

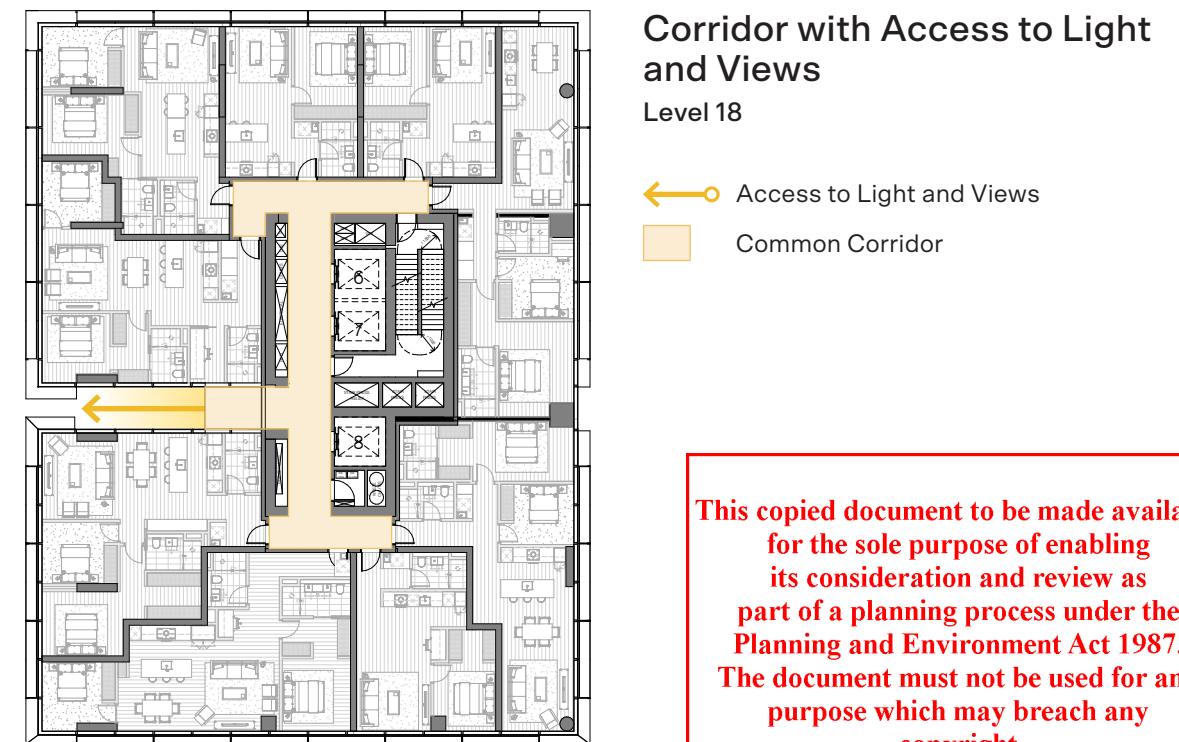
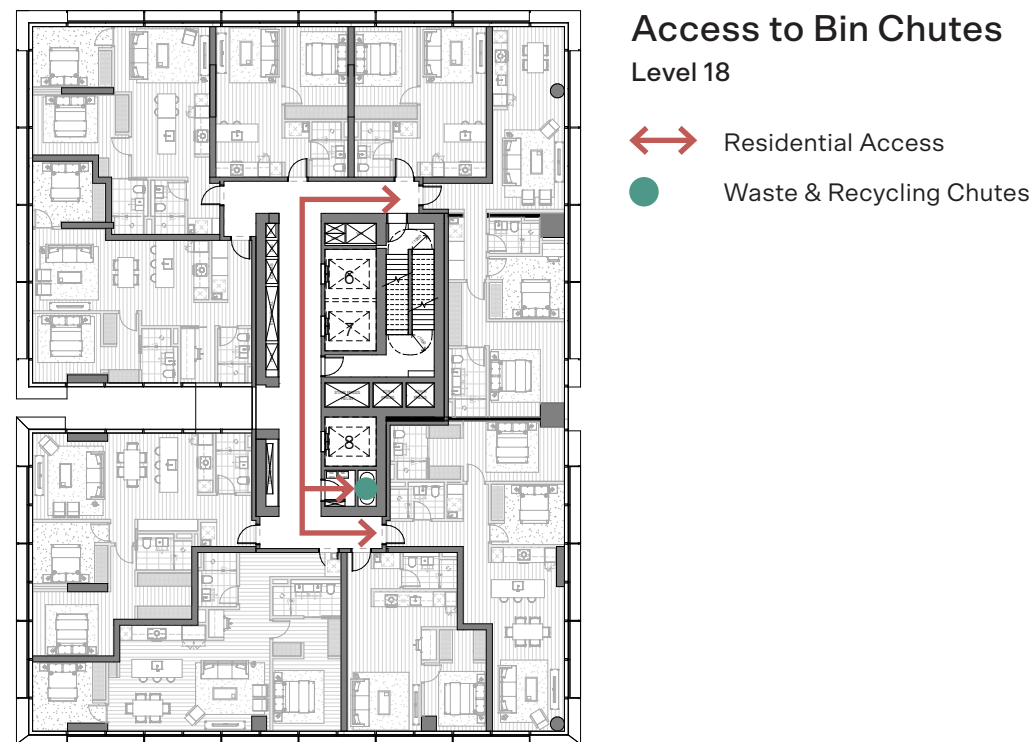
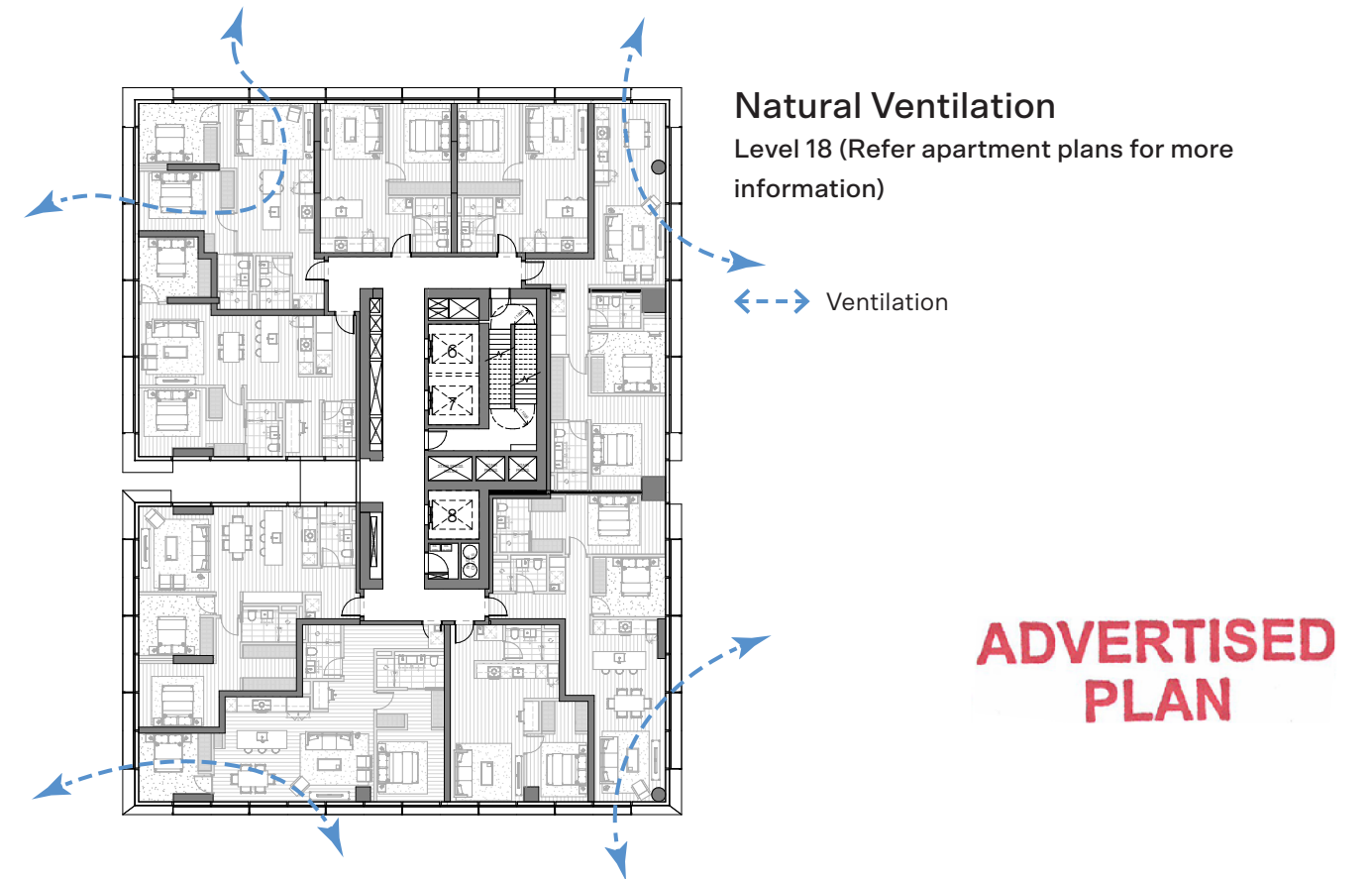
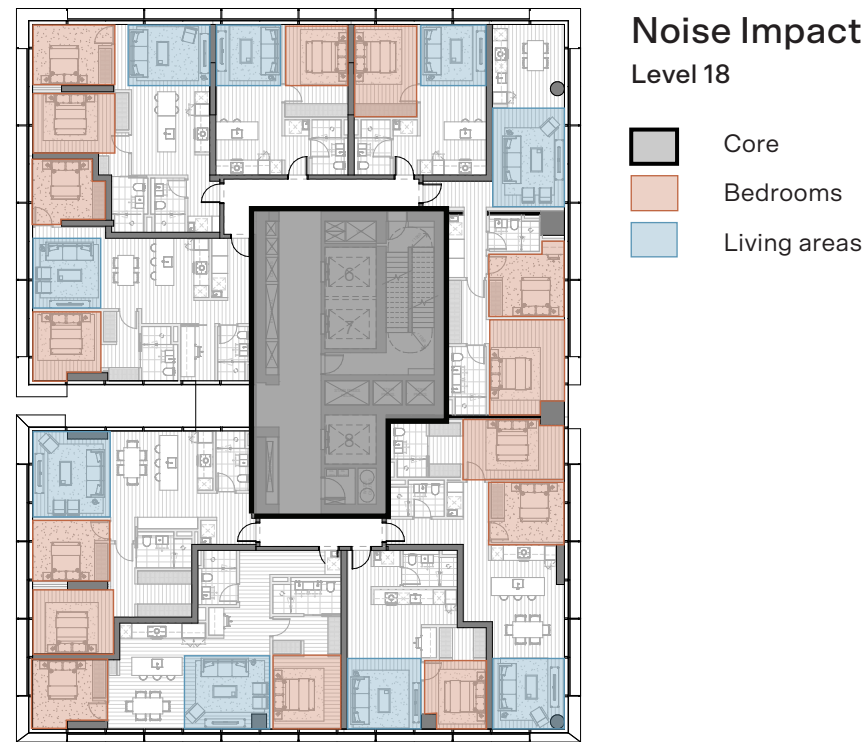
Appendix B

