

BADS COMPLIANCE

	Room / Dwelling / Requirement	Min / Max	Requirement	1 BED					2 BED		2 BED		2 BED + MPR			3 BED	4 BED	3 BED	3 BED	4 BED			TOTAL	% COMPLIANT
				B01.1	B02.1	B05.1	B502.1	B503.1	C01.1	C05.1	CS01.1	CS02.1	CS03.1	D01.1	D03.1	D02.1	D03.1	E01						
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓	✓		✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	12	0	12	100%
	Other Bedrooms	Min	3.0m x 3.0m							✓	✓		✓	✓	✓	✓	✓	✓	✓	7	0	7	100%	
	Living Area	Min	3.3m W / 10m²	✓	✓		✓	✓												2	0	2	100%	
	Living Area	Min	3.6m W / 12m²						✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	7	0	7	100%	
Room Depth	Open Plan Layout	Max	9m Depth	✓	✓		✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	12	0	12	100%
Storage	1 Bedroom Dwelling	Min	6m³ Within	7.9	6.3		7.7	10.5		11.4														
			Compliance	✓	✓		✓	✓	✓												0	0	4	100%
	2 Bedroom Dwelling	Min	9m³ Within							10.7	12.4		10.7	10.1	19.4									
			Compliance							✓	✓		✓	✓	✓						0	0	4	100%
Private Open Space	3+ Bedroom Dwelling	Min	12m³ Within													22.8	22.0	22.3	22.0	26.0				
			Compliance													✓	✓	✓	✓	✓	0	0	13	100%
	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m²	✓	✓		✓	✓		✓	✓													
	2 Bedroom Dwelling	Min	2.0m W / 8 m²						✓	✓		✓	✓	✓										
3+ Bedroom Dwelling	Min	2.4m W / 12m²																						
Functional layout Compliant				✓	✓		✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	9	0	9	100%
Cross-ventilation	Dwelling	n/a	Cross-ventilation present	✗	✗		✗	✗	✗	✓	✗		✓	✓	✗	✓	✗	✗	✗	✓	4	8	12	11%
Accessibility		All Accessibility Measures met		See table below																				
Accessibility	Room / Dwelling / Requirement	Min / Max	Dimension																					
	Front Door Opening	Min	850mm	✓	✓		✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	12	0	12	100%
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓	✓		✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	12	0	12	100%
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓	✓		✓	✓	✓	✓	✓		✓	✓	✗	✓	✓	✓	✓	✓	11	1	12	92%
	Adaptable Bathroom that meets Design A or B	n/a	n/a	8	8		8	8	8	8	A	A		A	8	8	8	8	8	A	0			
	All D18 Compliance measures met?			✓	✓		✓	✓	✓	✓	✓	✗	✓	✓	✗	✓	✗	✗	✗	✓	7	3	10	70%
Total Apartment number		325	Number of Apartment Type		34	32	18	32	16	16	2	2	2	16	18	24	24	24	24	212				
			% of overall apartments		10.24%	9.64%	5.42%	9.64%	4.82%	4.82%	0.60%	0.60%	0.60%	4.82%	5.42%	7.23%	7.23%	7.23%	7.23%	63.86%				

BADS ANALYSIS

APARTMENT TYPE B01 - PODIUM

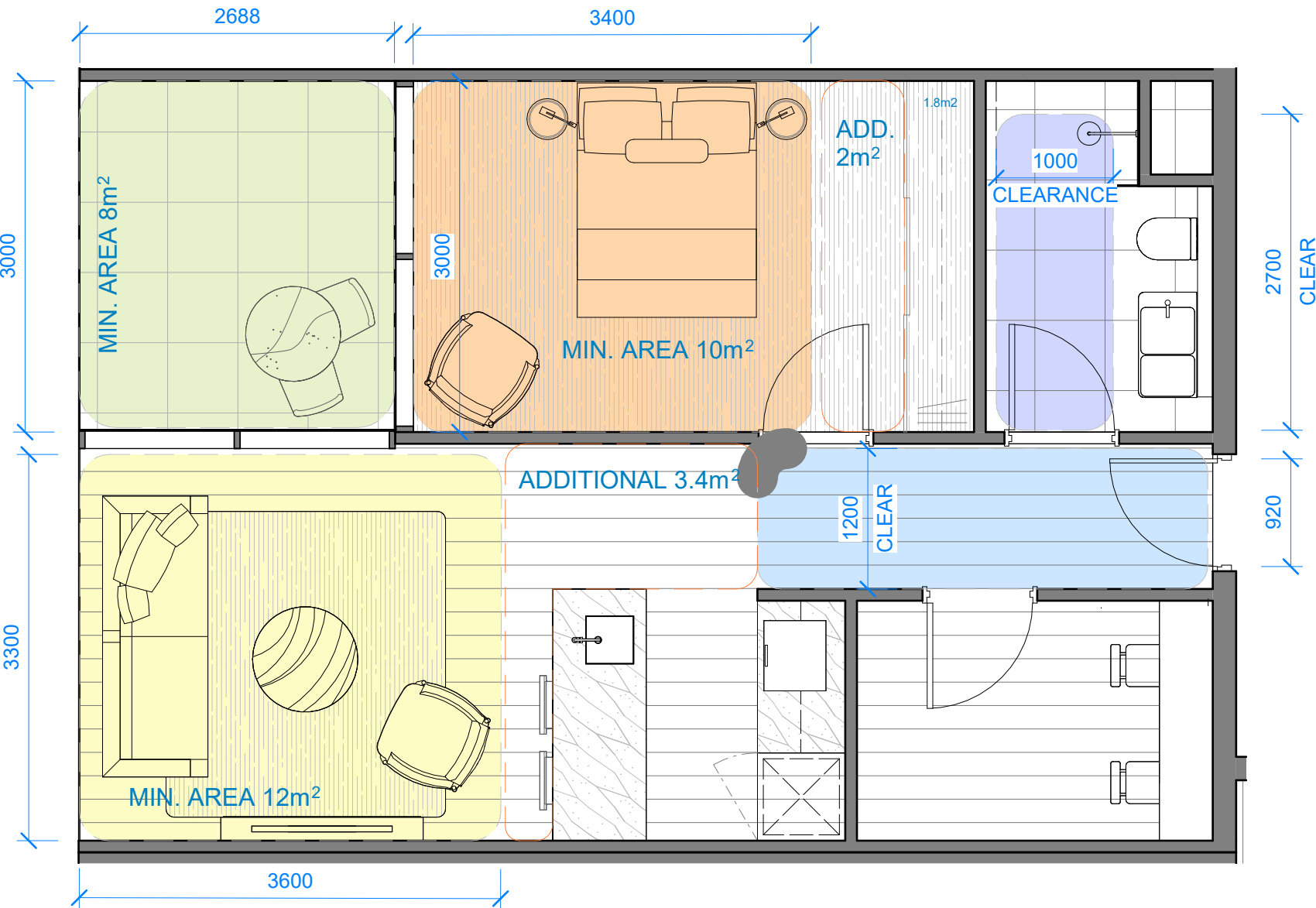
1 BED 1BATH + STUDY

1BED 1 BATH STUDY

Internal Area: 53sqm
NO. of Units: 34

BADS ASSESSMENT

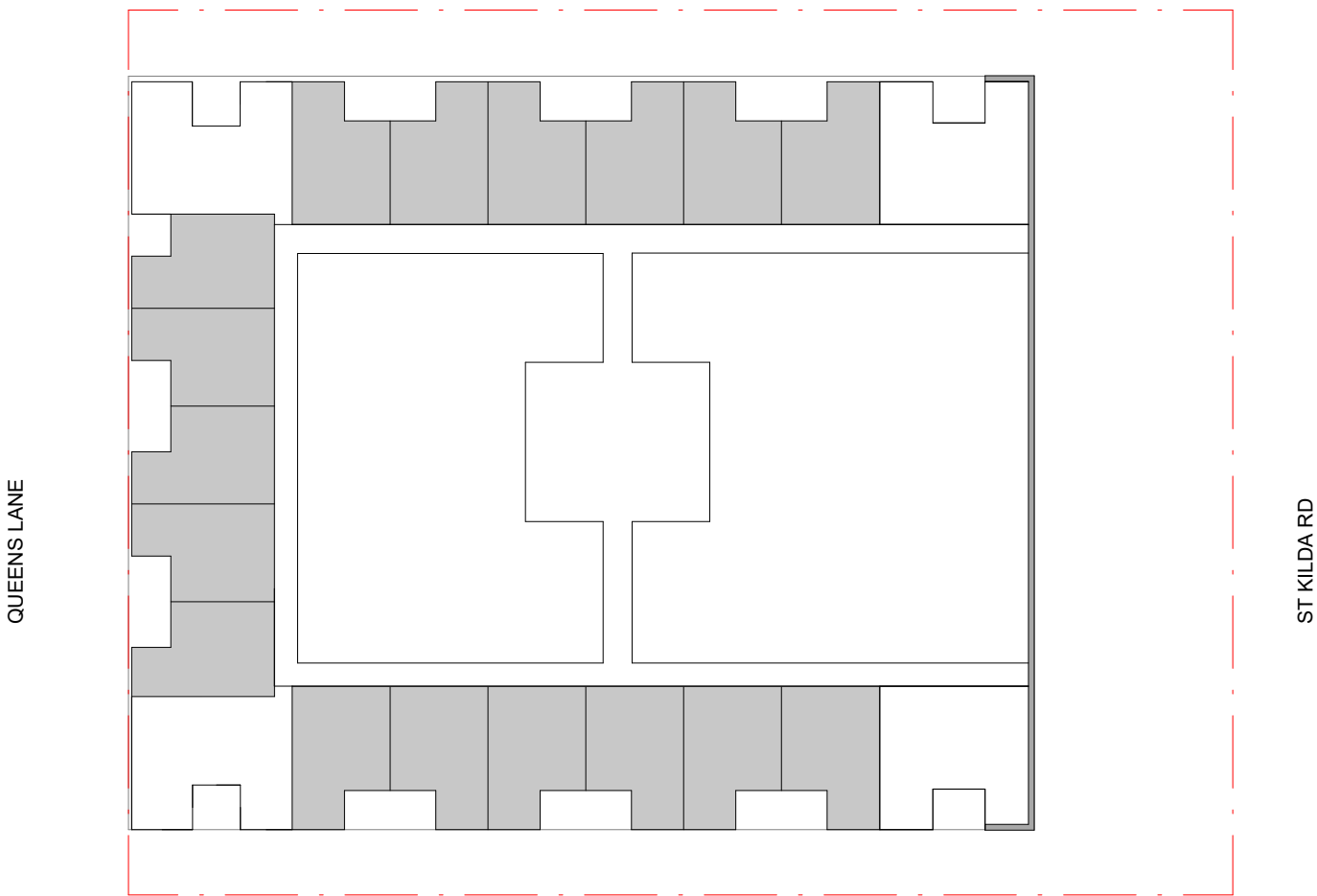
- Clear 10sqm Habitable Space to Living Area
- 1200mm Clear Corridor
- 3400mm x 3000mm Main Bedroom with Additional 3m ²



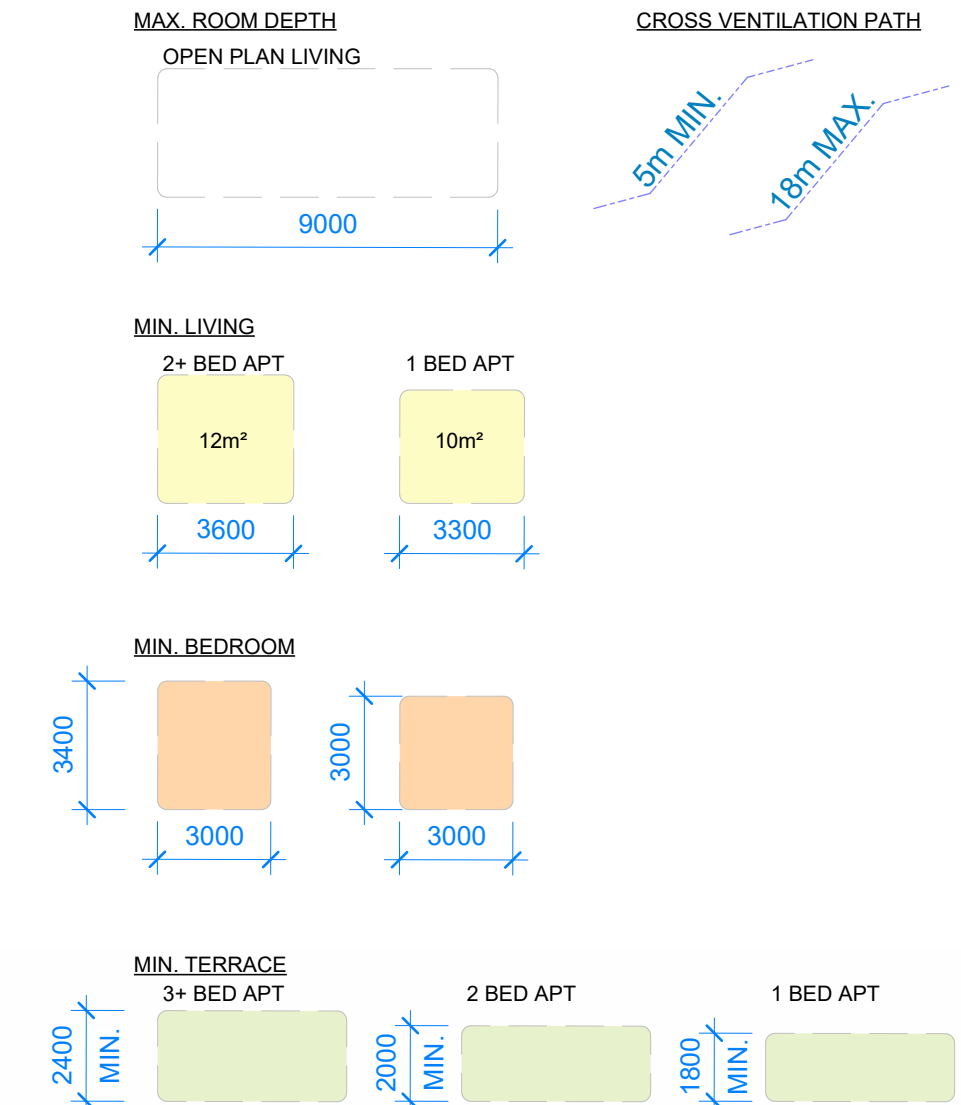
2 BADS TYPICAL 1BED APT - TYPE 1.5

SCALE 1 : 50

TYPICAL PODIUM LAYOUT



BETTER APARTMENT DESIGN STANDARDS - LEGEND



BADS COMPLIANCE				
	Room / Dwelling / Requirement	Min / Max	Requirement	1 BED B01.1
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedrooms	Min	3.0m x 3.0m	
	Living Area	Min	3.3m W / 10m²	✓
	Living Area	Min	3.6m W / 12m²	
Room Depth	Open Plan Layout	Max	9m Depth	✓
	1 Bedroom Dwelling	Min	6m² Within	7.9
Storage	1 Bedroom Dwelling	Compliance		✓
	2 Bedroom Dwelling	Min	9m² Within	
	3+ Bedroom Dwelling	Min	12m² Within	
	3+ Bedroom Dwelling	Compliance		
Private Open Space	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m²	✓
	2 Bedroom Dwelling	Min	2.0m W / 8 m²	
	3+ Bedroom Dwelling	Min	2.4m W / 12m²	
Functional layout Compliant				✓
Cross-ventilation	Dwelling	n/a	Cross-ventilation present	✗
Accessibility	All Accessibility Measures met	See table below		
Accessibility	Room / Dwelling / Requirement	Min / Max	Dimension	
	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓
	Adaptable Bathroom that meets Design A or B	n/a	n/a	B
	All D18 Compliance measures met?			✓
Total Apartment number		325	Number of Apartment Type	34
			% of overall apartments	10.24%

