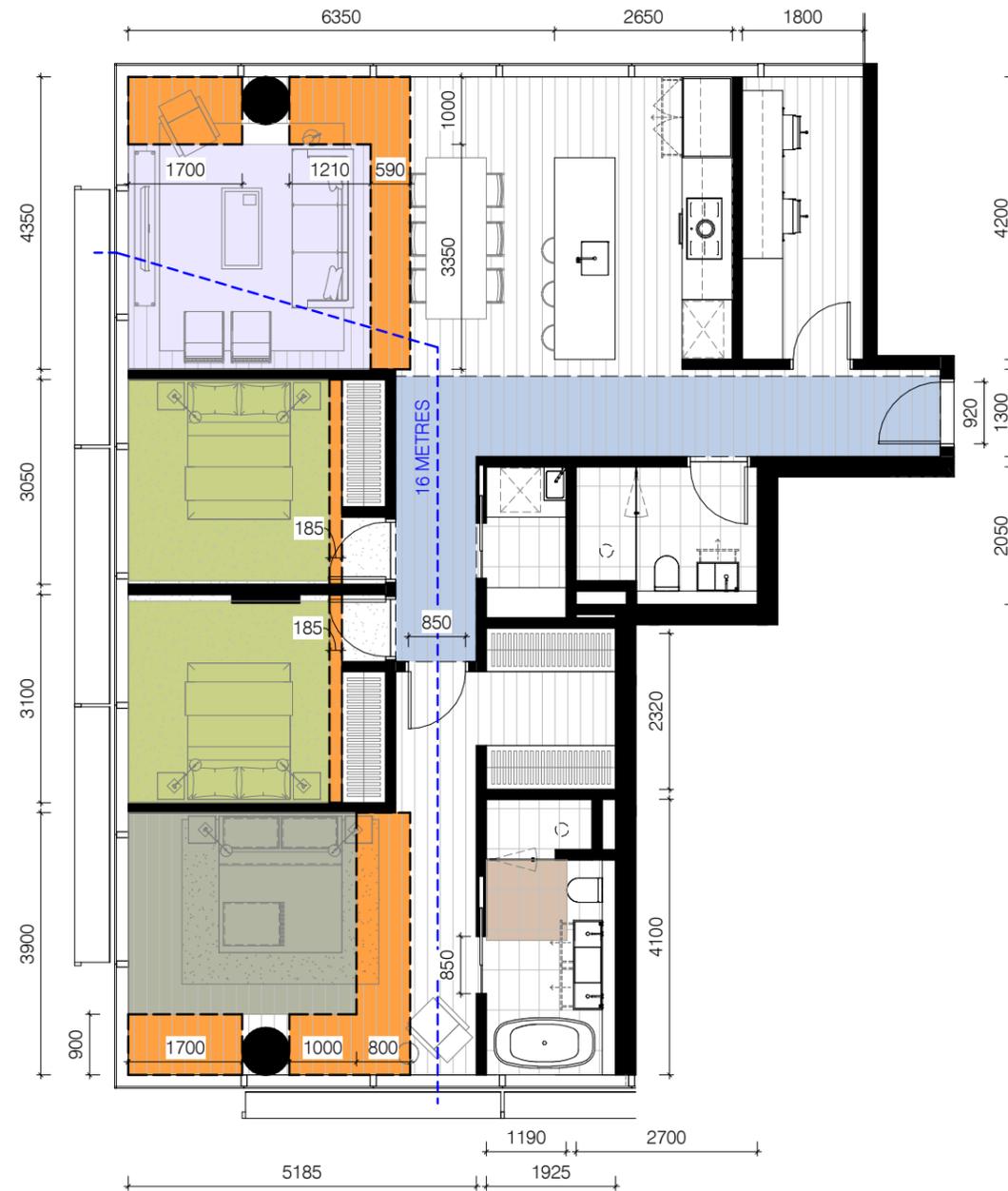
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**3 BED + 2 BATH**  
APT TYPE 20