Better Apartment Design Standards

RFI Response 30.06.2023

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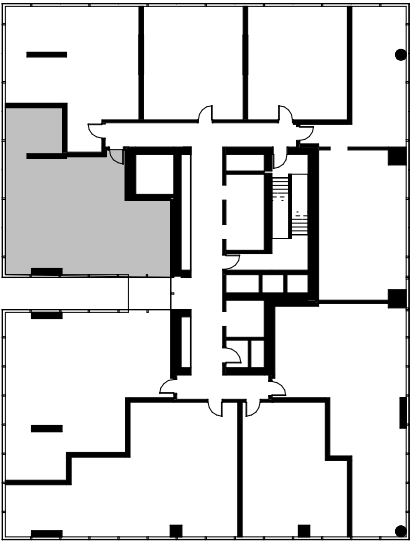
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BADS COMPLIANCE SCHEDULE																				
APT TYPE	QTY	APT DESCRIPTION_Carr	FUNCTIONAL LAYOUT				Open Plan Layout (max 9m Depth)	STORAGE			Cross Ventilation	PRIVATE OPEN SPACE			ACCESSIBILITY			Adaptable Bathroom Design (A,B or Alt)		
			Main Bedroom (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	NA	Yes		Yes	No	No	No		
APT TYPE 03	24	1 BED 1 BATH	Yes	NA	Yes	NA	Yes	Yes	NA		No	Yes	NA		Yes					
APT TYPE 04	12	2 BED 2 BATH	Yes	Yes	NA	Yes	Yes	NA	Yes		Yes	NA	Yes		Yes	Yes	Yes	Yes		
APT TYPE 05	4	2 BED 2 BATH	Yes	Yes	NA	Yes	Yes	Yes	Yes		Yes	NA	Yes		Yes					
APT TYPE 06	4	1 BED 1 BATH	Yes	NA	Yes	NA	Yes	Yes	NA		No	Yes	NA		Yes	No	No	No		
APT TYPE 07	12	2 BED 2 BATH	Yes	Yes	NA	Yes	Yes	NA	Yes		Yes	NA	Yes		Yes	Yes	Yes	Yes		
APT TYPE 08	12	2 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		No		Yes		Yes	Yes	Yes	Yes		
APT TYPE 09	11	2 BED 2 BATH	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		
APT TYPE 11	8	1 BED 1 BATH	Yes	NA	Yes	NA	Yes	Yes	NA		No	Yes	NA		Yes	No	No	No		
APT TYPE 12	8	2 BED 2 BATH	Yes	Yes	NA	Yes	Yes	NA	Yes		Yes	NA	Yes		Yes				Yes	Yes
APT TYPE 13	4	2 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		No		Yes		Yes	Yes	Yes	Yes		
APT TYPE 14	4	2 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		Yes		Yes		Yes	No	No	No		
APT TYPE 15	4	2 BED 2 BATH	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	No	No	No		
APT TYPE 17	4	1 BED 1 BATH	Yes		Yes		Yes	Yes	NA		Yes	Yes	NA		Yes					
APT TYPE 18	4	2 BED 2 BATH	Yes	Yes	NA	Yes	Yes	NA	Yes		Yes	NA	Yes		Yes	Yes	Yes	Yes		
APT TYPE 19	8	2 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		No		Yes		Yes	Yes	Yes	Yes		
APT TYPE 20	8	3 BED 2 BATH	Yes	Yes		Yes	Yes		NA		Yes		NA		Yes	Yes	Yes	Yes		
APT TYPE 21	5	3 BED 2 BATH	Yes	Yes		Yes	No		Yes		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		
APT TYPE 23	5	2 BED 2 BATH	Yes	Yes		Yes	Yes		Yes		Yes		Yes		Yes	Yes	Yes	Yes		
APT TYPE 24	4	3 BED 2 BATH	Yes	Yes		Yes	Yes		NA		Yes		Yes		Yes	Yes	Yes	Yes		
APT TYPE 25	4	3 BED 3 BATH	Yes	Yes		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		
Grand total: 175																				
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



2 BED + 2 BATH
APT TYPE 1

AREA: 98 m²
ACCESSIBLE APARTMENT: YES
CROSS VENTILATED: NO

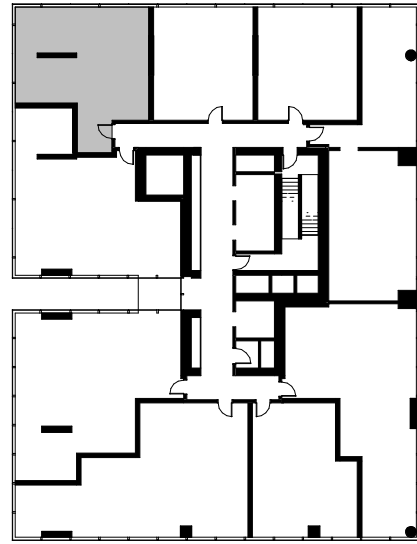
- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



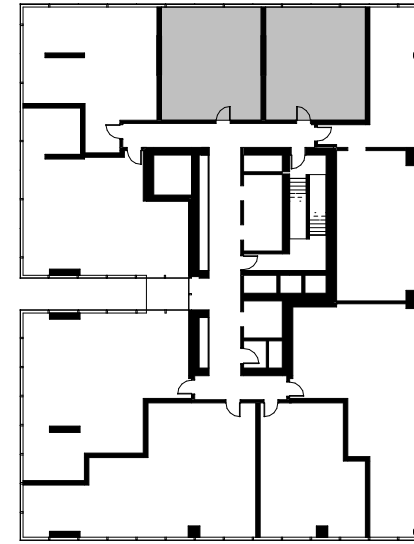
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B Better Apartment Design Standards



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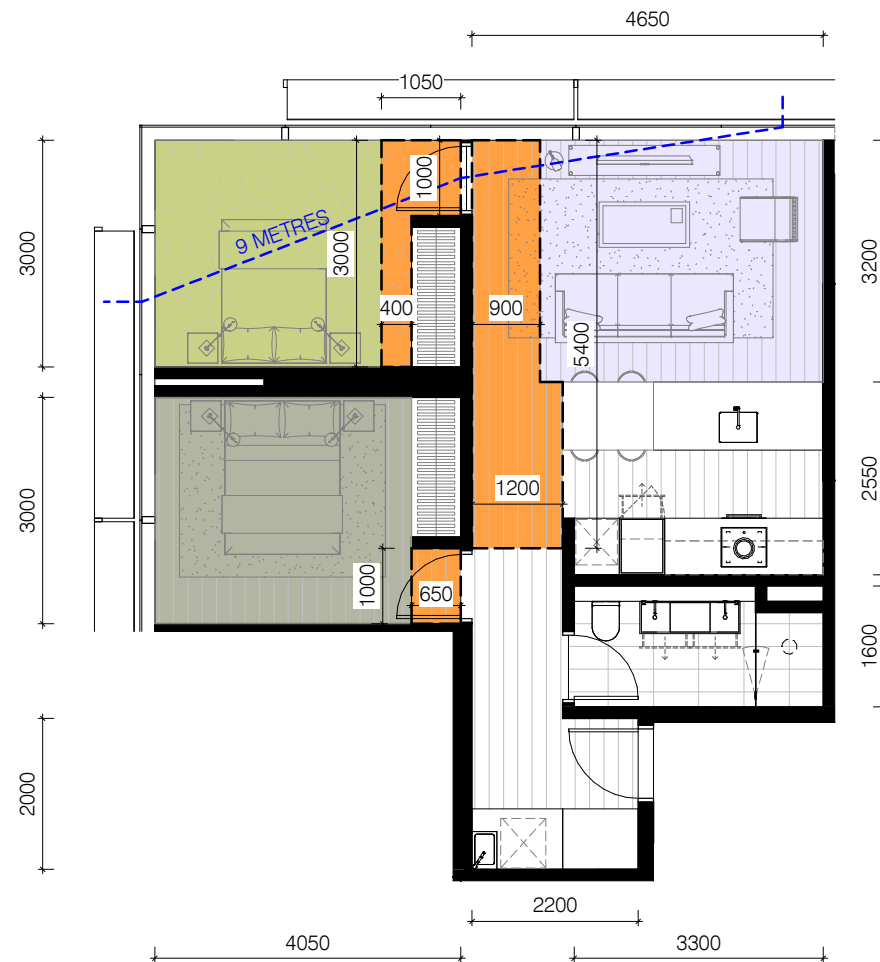