BADS ANALYSIS

APARTMENT TYPE B02 - TOWER

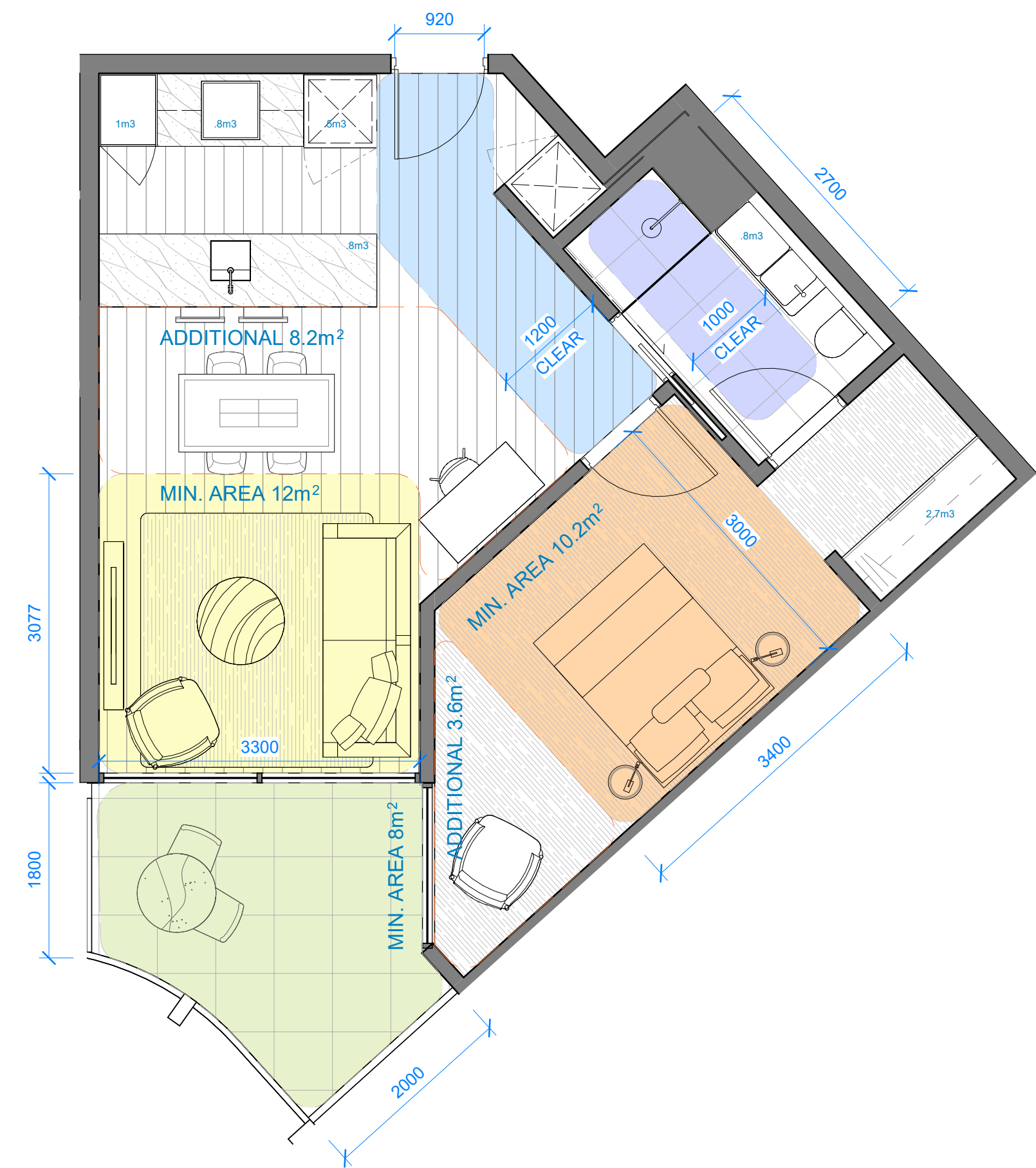
1 BED 1BATH

1BED 1 BATH

Internal Area: 62.6sqm approx.

NO. of Units: 36

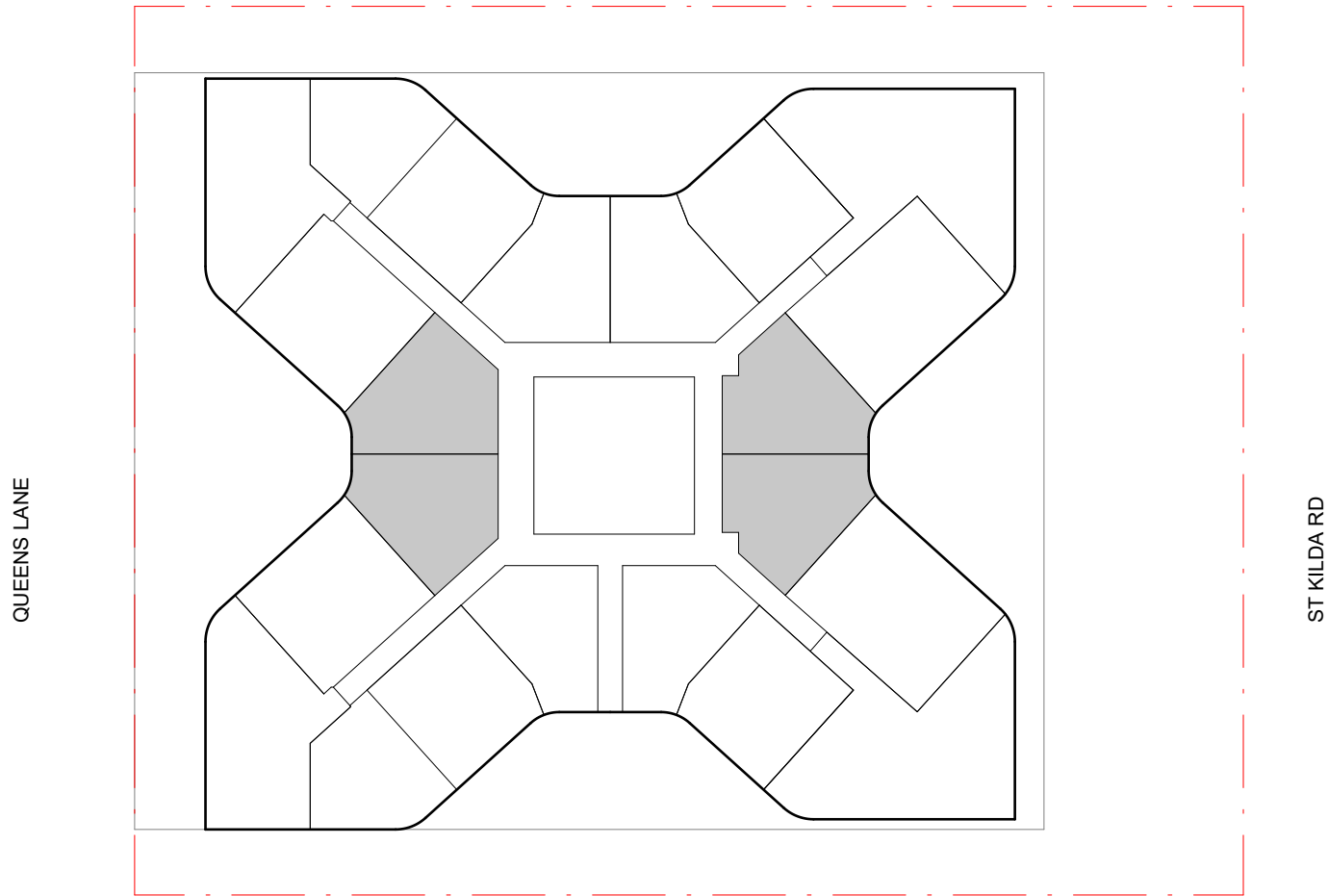
- BADS ASSESSMENT
- Clear 10sqm Habitable Space to Living Area with additional 8.7m2
 - 1200mm Clear Corridor
 - 3400mm x 3000mm Main Bedroom with additional 3.6m2



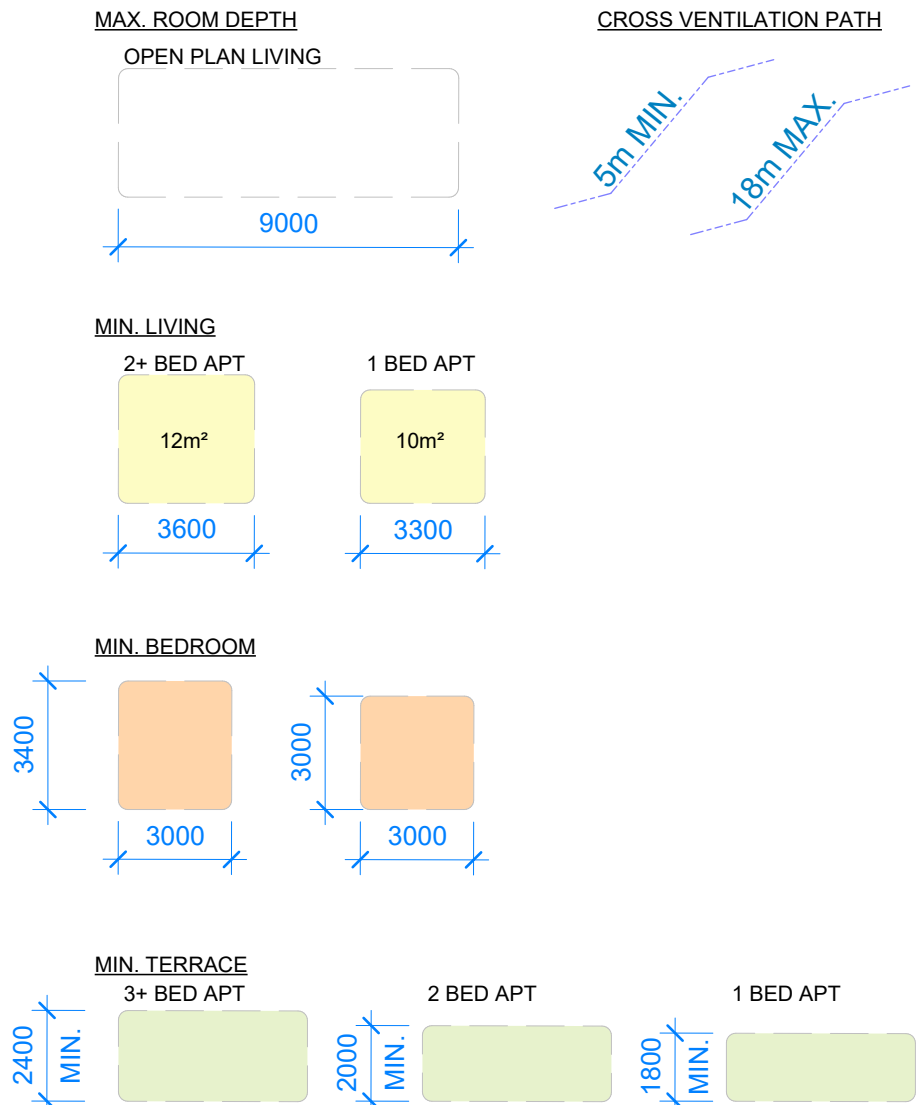
1 BADS TYPICAL 1BED APT - TYPE 5

SCALE 1 : 50

TYPICAL MID RISE LAYOUT



BETTER APARTMENT DESIGN STANDARDS - LEGEND



BADS COMPLIANCE				
	Room / Dwelling / Requirement	Min / Max	Requirement	1 BED B02
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedrooms	Min	3.0m x 3.0m	
	Living Area	Min	3.3m W / 10m²	✓
	Living Area	Min	3.6m W / 12m²	
Room Depth	Open Plan Layout	Max	9m Depth	✓
Storage	1 Bedroom Dwelling	Min	6m³ Within	9.99
			Compliance	✓
	2 Bedroom Dwelling	Min	9m³ Within	
			Compliance	
Private Open Space	3+ Bedroom Dwelling	Min	12m³ Within	
			Compliance	
	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m²	✓
Cross-ventilation	2 Bedroom Dwelling	Min	2.0m W / 8 m²	
	3+ Bedroom Dwelling	Min	2.4m W / 12m²	
	Dwelling	n/a	Cross-ventilation present	✗
Accessibility	All Accessibility Measures met	See table below		
Accessibility	Room / Dwelling / Requirement	Min / Max	Dimension	
	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓
	Adaptable Bathroom that meets Design A or B	n/a	n/a	B
	All D18 Compliance measures met?			✓
Total Apartment number		332	Number of Apartment Type	36
% of overall apartments				10.84%