AREA: 145 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: YES

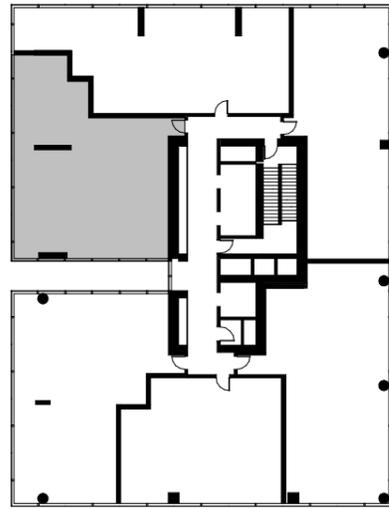
- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 12sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



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**3 BED + 2 BATH**  
APT TYPE 21

AREA: 141 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: NO

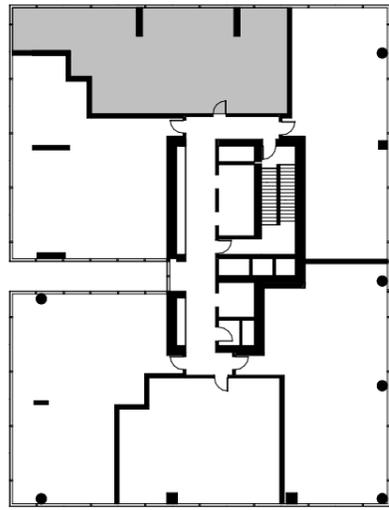
- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 12sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



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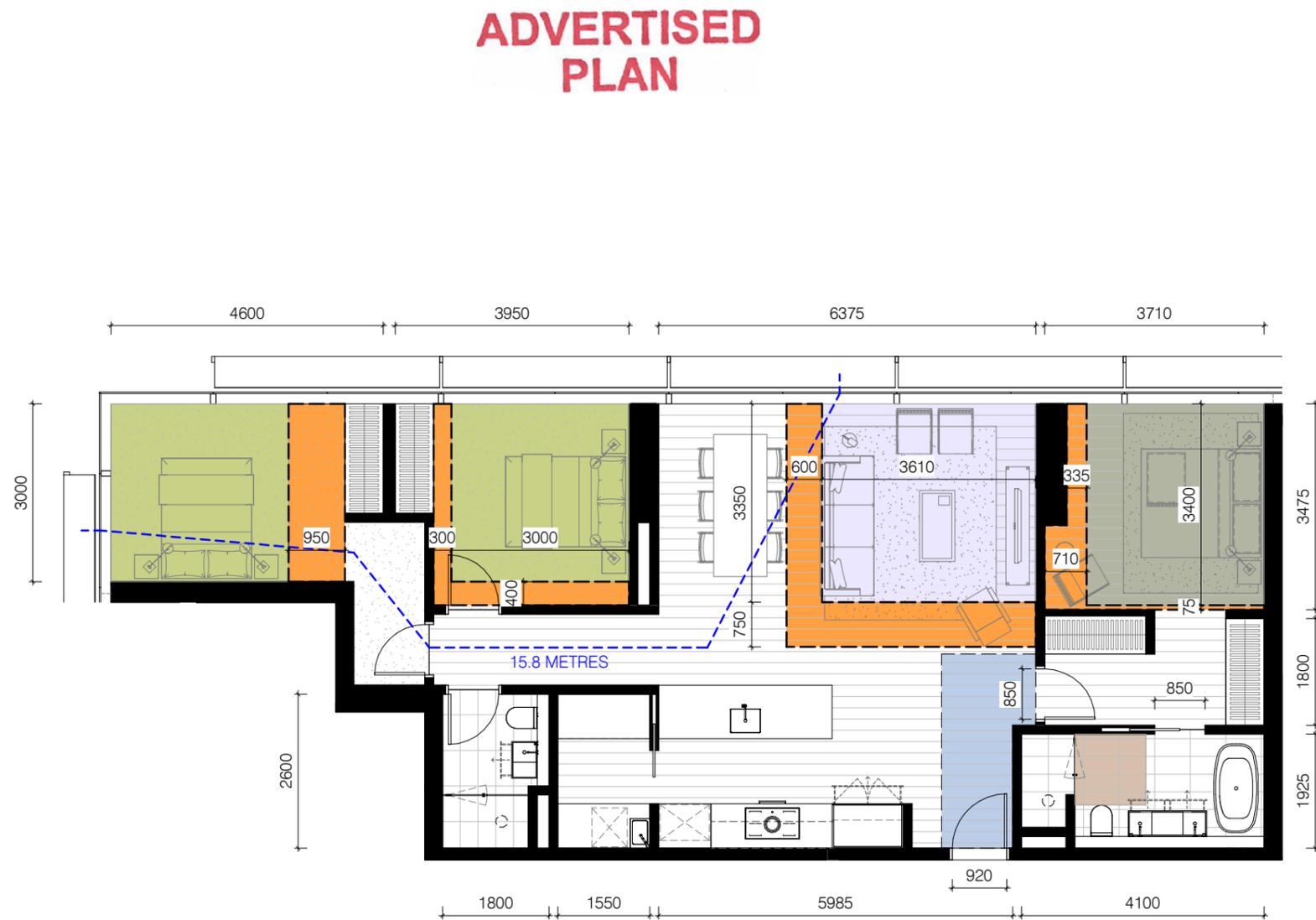
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**3 BED + 2 BATH**  
APT TYPE 22