ADVERTISED PLAN

2 BED + 1 BATH APT TYPE 2

AREA: 73 m²
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

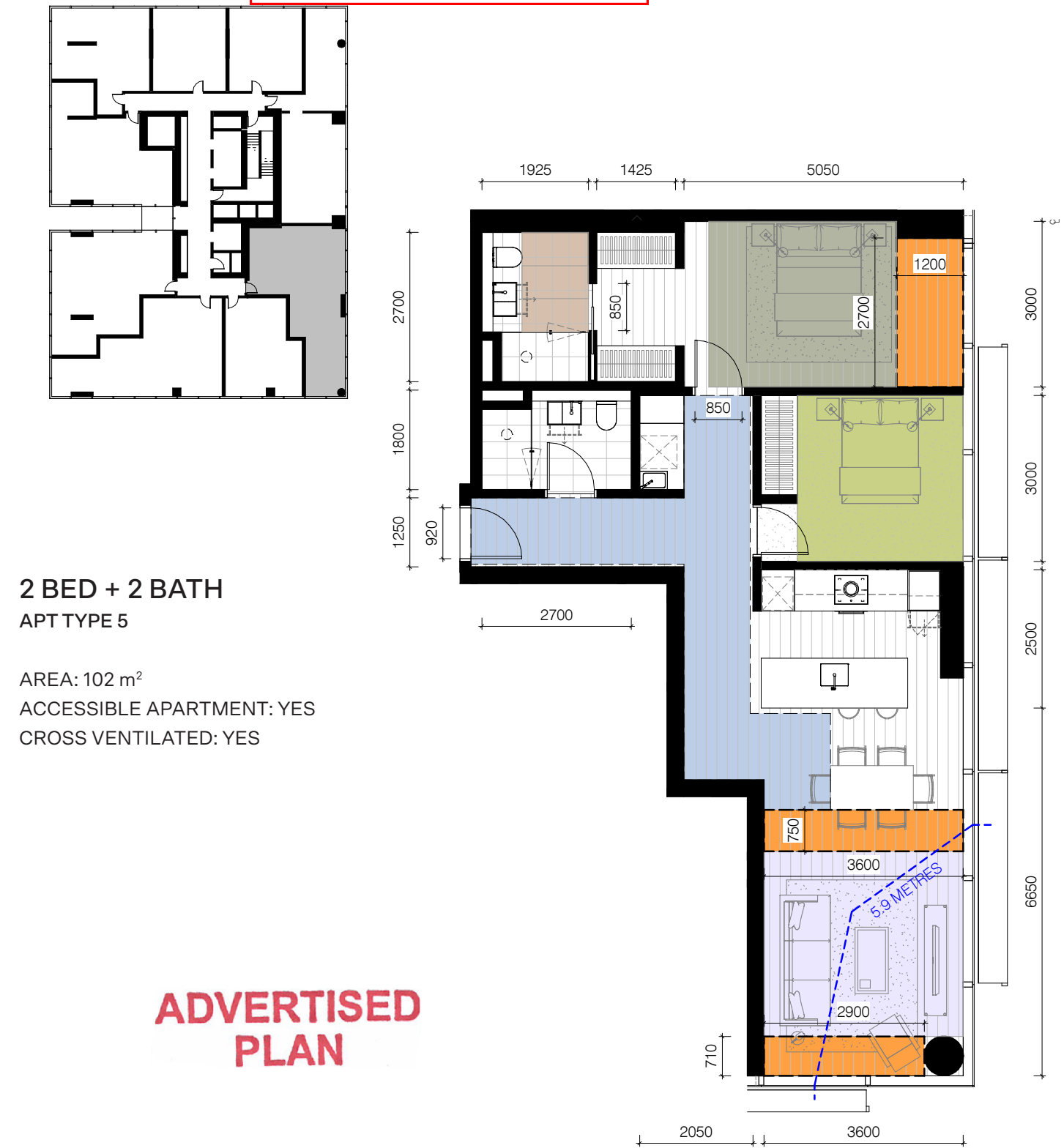
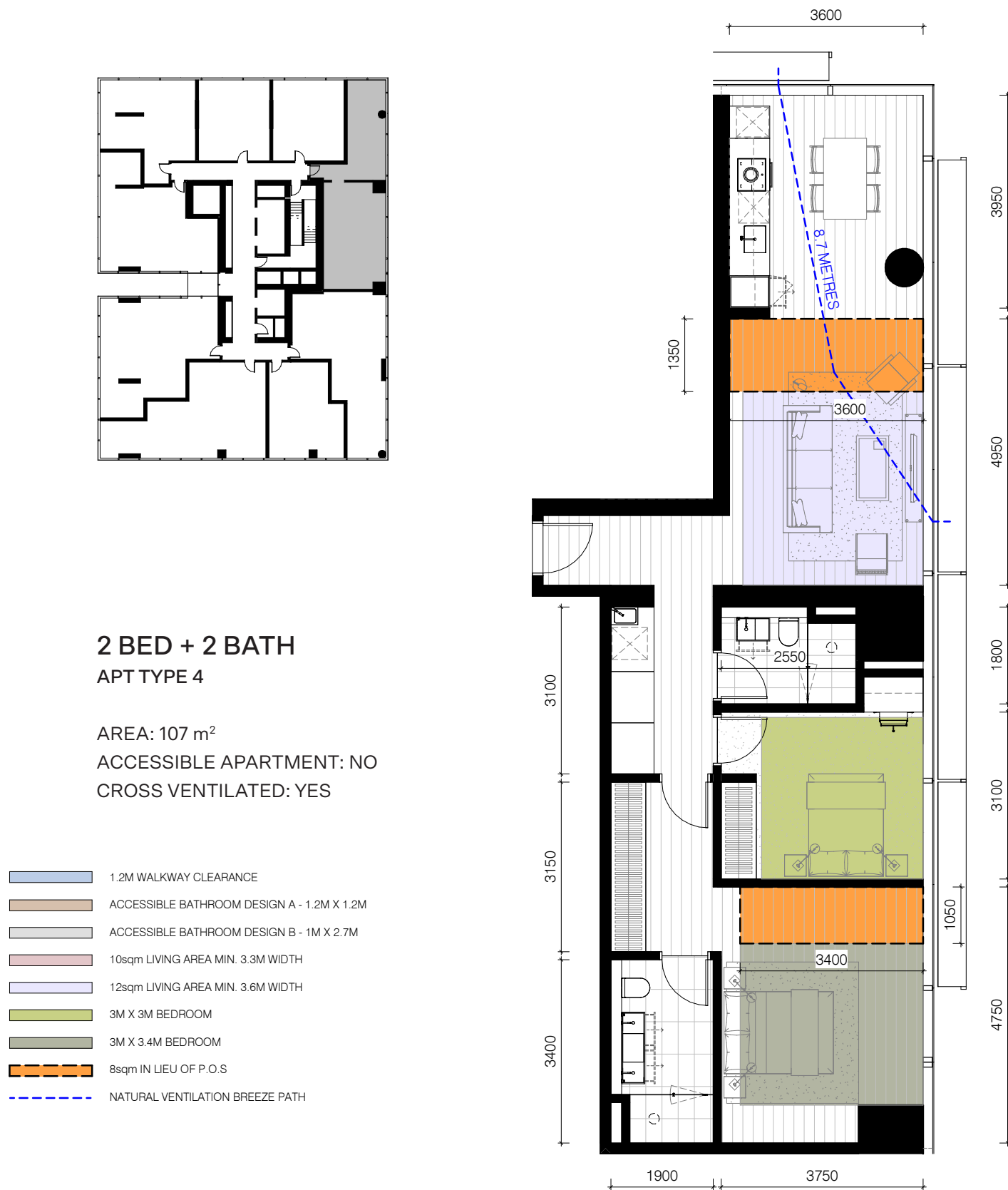
AREA: 54 m²
ACCESSIBLE APARTMENT: NO
CROSS VENTILATED: NO

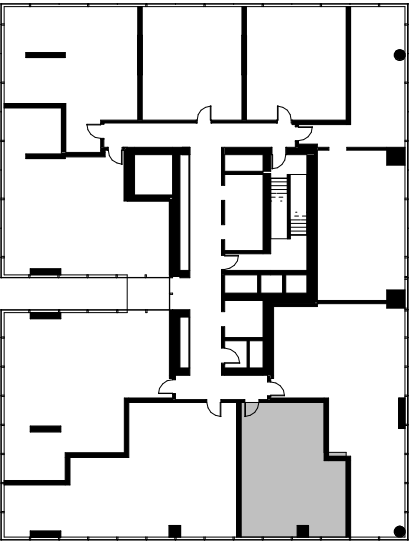


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1 BED + 1 BATH
APT TYPE 6

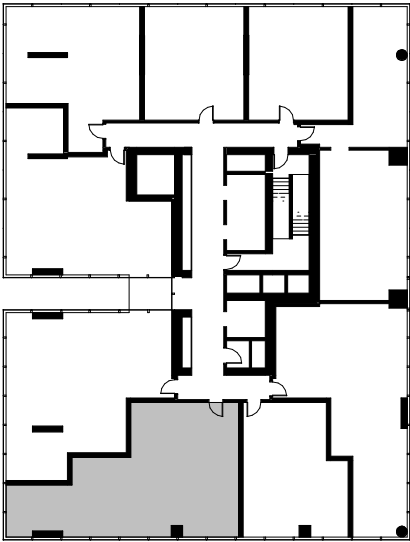
AREA: 62 m²
ACCESSIBLE APARTMENT: NO
CROSS VENTILATED: NO