BADS ANALYSIS

APARTMENT TYPE B05 - TOWER

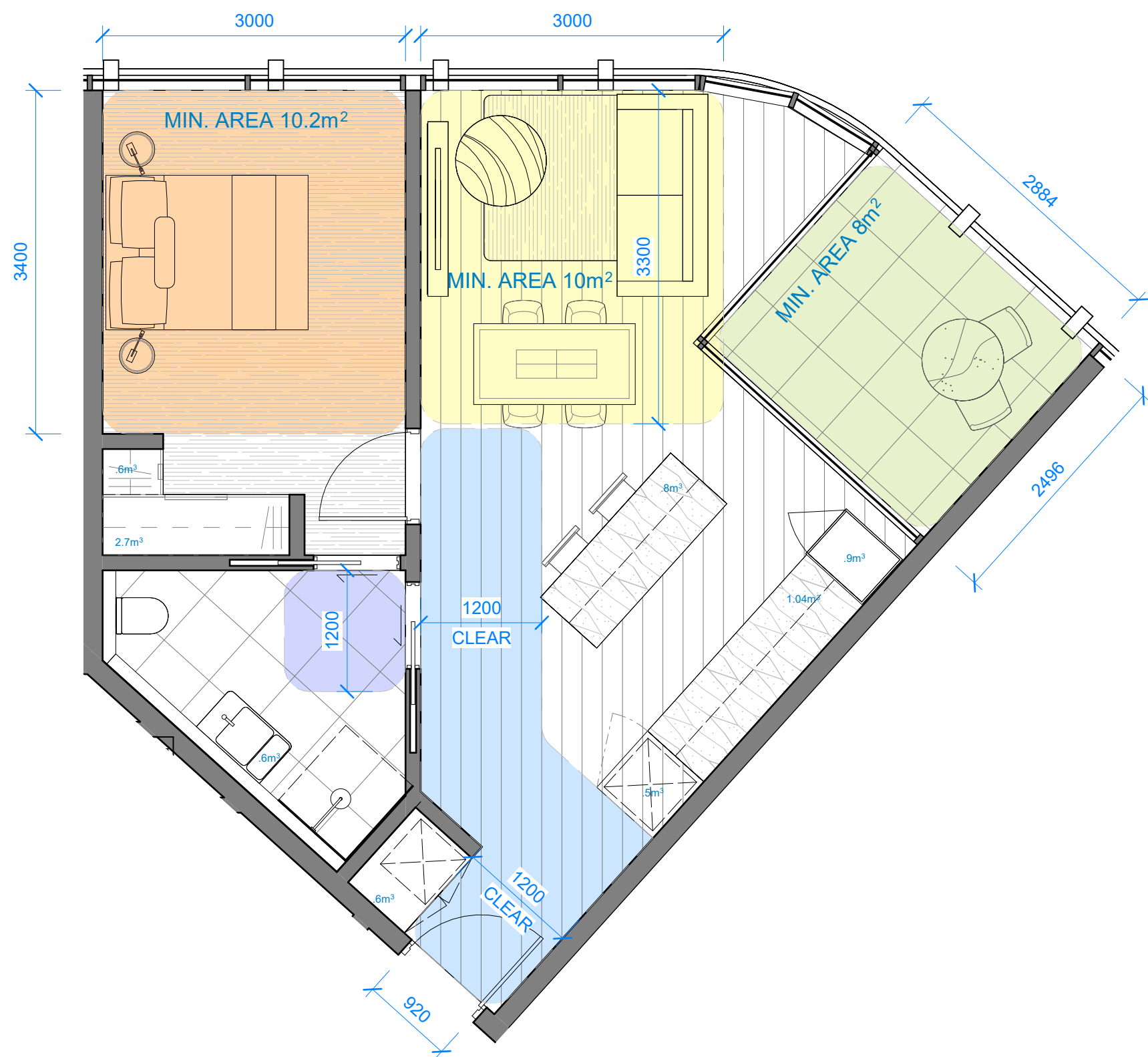
1 BED 1BATH

1BED 1 BATH

Internal Area: 55.5sqm approx.

NO. of Units: 18

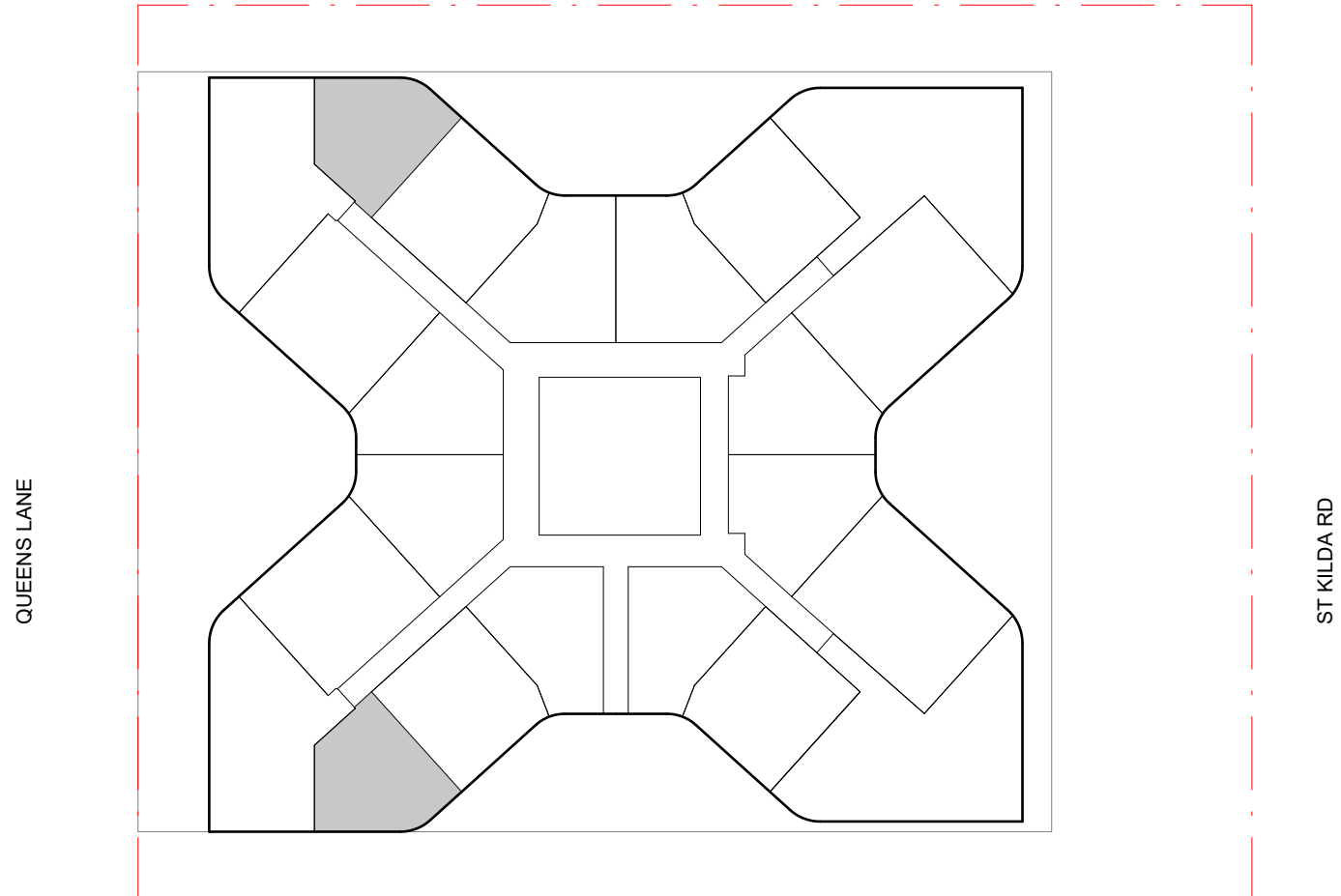
- BADS ASSESSMENT
- Clear 10sqm Habitable Space to Living Area with additional 8.7m2
 - 1200mm Clear Corridor
 - 3400mm x 3000mm Main Bedroom with additional 3.6m2



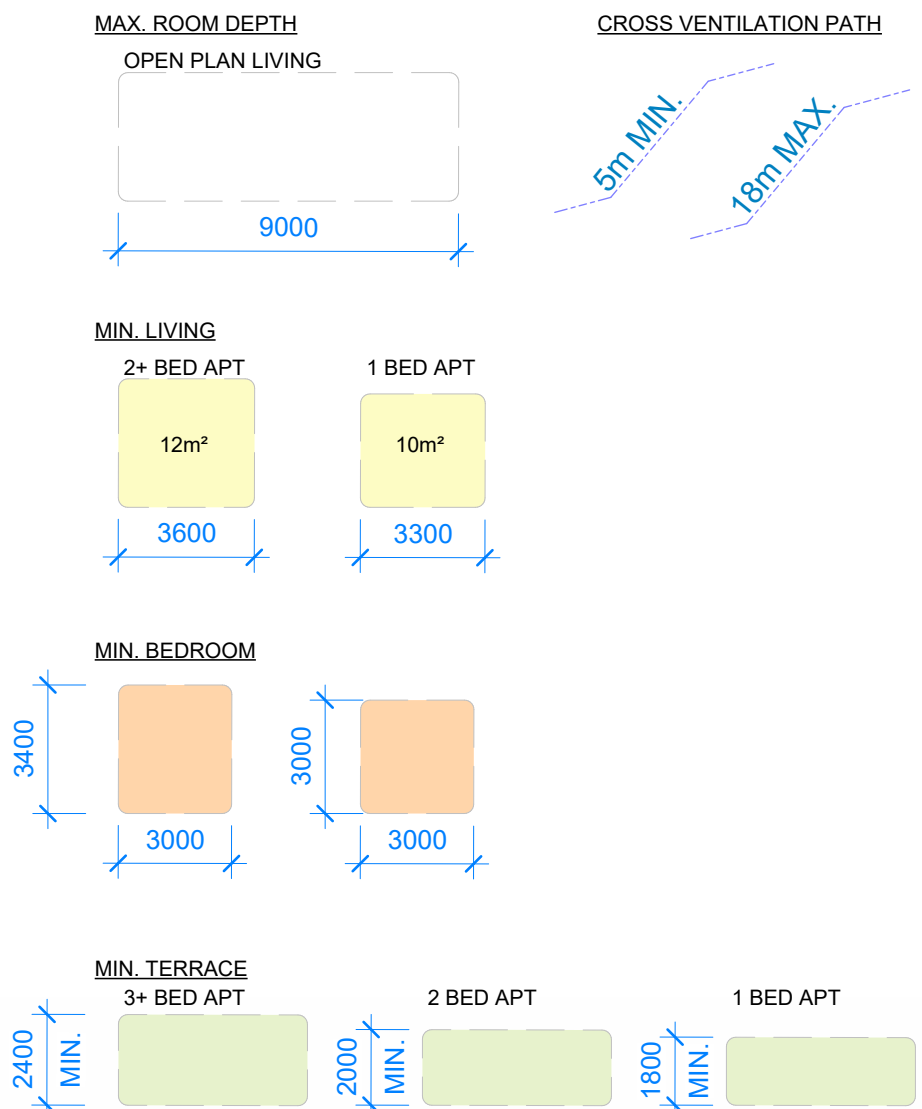
1 TYPICAL BADS 1 BED APT - TYPE 6

SCALE 1 : 50

TYPICAL MID RISE LAYOUT



BETTER APARTMENT DESIGN STANDARDS - LEGEND



BADS COMPLIANCE				
	Room / Dwelling / Requirement	Min / Max	Requirement	B05.1
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedrooms	Min	3.0m x 3.0m	
	Living Area	Min	3.3m W / 10m²	✓
	Living Area	Min	3.6m W / 12m²	
Room Depth	Open Plan Layout	Max	9m Depth	✓
Storage	1 Bedroom Dwelling	Min	6m³ Within	7.7
			Compliance	✓
	2 Bedroom Dwelling	Min	9m³ Within	
			Compliance	
Private Open Space	3+ Bedroom Dwelling	Min	12m³ Within	
			Compliance	
	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m²	✓
Private Open Space	2 Bedroom Dwelling	Min	2.0m W / 8 m²	
	3+ Bedroom Dwelling	Min	2.4m W / 12m²	
Functional layout Compliant				✓
Cross-ventilation	Dwelling	n/a	Cross-ventilation present	✗
Accessibility	All Accessibility Measures met	See table below		
	Room / Dwelling / Requirement	Min / Max	Dimension	
Accessibility	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓
	Adaptable Bathroom that meets Design A or B	n/a	n/a	B
	All D18 Compliance measures met?			✓
Total Apartment number		325	Number of Apartment Type	18
% of overall apartments				