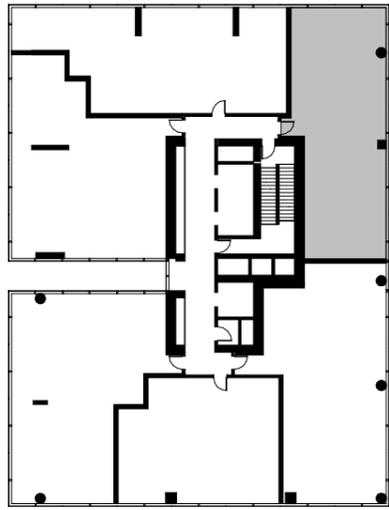
AREA: 134 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: YES

- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 12sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



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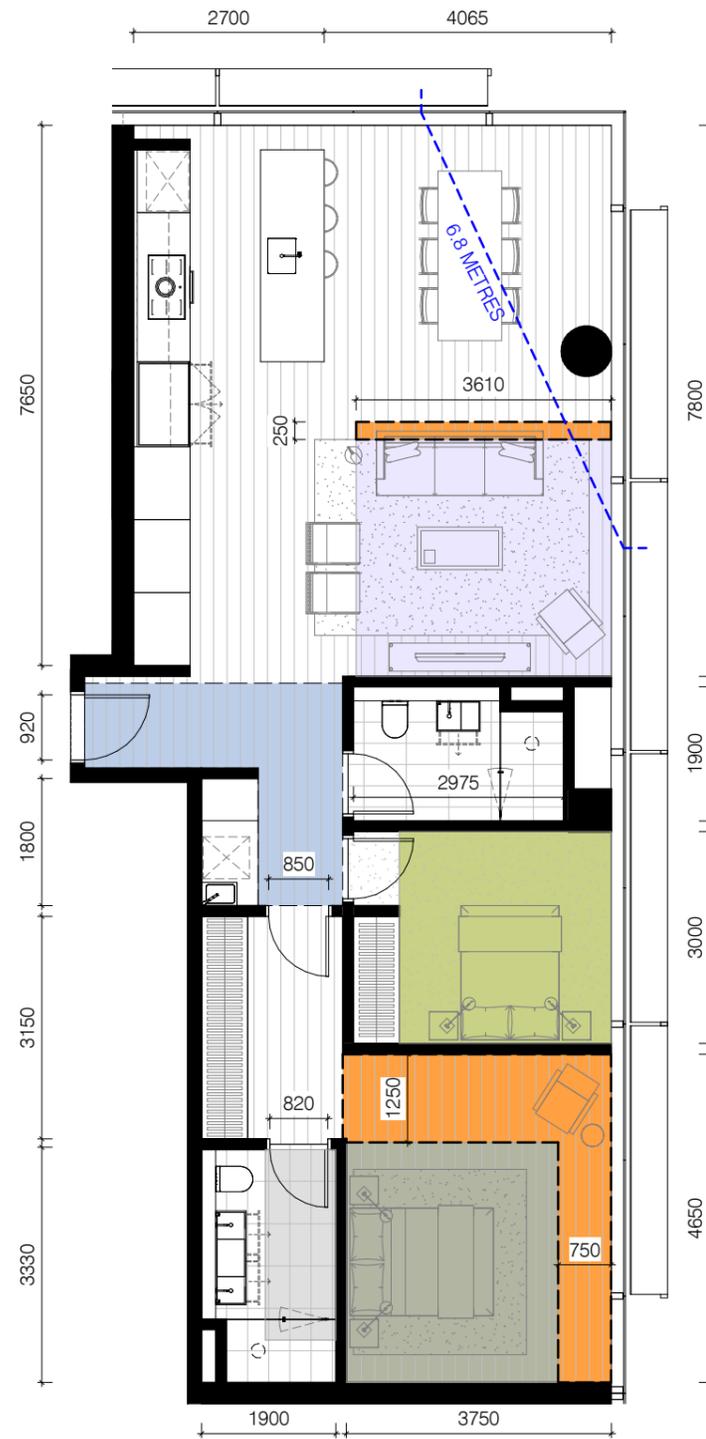
# B Better Apartment Design Standards