- 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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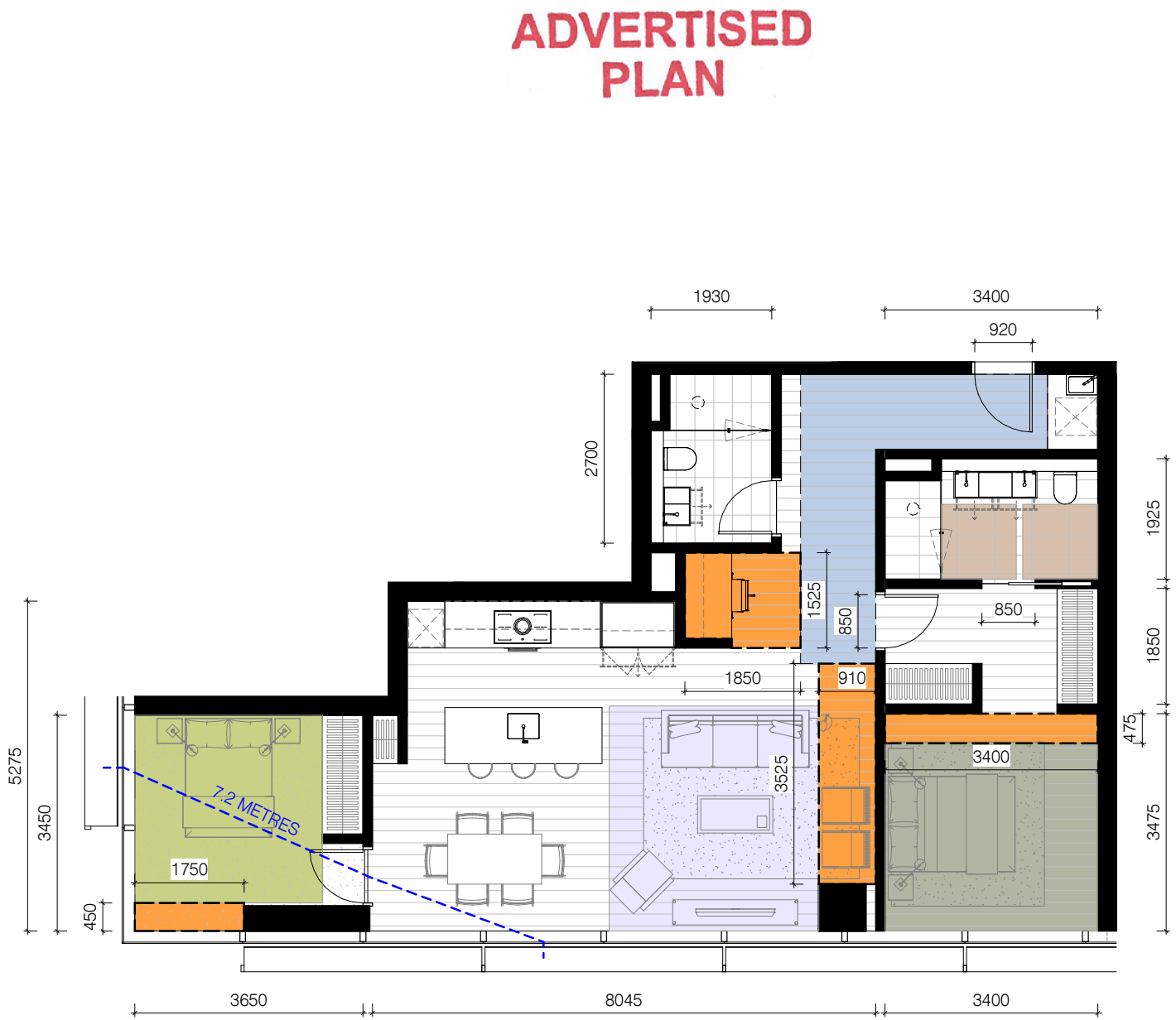
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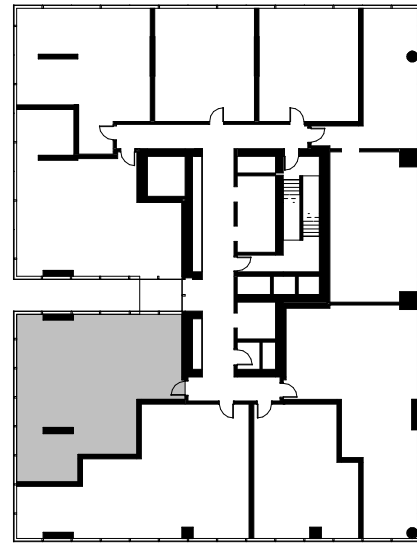
2 BED + 2 BATH
APT TYPE 7

AREA: 108 m²
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 m²

ACCESSIBLE APARTMENT: YES

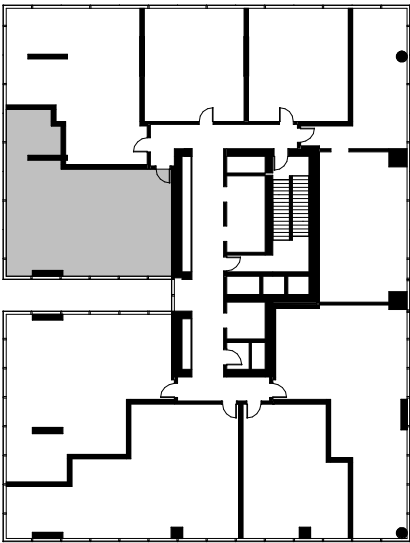
CROSS VENTILATED: NO

- 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

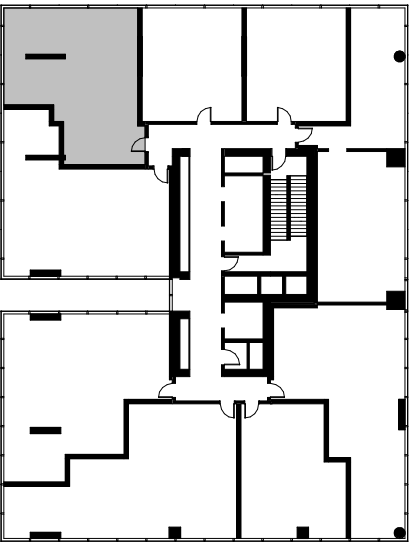
AREA: 100 m²
ACCESSIBLE APARTMENT: YES
CROSS VENTILATED: NO

- 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

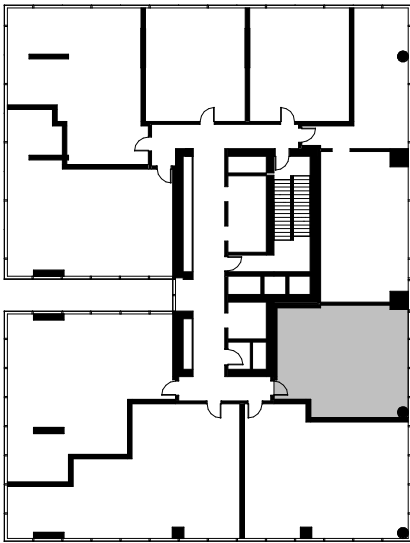


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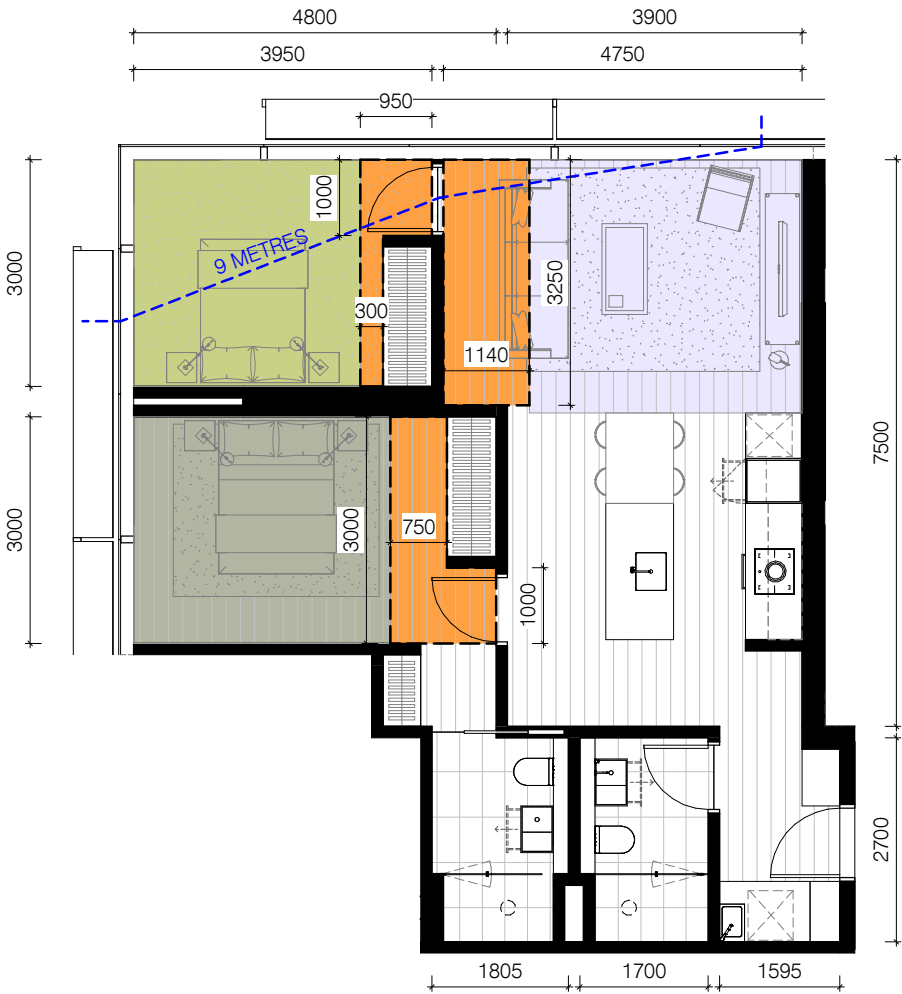