BADS ANALYSIS

APARTMENT TYPE BS02 - TOWER

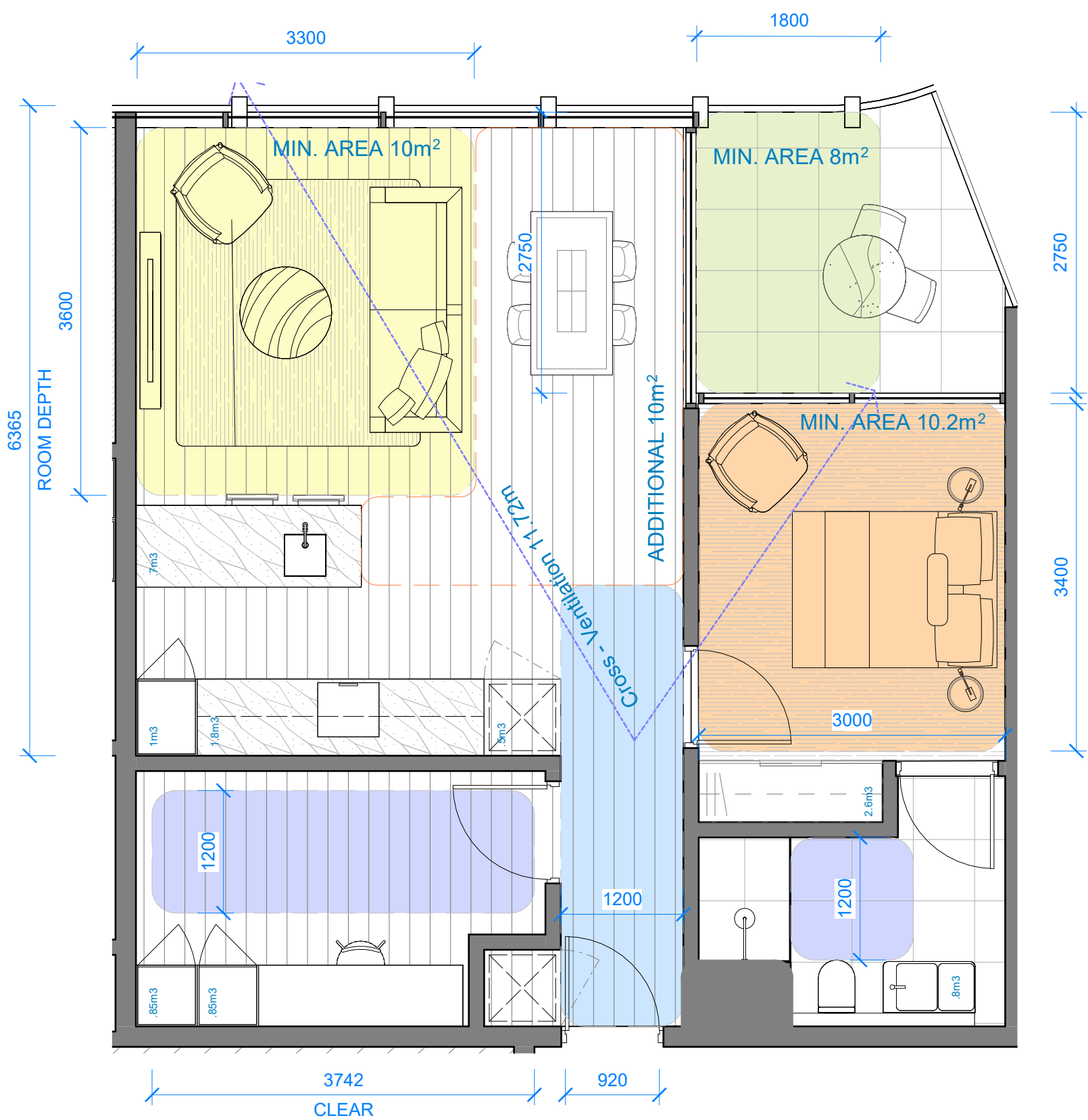
1 BED 1BATH + STUDY

1BED 1 BATH + STUDY

Internal Area: 71sqm approx.
NO. of Units: 36

BADS ASSESSMENT

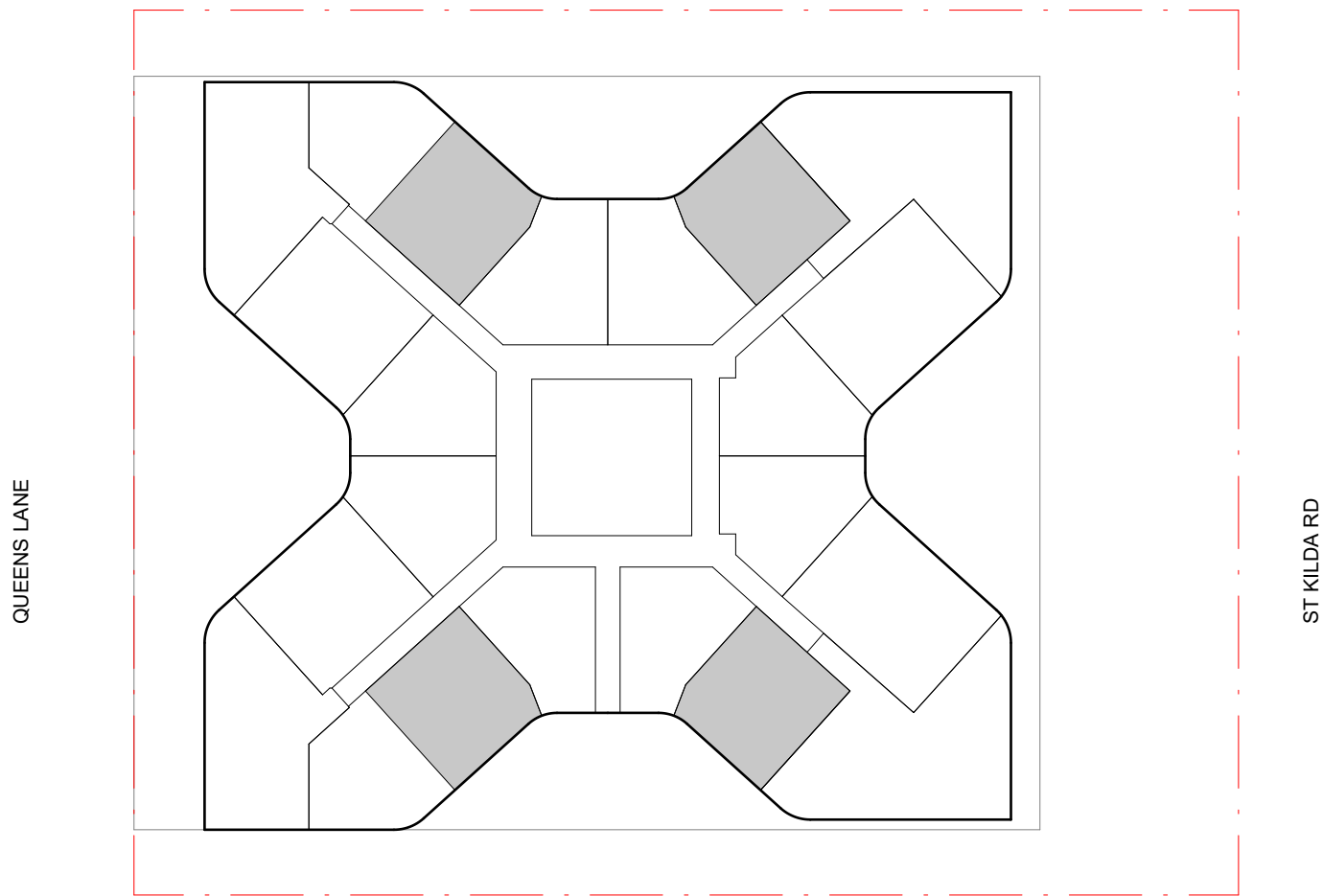
- Clear 10sqm Habitable Space to Living Area with additional 10m2
- 1200mm Clear Corridor
- 3400mm x 3000mm Main Bedroom



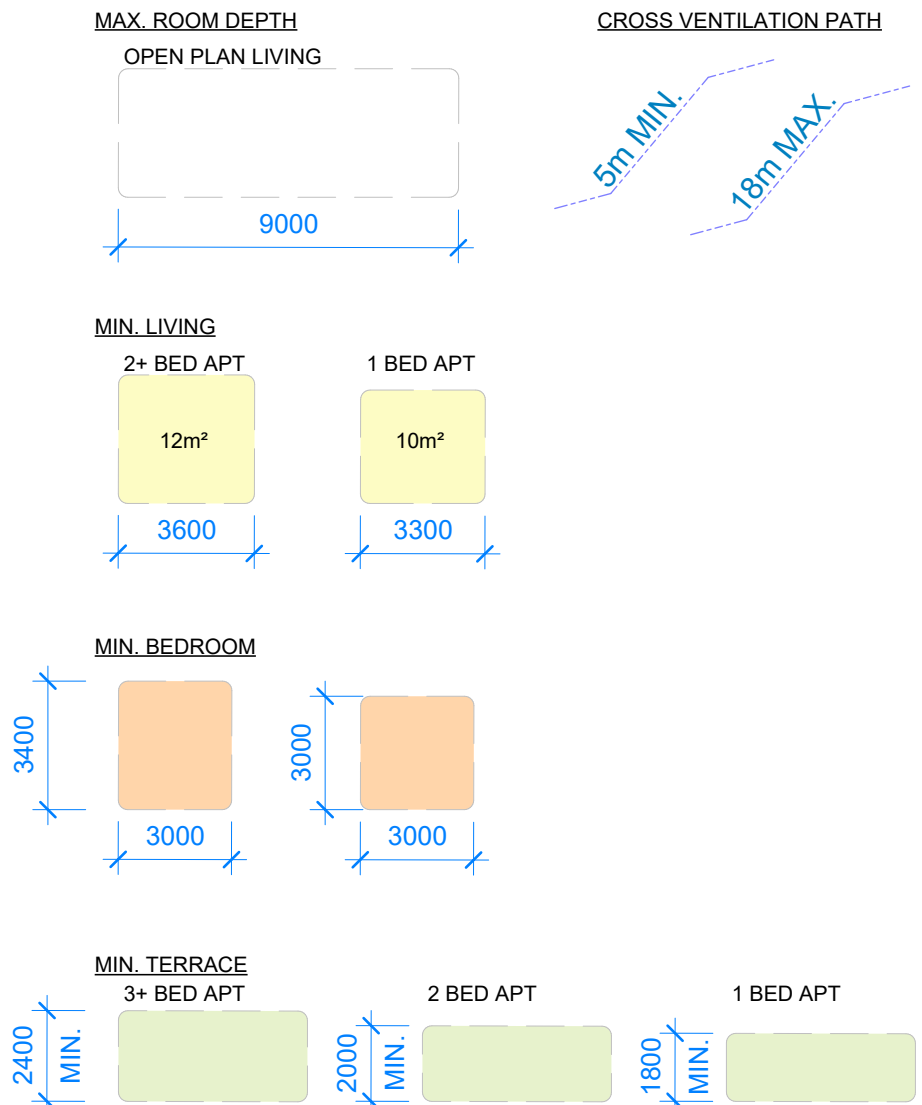
1 BADS TYPICAL 1BED APT - TYPE 2

SCALE 1 : 50

TYPICAL MID RISE LAYOUT



BETTER APARTMENT DESIGN STANDARDS - LEGEND



BADS COMPLIANCE				
	Room / Dwelling / Requirement	Min / Max	Requirement	1 BED BS02
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedrooms	Min	3.0m x 3.0m	
	Living Area	Min	3.3m W / 10m²	✓
	Living Area	Min	3.6m W / 12m²	
Room Depth	Open Plan Layout	Max	9m Depth	✓
		Min	6m³ Within	10.54
Storage	1 Bedroom Dwelling		Compliance	✓
	2 Bedroom Dwelling	Min	9m³ Within	
			Compliance	
	3+ Bedroom Dwelling	Min	12m³ Within	
Private Open Space	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m²	✓
	2 Bedroom Dwelling	Min	2.0m W / 8 m²	
	3+ Bedroom Dwelling	Min	2.4m W / 12m²	
Cross-ventilation	Dwelling	n/a	Cross-ventilation present	✗
Accessibility	All Accessibility Measures met	See table below		
Accessibility	Room / Dwelling / Requirement	Min / Max	Dimension	
	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓
	Adaptable Bathroom that meets Design A or B	n/a	n/a	B
All D18 Compliance measures met?				✓
Total Apartment number		332	Number of Apartment Type	36
				% of overall apartments
				10.84%