## 2 BED + 2 BATH APT TYPE 23

AREA: 122 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: YES

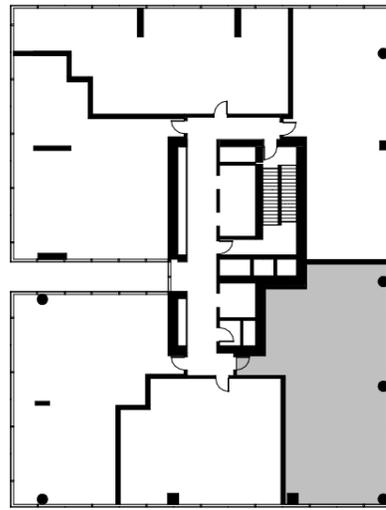
- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



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**3 BED + 2 BATH**  
APT TYPE 24

AREA: 143 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: YES

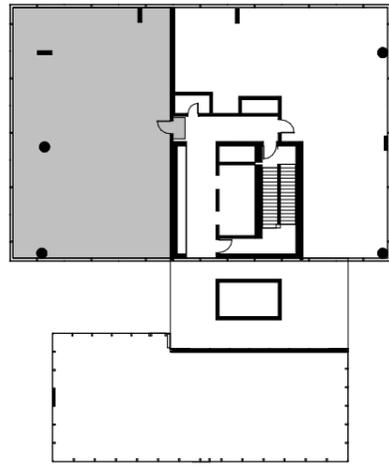
- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 12sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



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# B Better Apartment Design Standards



## 3 BED + 3 BATH APT TYPE 25

AREA: 209 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: YES

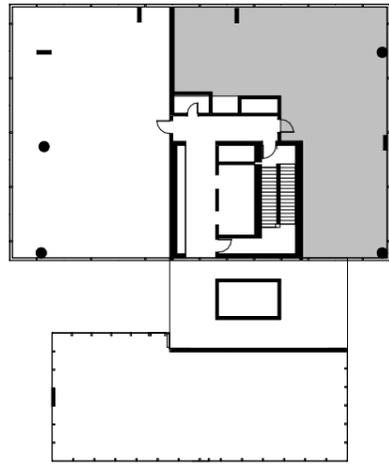
- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 12sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



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**3 BED + 3 BATH**  
APT TYPE 26

AREA: 181 m<sup>2</sup>  
ACCESSIBLE APARTMENT: YES  
CROSS VENTILATED: YES

- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 12sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH

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