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2 BED + 2 BATH
APT TYPE 10

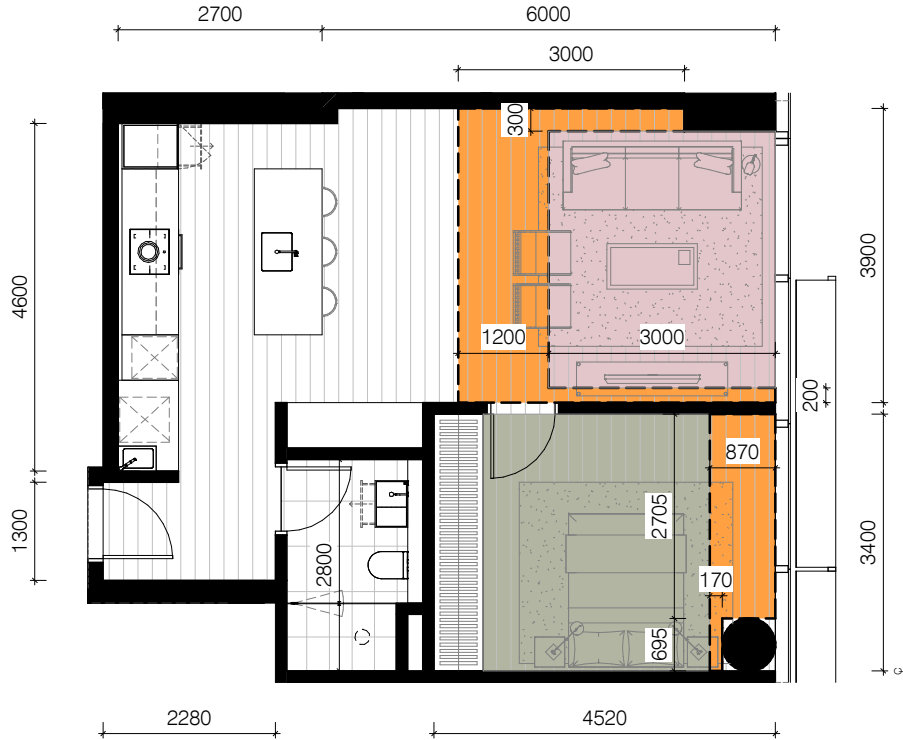
AREA: 85 m²
ACCESSIBLE APARTMENT: NO
CROSS VENTILATED: YES

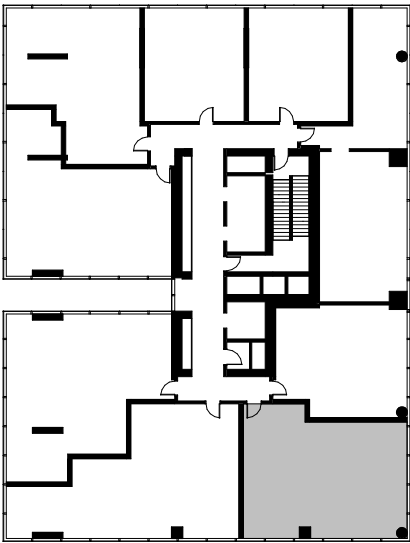
- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



1 BED + 1 BATH
APT TYPE 11

AREA: 68 m²
ACCESSIBLE APARTMENT: NO
CROSS VENTILATED: NO





2 BED + 2 BATH
APT TYPE 12

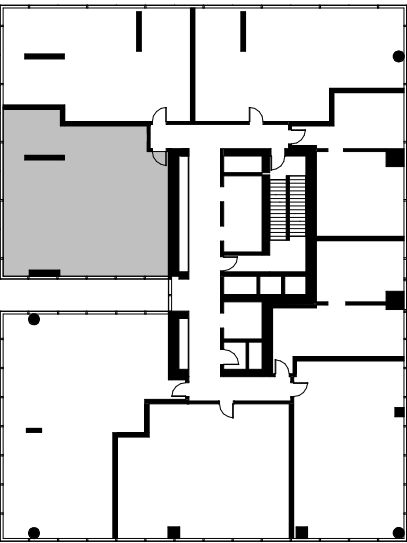
AREA: 95 m²
ACCESSIBLE APARTMENT: NO
CROSS VENTILATED: YES

- 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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2 BED + 2 BATH
APT TYPE 13

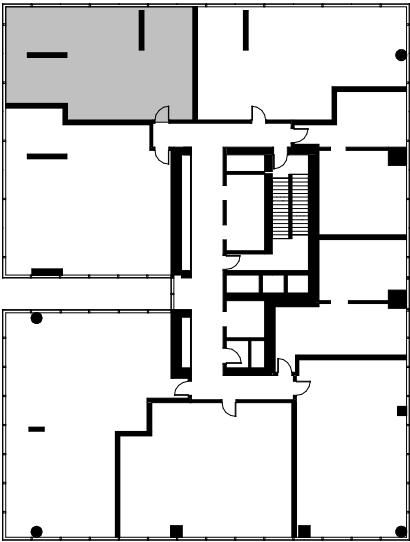
AREA: 118 m²
ACCESSIBLE APARTMENT: YES
CROSS VENTILATED: NO

- 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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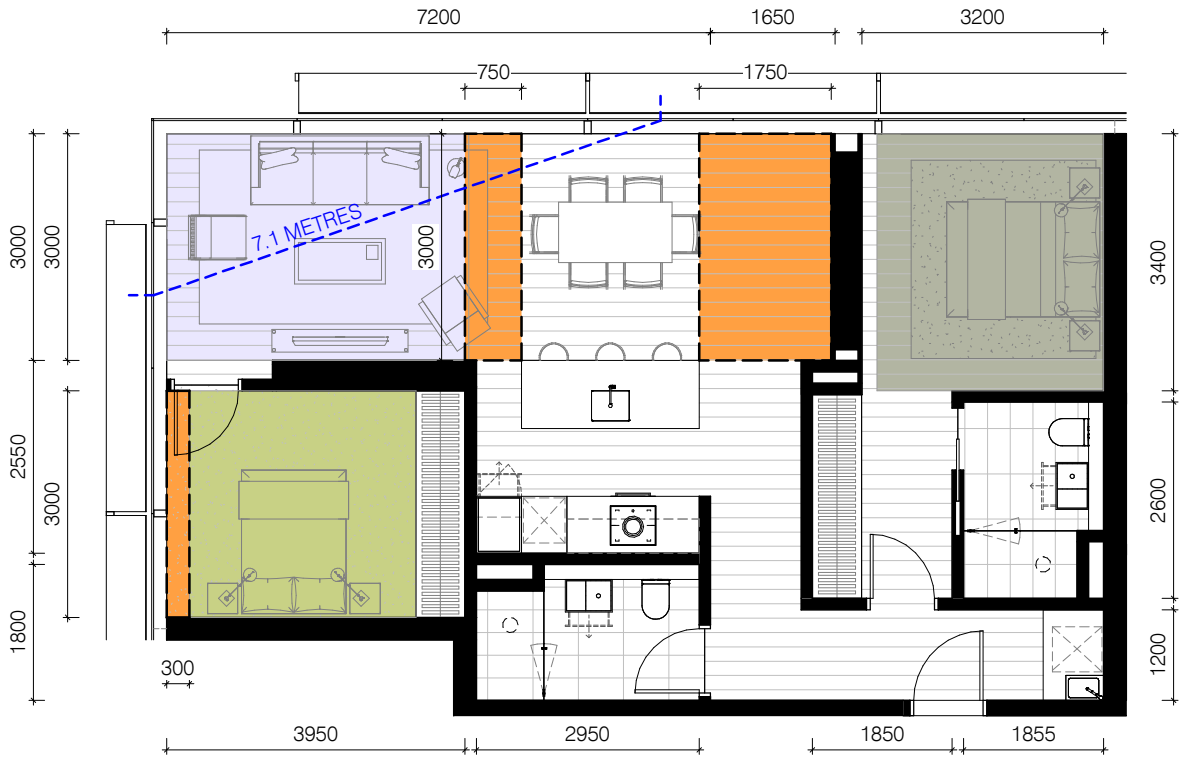


2 BED + 2 BATH
APT TYPE 14

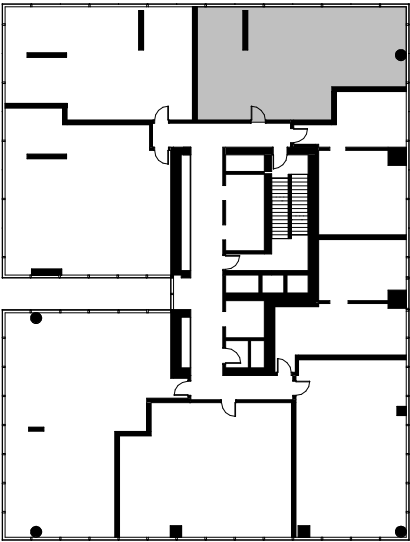
AREA: 95 m²
ACCESSIBLE APARTMENT: NO
CROSS VENTILATED: YES