BADS ANALYSIS

APARTMENT TYPE BS03 - TOWER

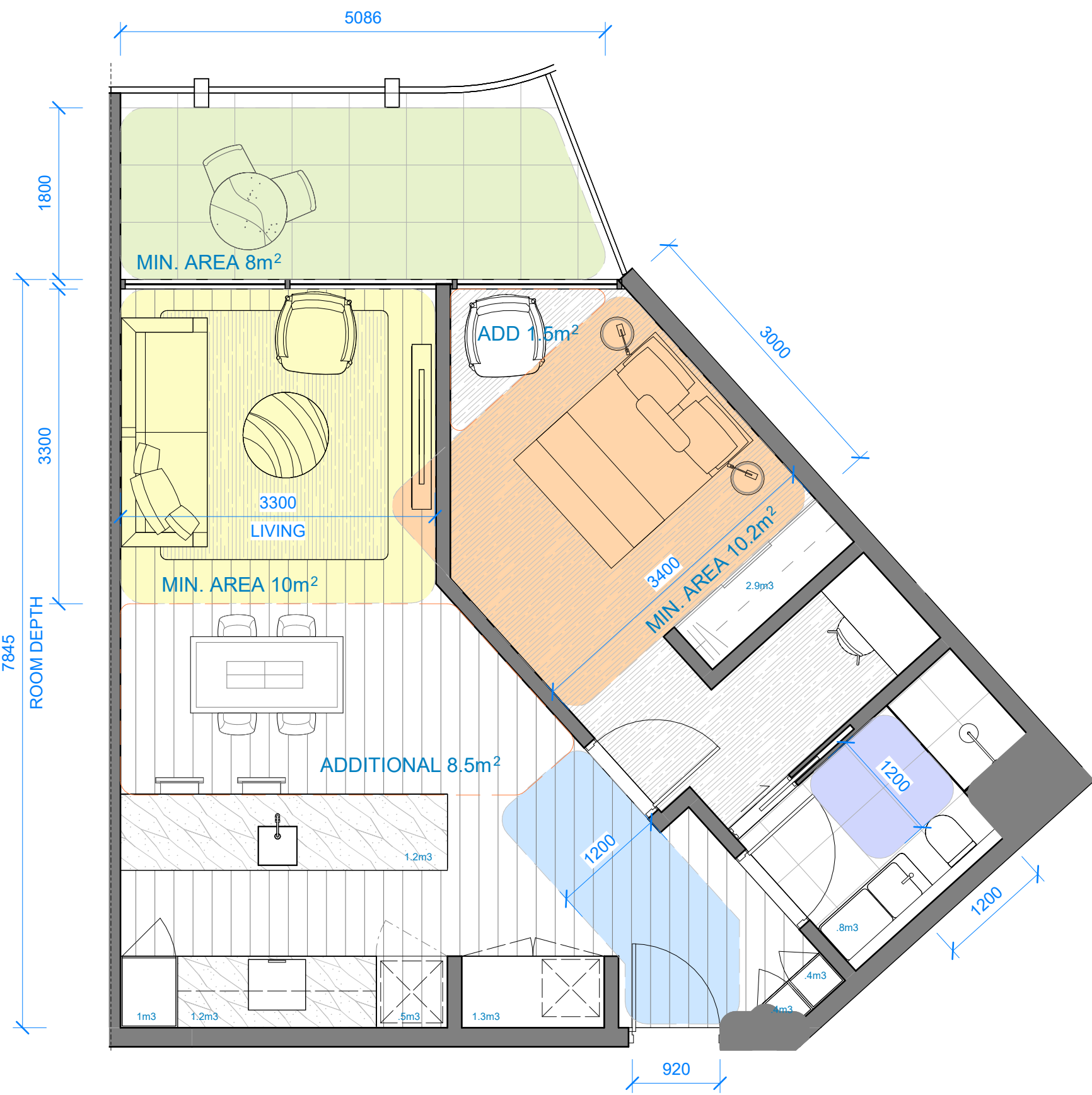
1 BED 1BATH + STUDY

1BED 1 BATH + STUDY

Internal Area: 65sqm approx.
NO. of Units: 36

BADS ASSESSMENT

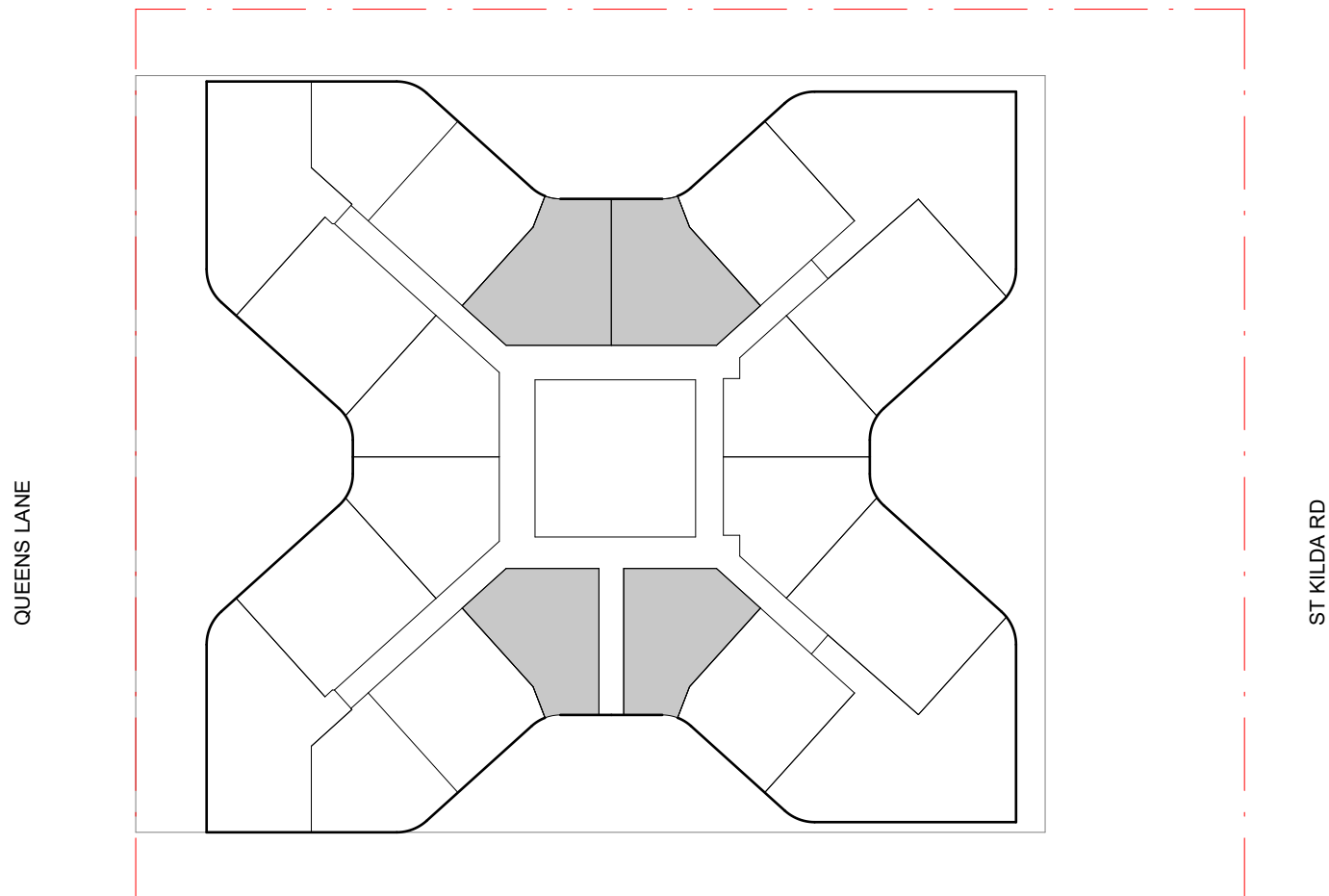
- Clear 10sqm Habitable Space to Living Area with additional 8.5m2
- 1200mm Clear Corridor
- 3400mm x 3000mm Main Bedroom with additional 1.5m2



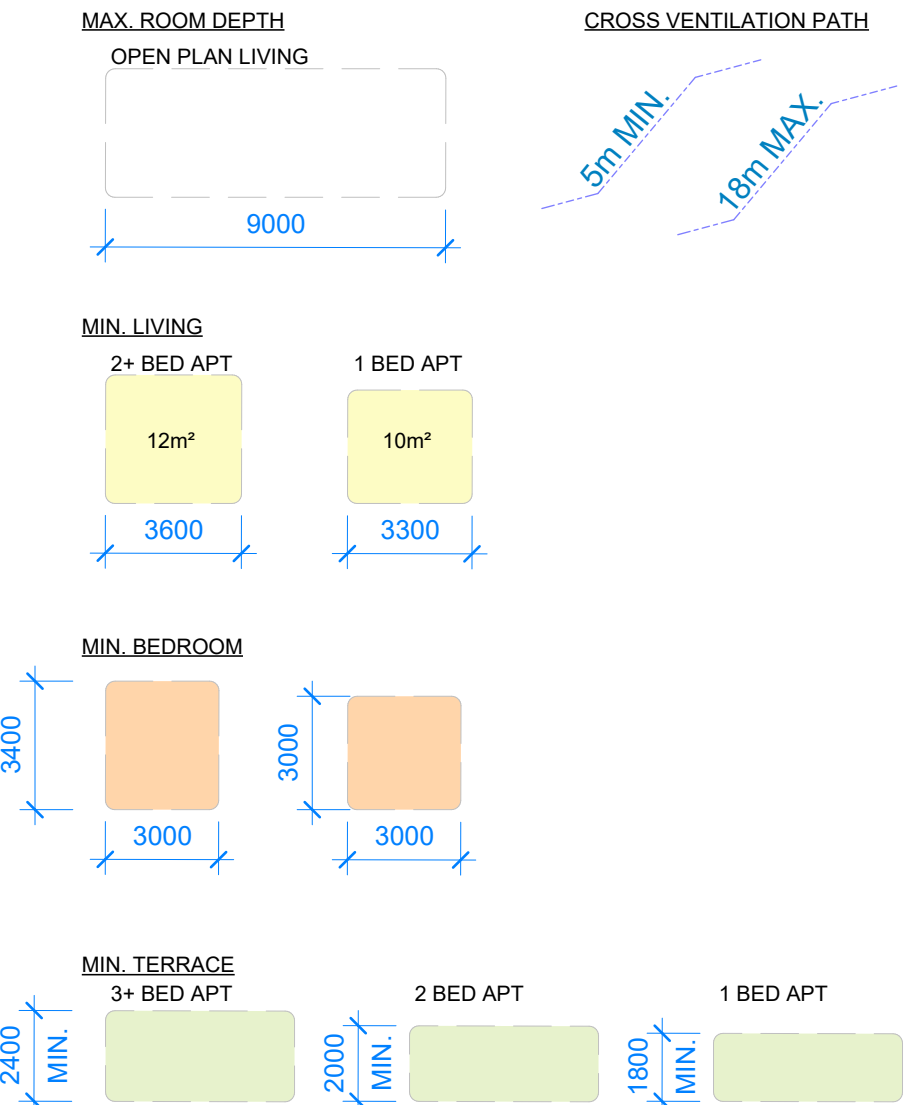
1 BADS TYPICAL 1BED APT - TYPE 4

SCALE 1 : 50

TYPICAL MID RISE LAYOUT



BETTER APARTMENT DESIGN STANDARDS - LEGEND



BADS COMPLIANCE				
	Room / Dwelling / Requirement	Min / Max	Requirement	1 BED BS03
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedrooms	Min	3.0m x 3.0m	
	Living Area	Min	3.3m W / 10m²	✓
	Living Area	Min	3.6m W / 12m²	
Room Depth	Open Plan Layout	Max	9m Depth	✓
	1 Bedroom Dwelling	Min	6m³ Within	11.39
Storage	2 Bedroom Dwelling		Compliance	✓
		Min	9m³ Within	
	3+ Bedroom Dwelling		Compliance	
		Min	12m³ Within	
Private Open Space	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m²	✓
	2 Bedroom Dwelling	Min	2.0m W / 8 m²	
	3+ Bedroom Dwelling	Min	2.4m W / 12m²	
Cross-ventilation	Dwelling	n/a	Cross-ventilation present	✗
Accessibility	All Accessibility Measures met	See table below		
Accessibility	Room / Dwelling / Requirement	Min / Max	Dimension	
	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓
	Adaptable Bathroom that meets Design A or B	n/a	n/a	B
All D18 Compliance measures met?				✓
Total Apartment number		332	Number of Apartment Type	36
% of overall apartments				10.84%

BADS ANALYSIS

APARTMENT TYPE C01 - TOWER

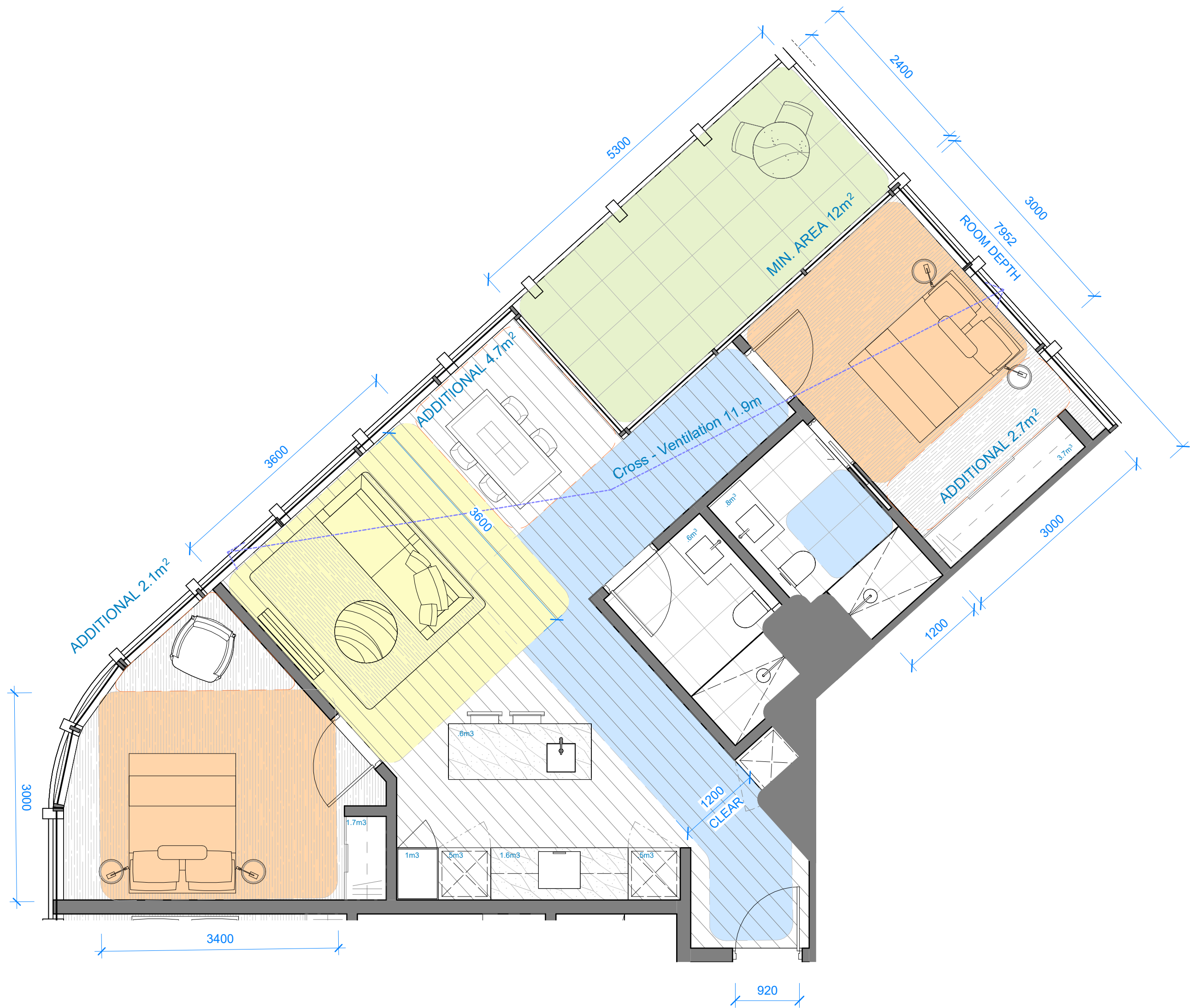
2BED 2BATH

2BED 2BATH

Internal Area: 90.3sqm approx

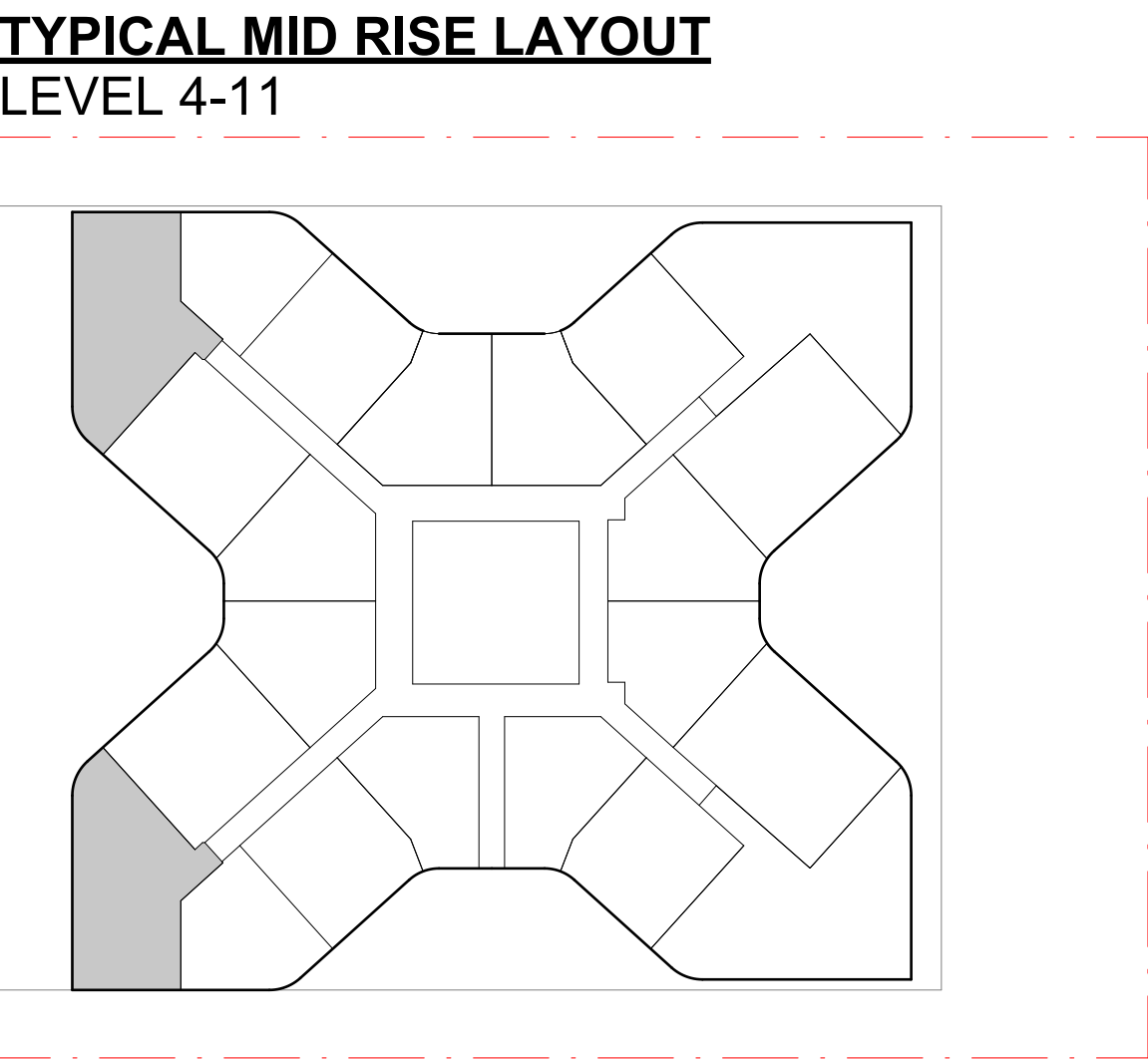
NO. of Units: 18

BADS ASSESSMENT

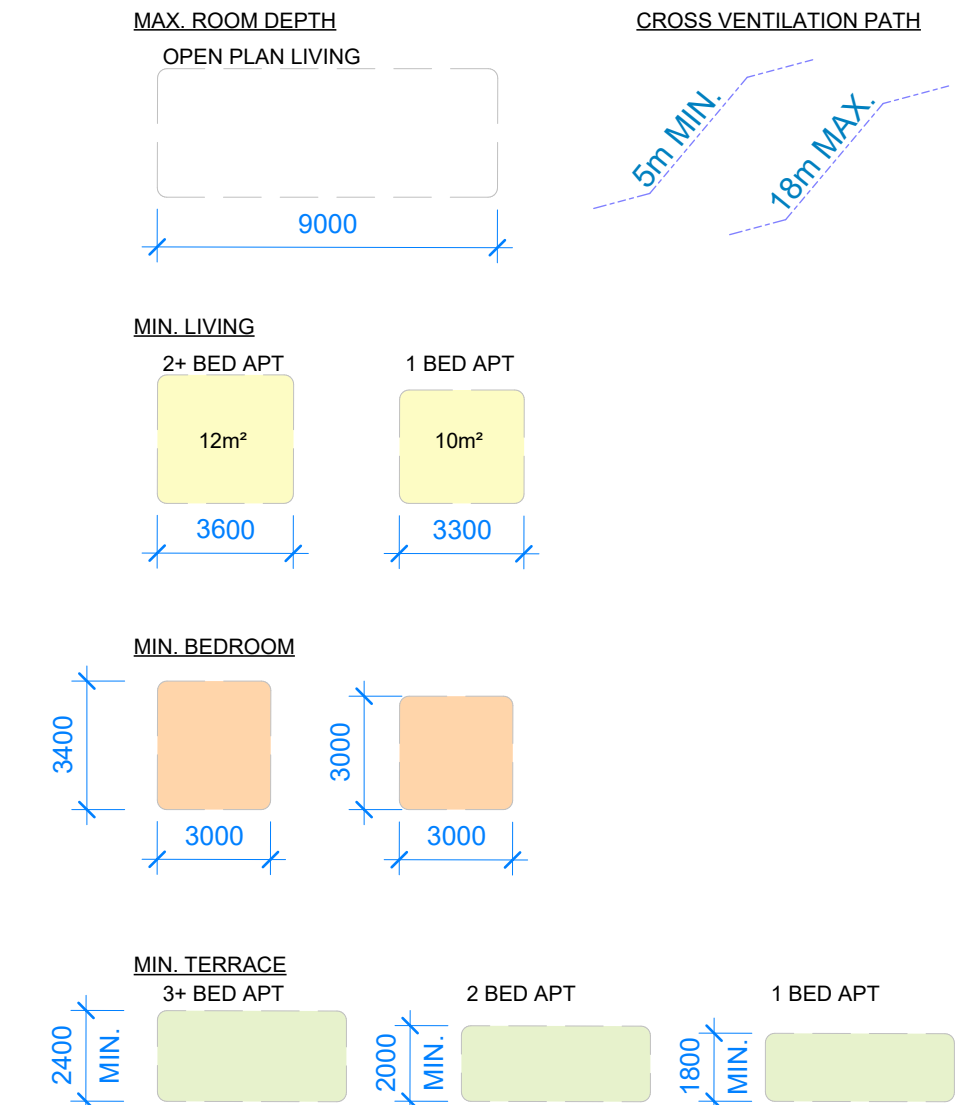


1 BADS TYPICAL 2BED APT - TYPE 4

SCALE 1 : 50



BETTER APARTMENT DESIGN STANDARDS - LEGEND



BADS COMPLIANCE				
	Room / Dwelling / Requirement	Min / Max	Requirement	2 BED
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedrooms	Min	3.0m x 3.0m	✓
	Living Area	Min	3.3m W / 10m²	
	Living Area	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9m Depth	✓
Storage	1 Bedroom Dwelling	Min	6m³ Within	
	2 Bedroom Dwelling	Min	9m³ Within	12.68
	3+ Bedroom Dwelling	Min	12m³ Within	✓
			Compliance	
Private Open Space	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m²	
	2 Bedroom Dwelling	Min	2.0m W / 8 m²	✓
	3+ Bedroom Dwelling	Min	2.4m W / 12m²	
Cross-ventilation	Dwelling	n/a	Cross-ventilation present	✓
Accessibility	All Accessibility Measures met	See table below		
Accessibility	Room / Dwelling / Requirement	Min / Max	Dimension	
	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓
	Adaptable Bathroom that meets Design A or B	n/a	n/a	✓
	All D18 Compliance measures met?			✓
Total Apartment number		332	Number of Apartment Type	18
			% of overall apartments	5.42%