- 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
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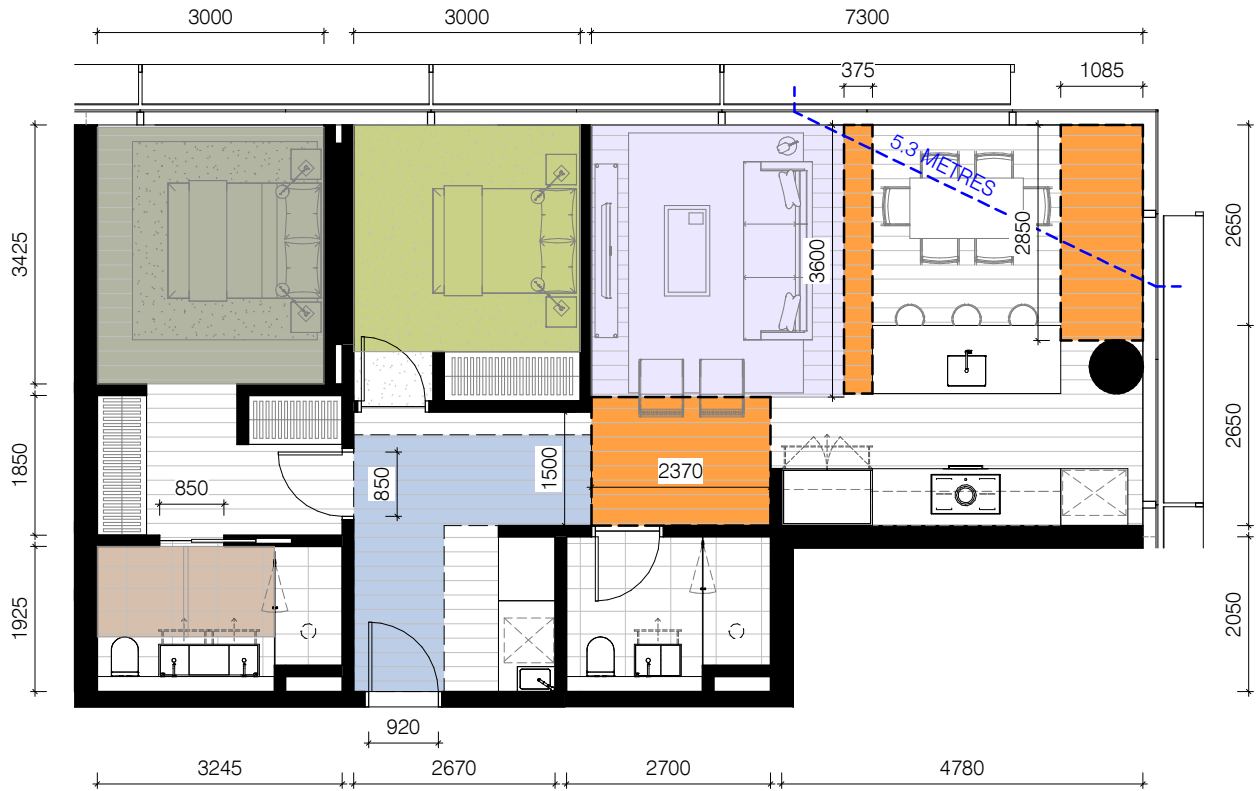


2 BED + 2 BATH
APT TYPE 15

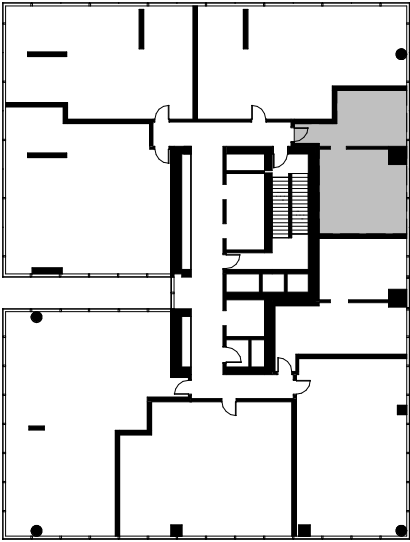
AREA: 101 m²
ACCESSIBLE APARTMENT: YES
CROSS VENTILATED: YES

- 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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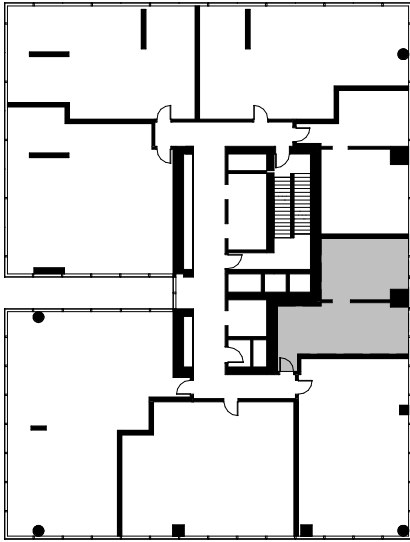
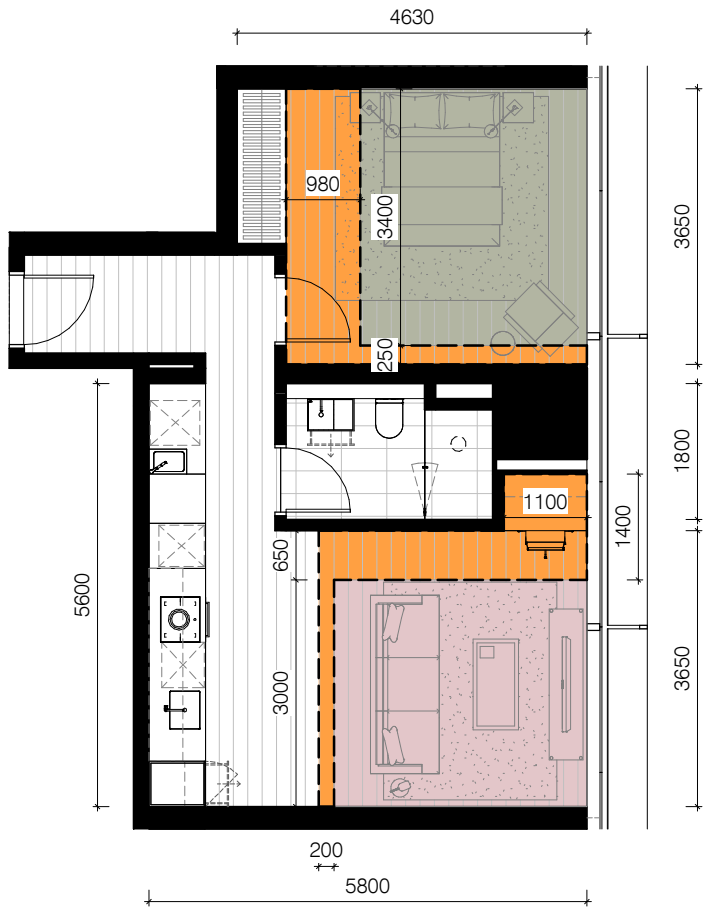
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1 BED + 1 BATH
APT TYPE 16

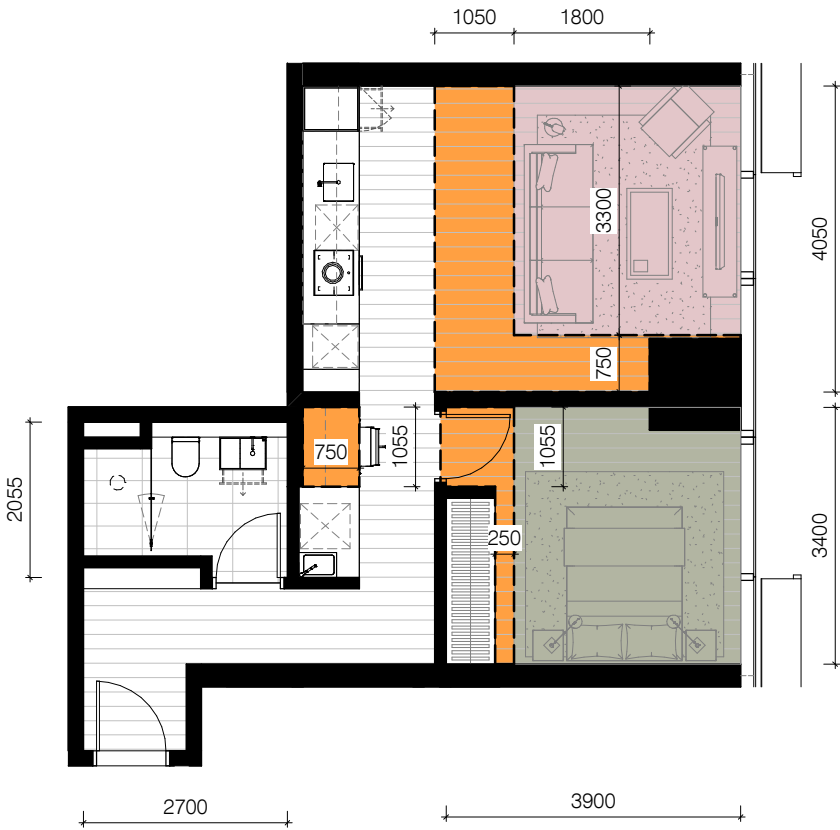
AREA: 61 m²
ACCESSIBLE APARTMENT: NO
CROSS VENTILATED: NO