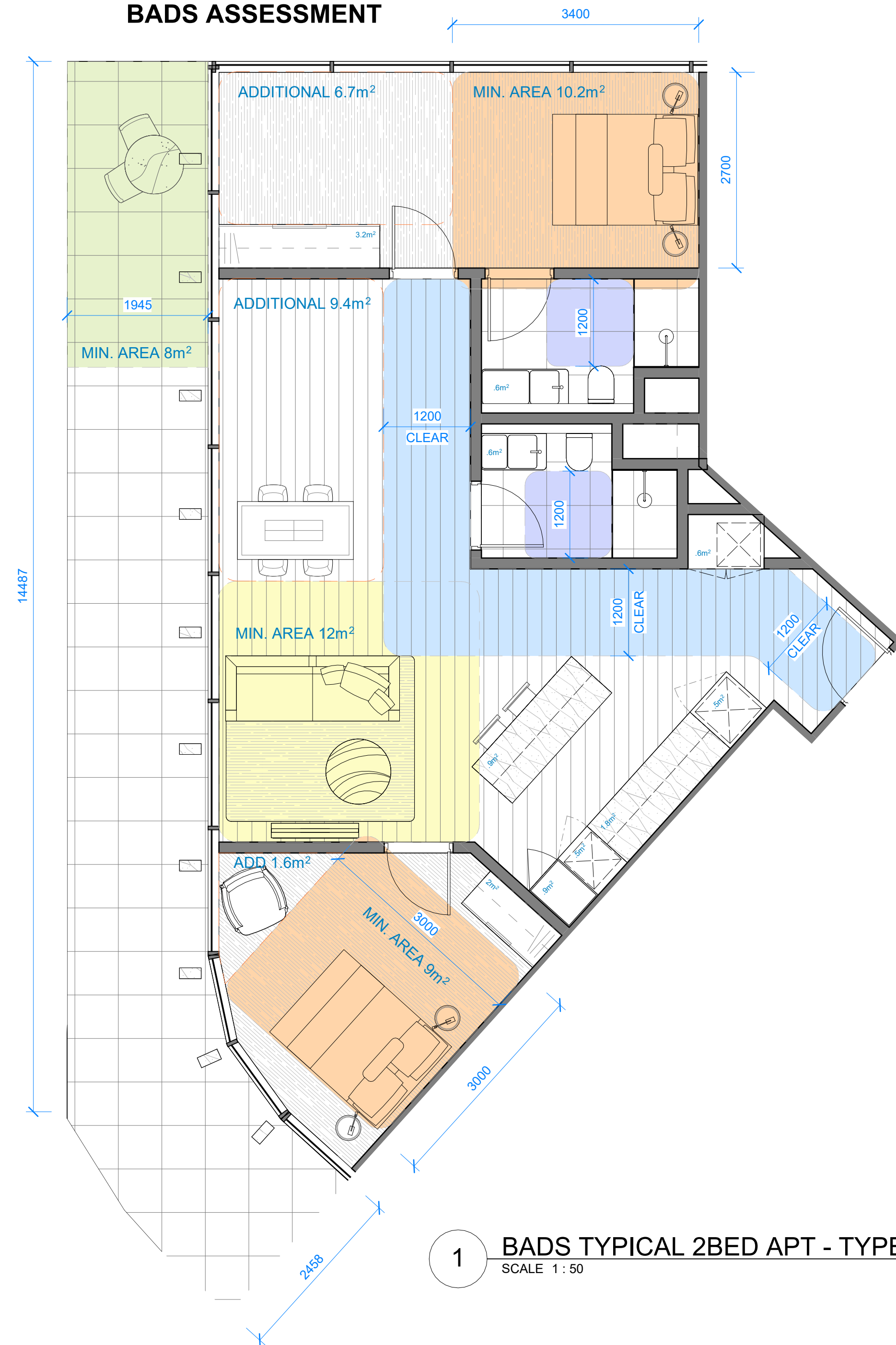
APARTMENT TYPE C02 - TOWER
2BED 2BATH

2BED 2BATH

Internal Area: 90.3sqm approx

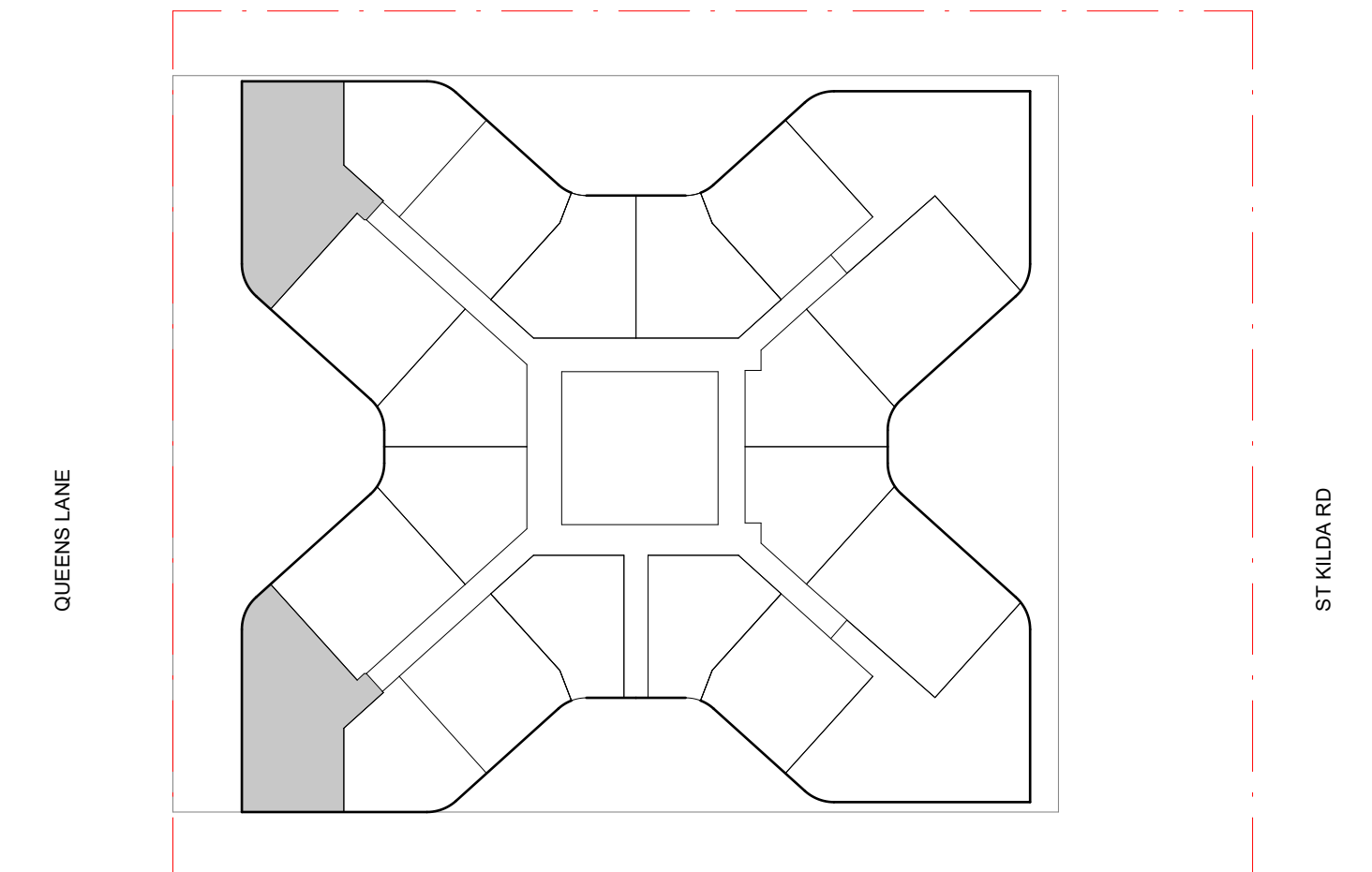
NO. of Units: 18

BADS ASSESSMENT



1 BADS TYPICAL 2BED APT - TYPE 5
SCALE 1:50

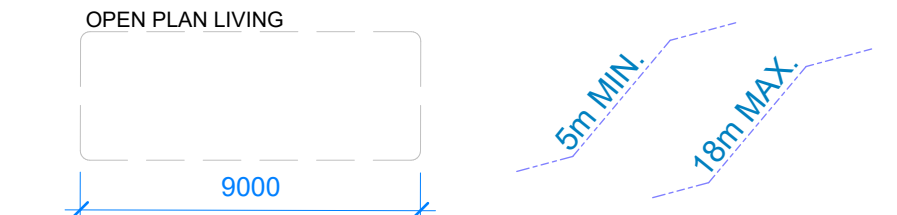
TYPICAL MID RISE LAYOUT
LEVEL 3



BETTER APARTMENT DESIGN STANDARDS - LEGEND

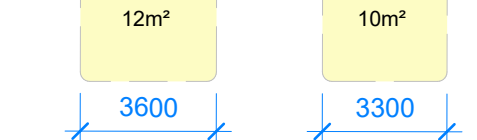
MAX. ROOM DEPTH

CROSS VENTILATION PATH

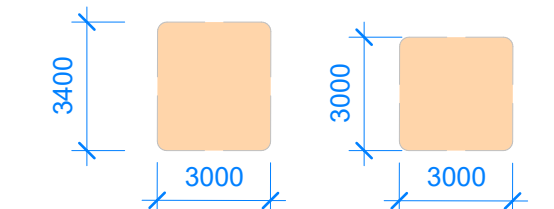
MIN. LIVING

2+ BED AP*

1 BED APT



MIN. BEDROOM

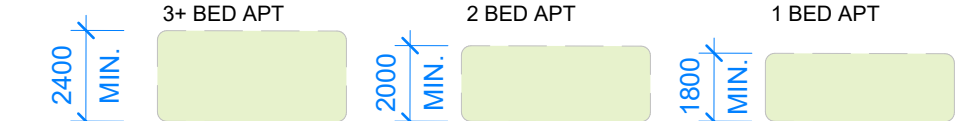


MIN. TERRACE

3+ BED APT

2 BED APARTMENT

2 BED APARTMENT



BADS COMPLIANCE

			2 BED
	Room / Dwelling / Requirement	Min / Max	Requirement
Functional Layout	Main Bedroom	Min	3.0m x 3.4m
	Other Bedrooms	Min	3.0m x 3.0m
	Living Area	Min	3.3m W / 10m ²
	Living Area	Min	3.6m W / 12m ²
Room Depth	Open Plan Layout	Max	9m Depth
Storage	1 Bedroom Dwelling	Min	6m ³ Within
			Compliance
	2 Bedroom Dwelling	Min	9m ³ Within
			Compliance
	3+ Bedroom Dwelling	Min	12m ³ Within
			Compliance
Private Open Space	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m ²
	2 Bedroom Dwelling	Min	2.0m W / 8 m ²
	3+ Bedroom Dwelling	Min	2.4m W / 12m ²
Functional layout Compliant			
Cross-ventilation	Dwelling	n/a	Cross-ventilation present
Accessibility	All Accessibility Measures met	See table below	
	Room / Dwelling / Requirement	Min / Max	Dimension
Accessibility	Front Door Opening	Min	850mm
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m
	Main Bedroom has access to Adaptable Bath	n/a	n/a
	Adaptable Bathroom that meets Design A or B	n/a	n/a
	All D18 Compliance measures met?		
Total Apartment number		325	Number of Apartment Type
			% of overall apartments
			0.60%

BADS ANALYSIS

APARTMENT TYPE C05 - TOWER

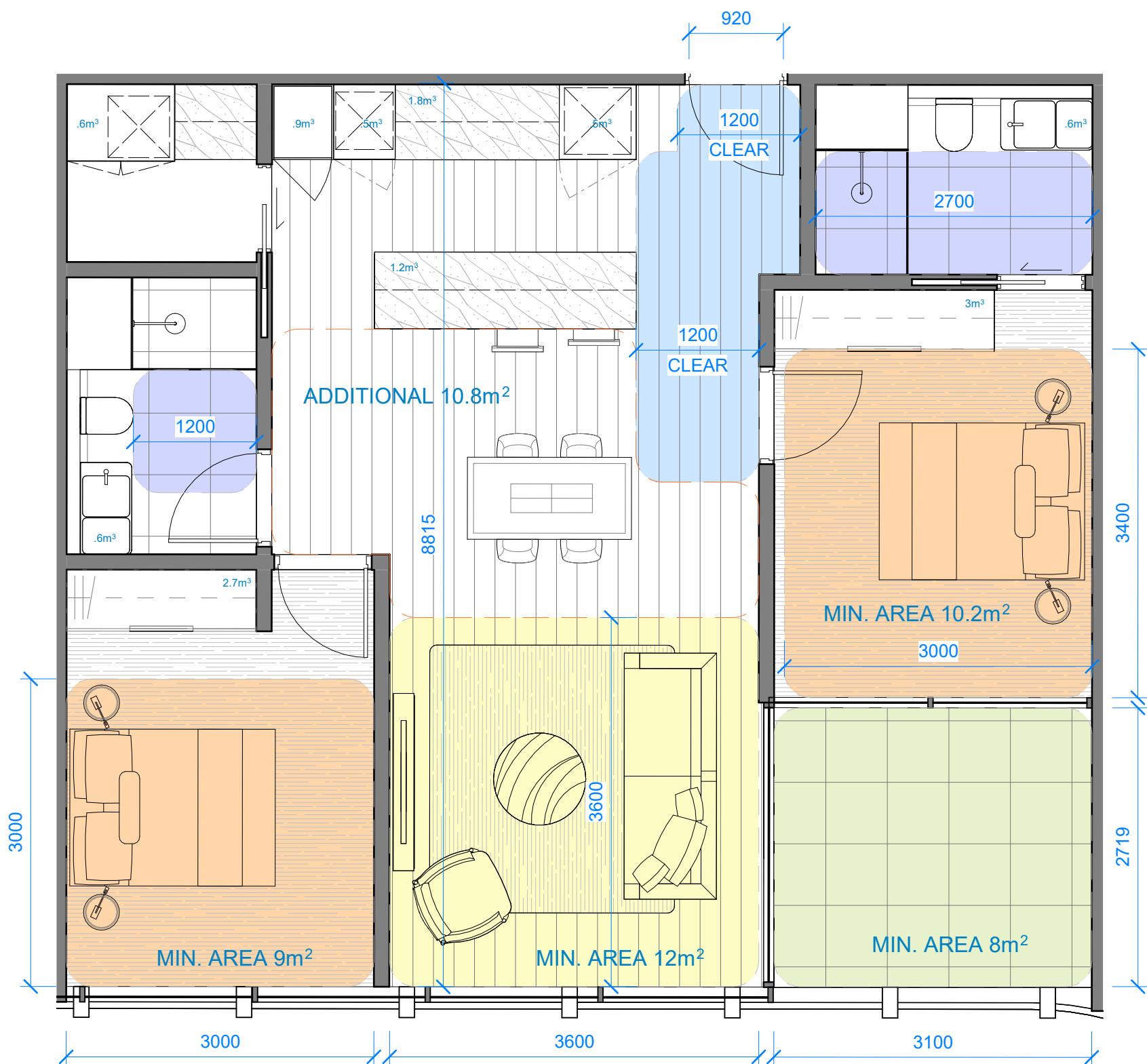
2BED 2BATH

2BED 2BATH

Internal Area: 90.3sqm approx

NO. of Units: 18

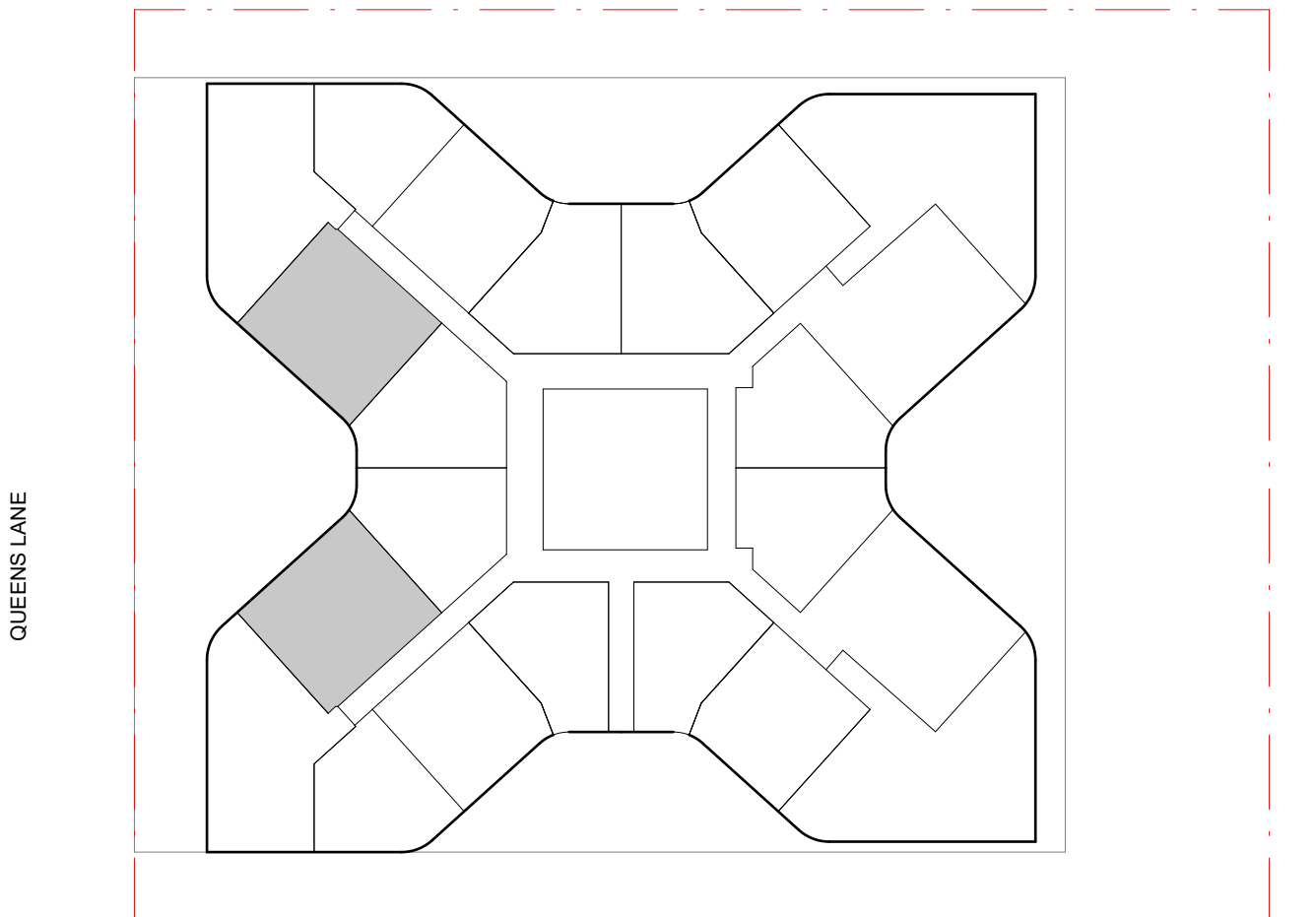
BADS ASSESSMENT



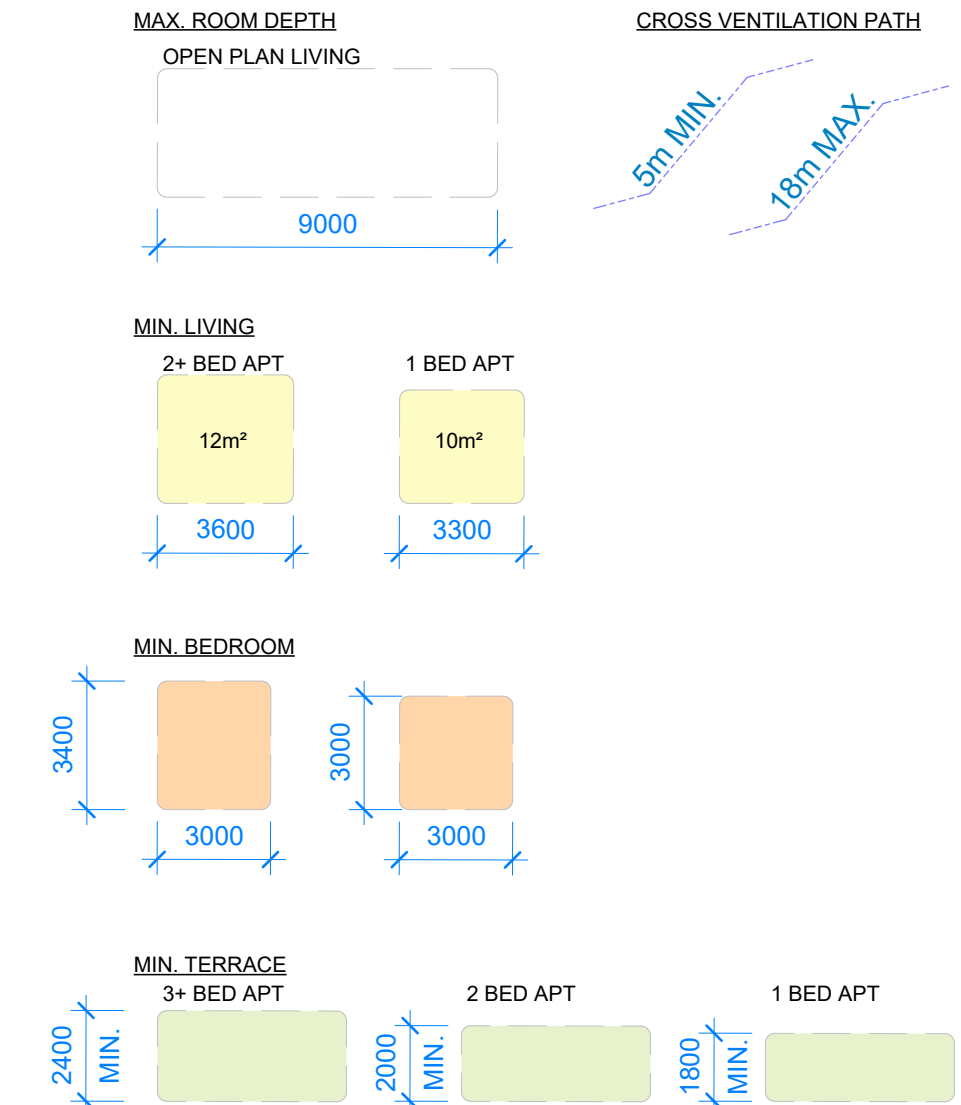
1 BADS TYPICAL 2 BED APT TYPE 8

SCALE 1 : 50

TYPICAL MID RISE LAYOUT



BETTER APARTMENT DESIGN STANDARDS - LEGEND



BADS COMPLIANCE				
	Room / Dwelling / Requirement	Min / Max	Requirement	2 BED
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedrooms	Min	3.0m x 3.0m	✓
	Living Area	Min	3.3m W / 10m²	
	Living Area	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9m Depth	✓
Storage	1 Bedroom Dwelling	Min	6m³ Within	
			Compliance	
	2 Bedroom Dwelling	Min	9m³ Within	21.39
			Compliance	✓
Private Open Space	3+ Bedroom Dwelling	Min	12m³ Within	
			Compliance	
	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m²	
Private Open Space	2 Bedroom Dwelling	Min	2.0m W / 8 m²	✓
	3+ Bedroom Dwelling	Min	2.4m W / 12m²	
Cross-ventilation	Dwelling	n/a	Cross-ventilation present	✓
Accessibility	All Accessibility Measures met	See table below		
Accessibility	Room / Dwelling / Requirement	Min / Max	Dimension	
	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓
	Adaptable Bathroom that meets Design A or B	n/a	n/a	B
All D18 Compliance measures met?				✓
Total Apartment number		332	Number of Apartment Type	2
% of overall apartments				0.60%