- 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

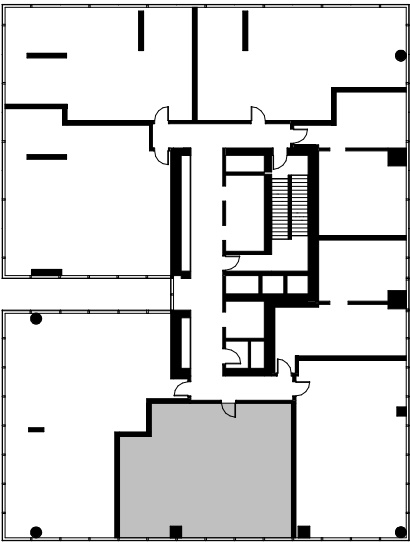
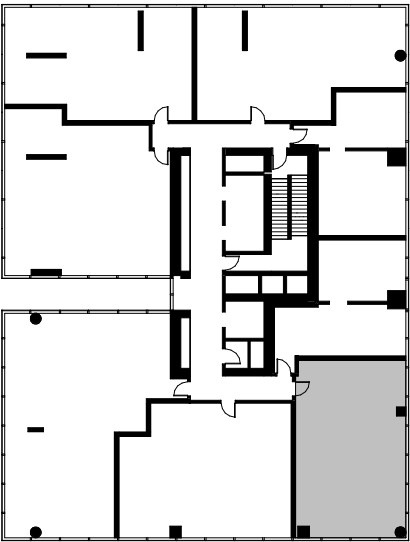
AREA: 61 m²
ACCESSIBLE APARTMENT: NO
CROSS VENTILATED: NO



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2 BED + 2 BATH
APT TYPE 18

AREA: 92 m²
ACCESSIBLE APARTMENT: YES
CROSS VENTILATED: YES

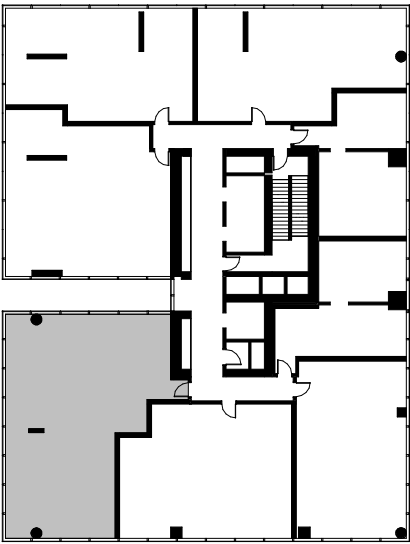
- 1.2M WALKWAY CLEARANCE
- ACCESSIBLE BATHROOM DESIGN A - 1.2M X 1.2M
- ACCESSIBLE BATHROOM DESIGN B - 1M X 2.7M
- 10sqm LIVING AREA MIN. 3.3M WIDTH
- 12sqm LIVING AREA MIN. 3.6M WIDTH
- 3M X 3M BEDROOM
- 3M X 3.4M BEDROOM
- 8sqm IN LIEU OF P.O.S
- NATURAL VENTILATION BREEZE PATH



2 BED + 2 BATH
APT TYPE 19

AREA: 104 m²
ACCESSIBLE APARTMENT: YES
CROSS VENTILATED: NO

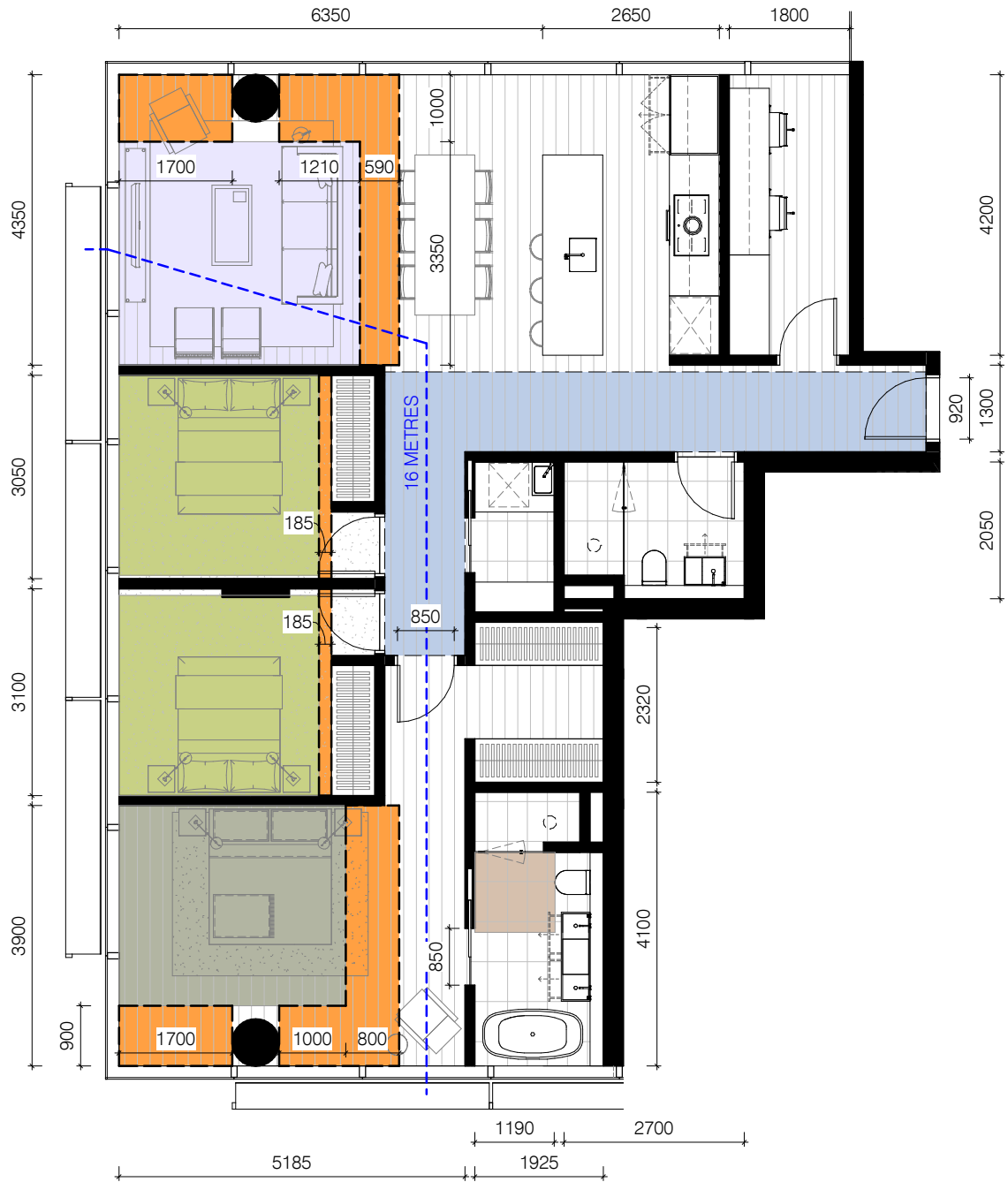




3 BED + 2 BATH
APT TYPE 20

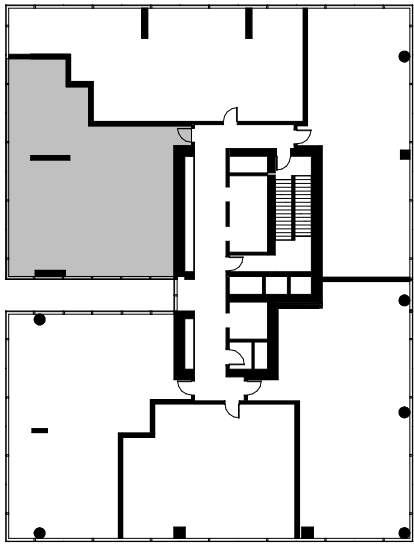
AREA: 145 m²
ACCESSIBLE APARTMENT: YES
CROSS VENTILATED: YES

- 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

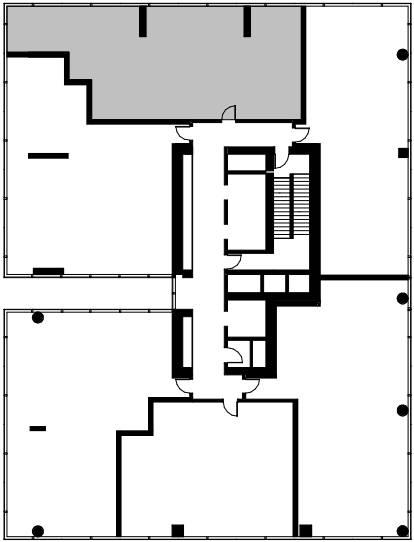
AREA: 141 m²
ACCESSIBLE APARTMENT: YES
CROSS VENTILATED: NO

- 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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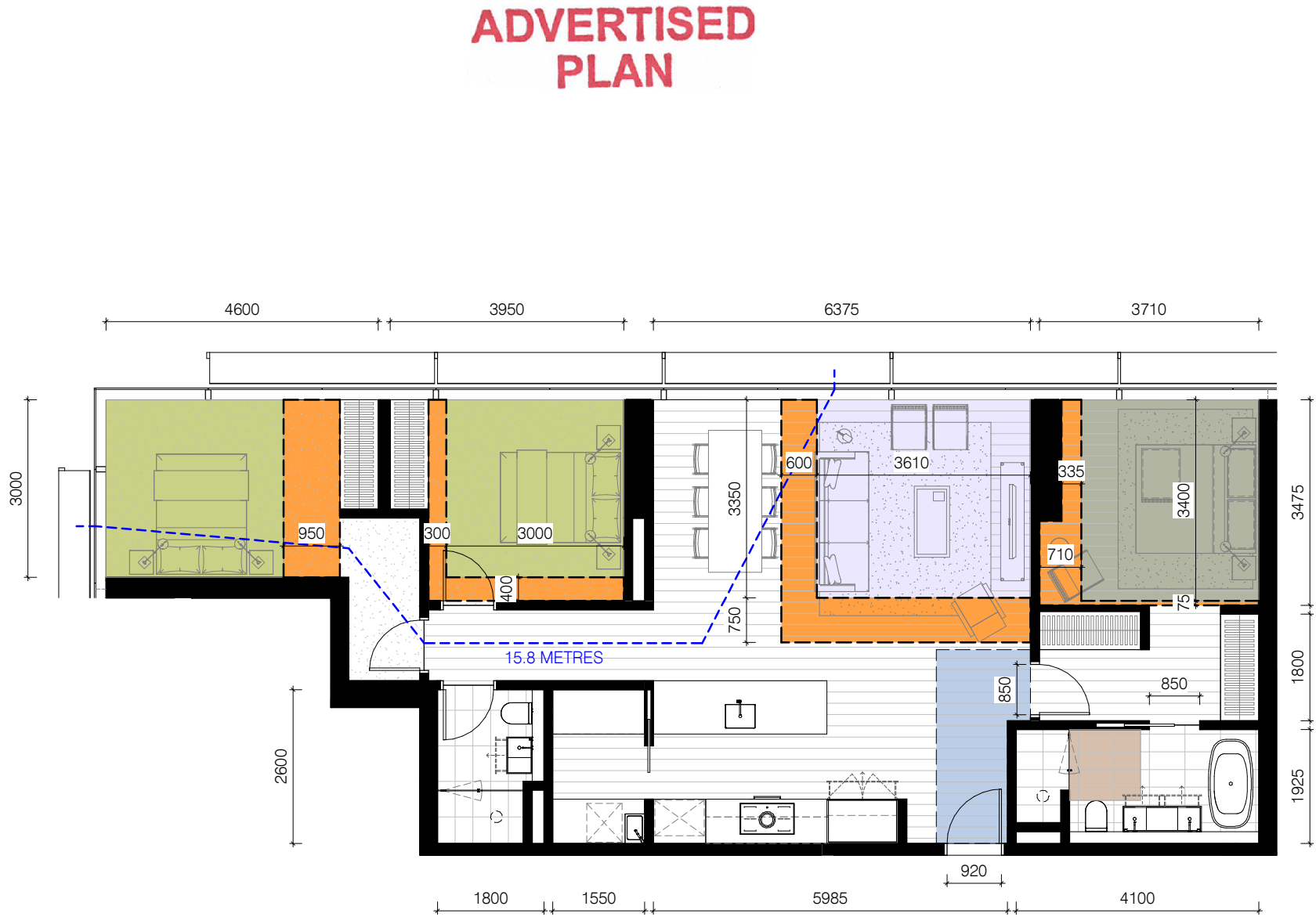
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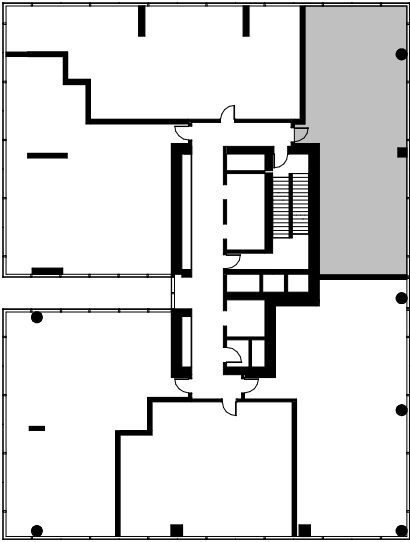
3 BED + 2 BATH
APT TYPE 22

AREA: 134 m²
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



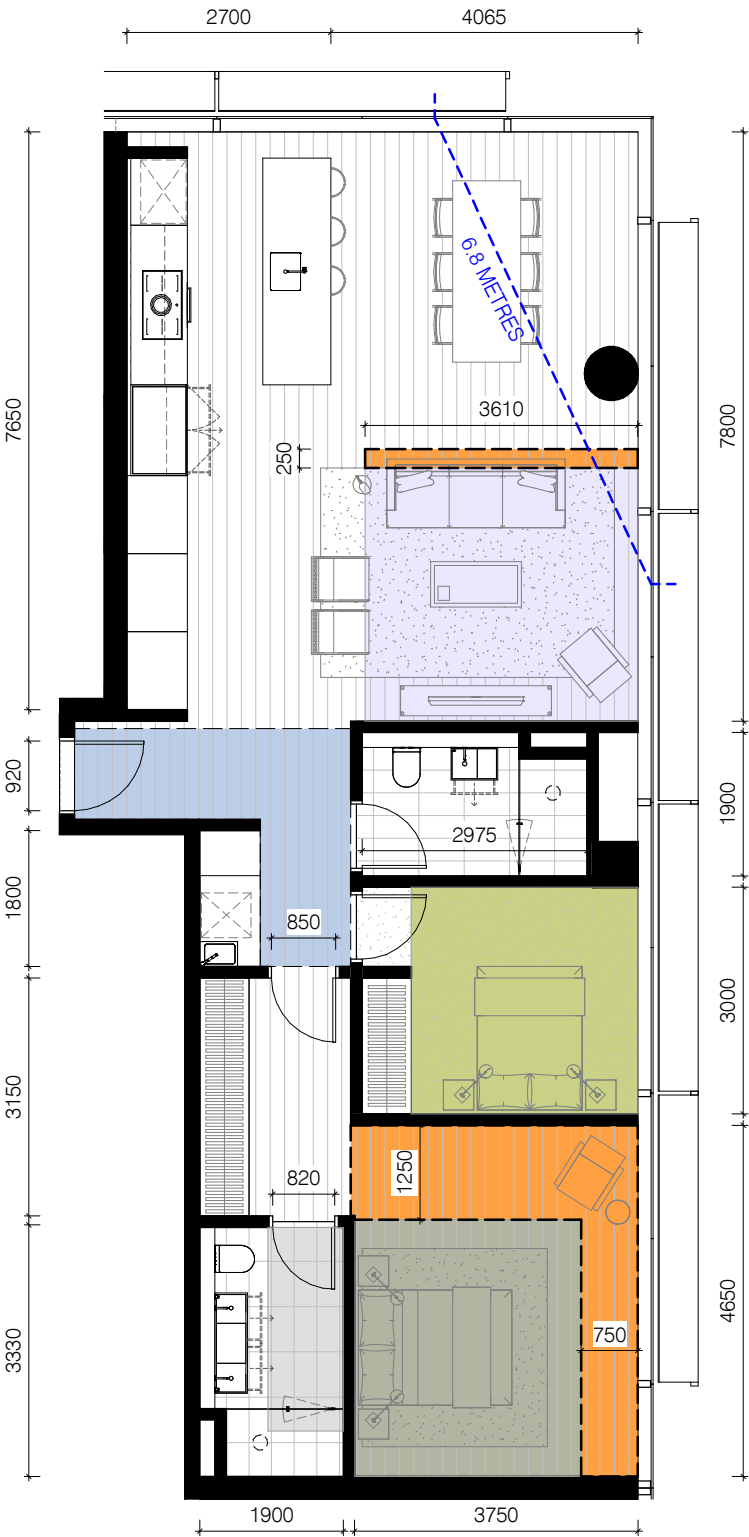
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2 BED + 2 BATH
APT TYPE 23

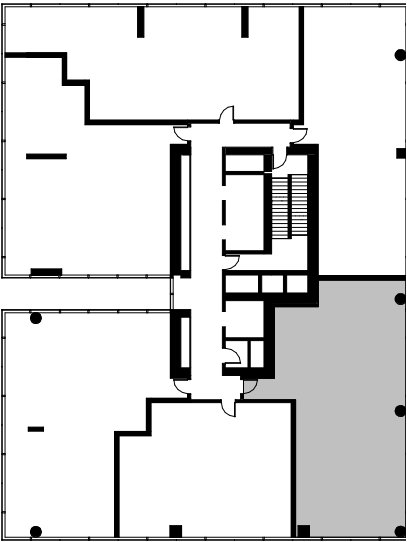
AREA: 122 m²
ACCESSIBLE APARTMENT: YES
CROSS VENTILATED: YES

- 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

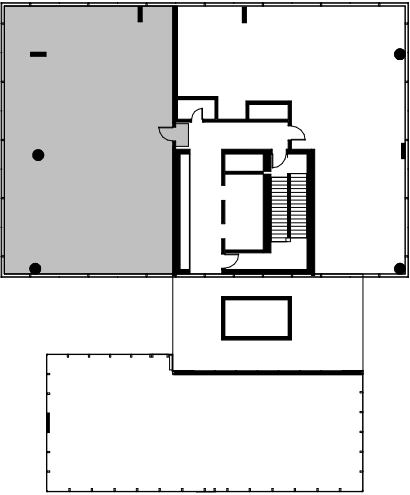
AREA: 143 m²
ACCESSIBLE APARTMENT: YES
CROSS VENTILATED: YES

- 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 25

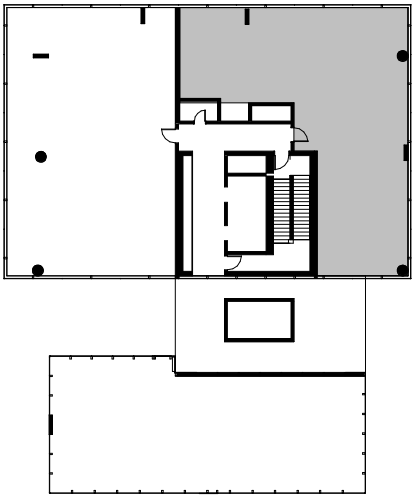
AREA: 209 m²
ACCESSIBLE APARTMENT: YES
CROSS VENTILATED: YES

- 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 m²
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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