BADS ANALYSIS

APARTMENT TYPE CS01 - PODIUM

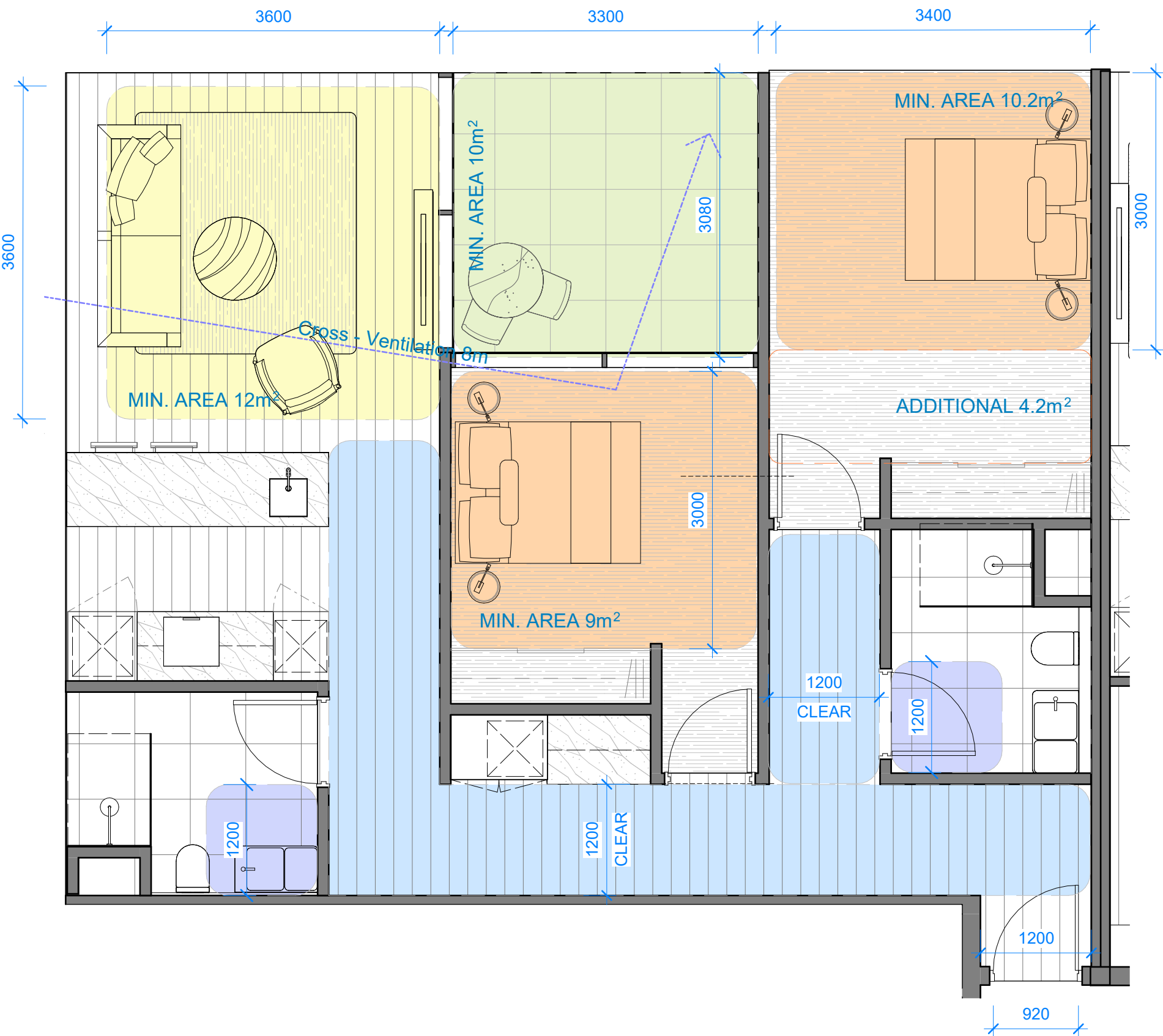
2BED 2BATH + STUDY

Internal Area: 108sqm approx.

NO. of Units: 2

BADS ASSESSMENT

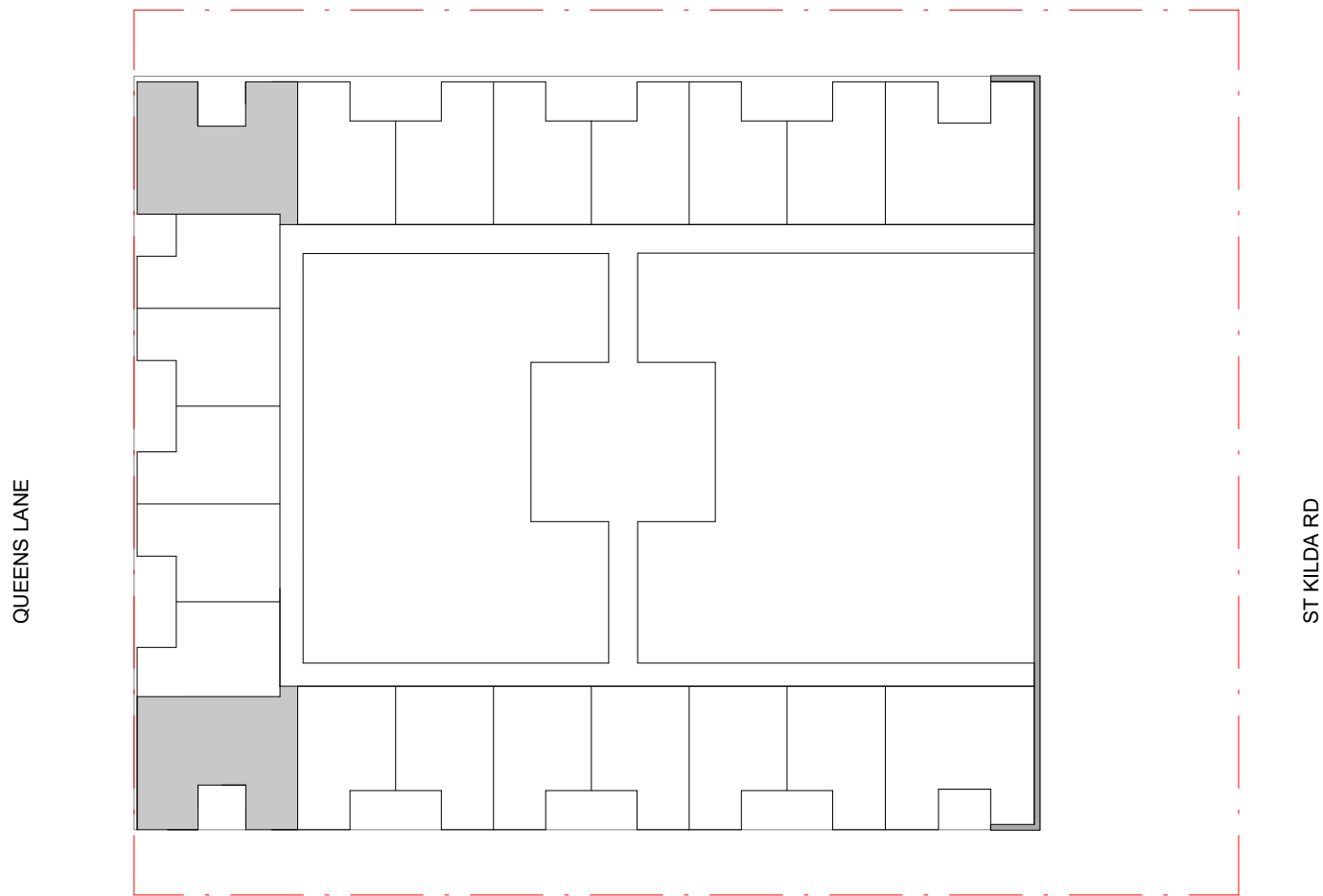
- Clear 12sqm Habitable Space to Living Area
- 1200mm Clear Corridor
- 3400mm x 3000mm Main Bedroom
- 3300mm X 3000mm Secondary Bedroom with additional 2m2



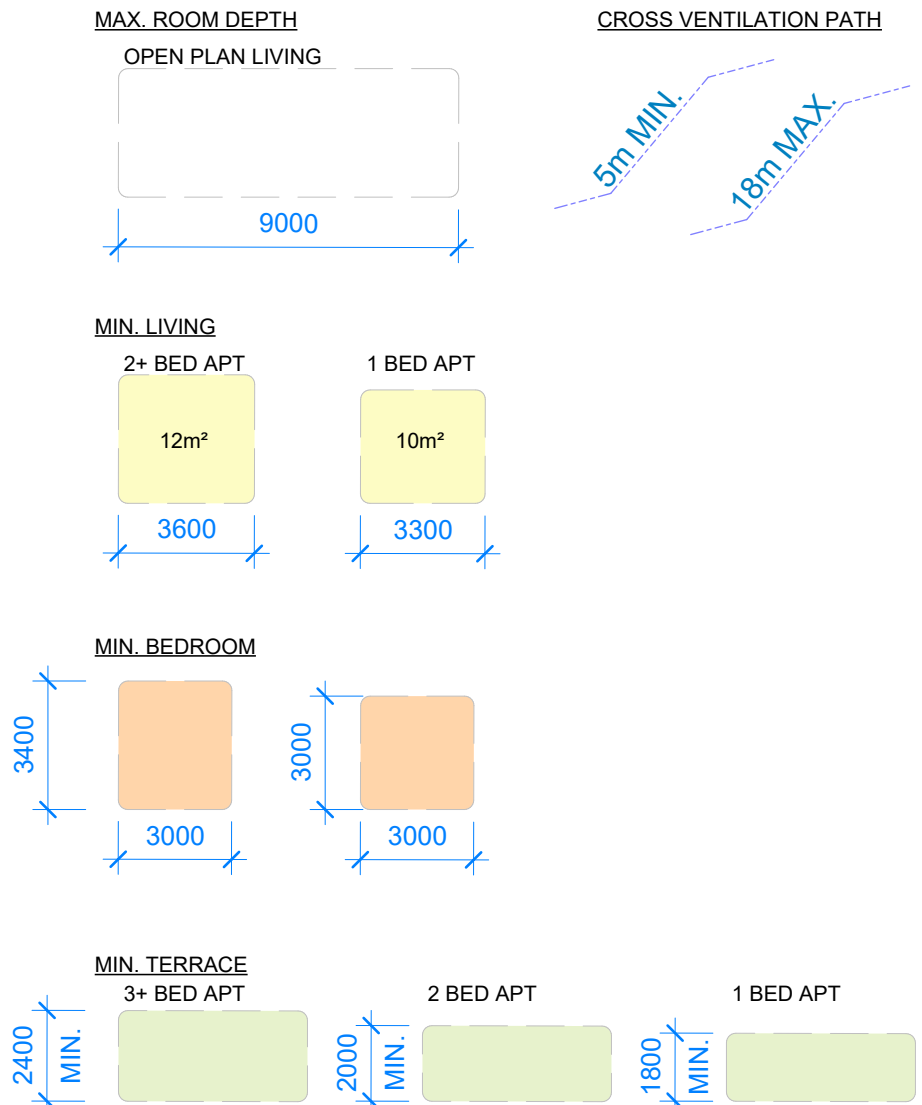
1 BADS TYPICAL 2 BED APT - TYPE 1

SCALE 1 : 50

TYPICAL PODIUM LAYOUT



BETTER APARTMENT DESIGN STANDARDS - LEGEND



BADS COMPLIANCE				
	Room / Dwelling / Requirement	Min / Max	Requirement	2 BED CS01
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedrooms	Min	3.0m x 3.0m	✓
	Living Area	Min	3.3m W / 10m²	✓
	Living Area	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9m Depth	✓
	1 Bedroom Dwelling	Min	6m³ Within	
		Compliance		
	2 Bedroom Dwelling	Min	9m³ Within	14.46
Storage	2 Bedroom Dwelling	Compliance		✓
		Min	12m³ Within	
	3+ Bedroom Dwelling	Compliance		
		Min	12m³ Within	
Private Open Space	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m²	
	2 Bedroom Dwelling	Min	2.0m W / 8 m²	✓
	3+ Bedroom Dwelling	Min	2.4m W / 12m²	
	Dwelling	n/a	Cross-ventilation present	✓
Accessibility	All Accessibility Measures met	See table below		
Accessibility	Room / Dwelling / Requirement	Min / Max	Dimension	
	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓
	Adaptable Bathroom that meets Design A or B	n/a	n/a	A
	All D18 Compliance measures met?			✓
Total Apartment number		332	Number of Apartment Type	2
			% of overall apartments	0.60%

BADS ANALYSIS

APARTMENT TYPE CS02 - PODIUM
2 BED 2BATH + STUDY

2BED 2BATH

Internal Area: 115sqm approx.
NO. of Units: 2

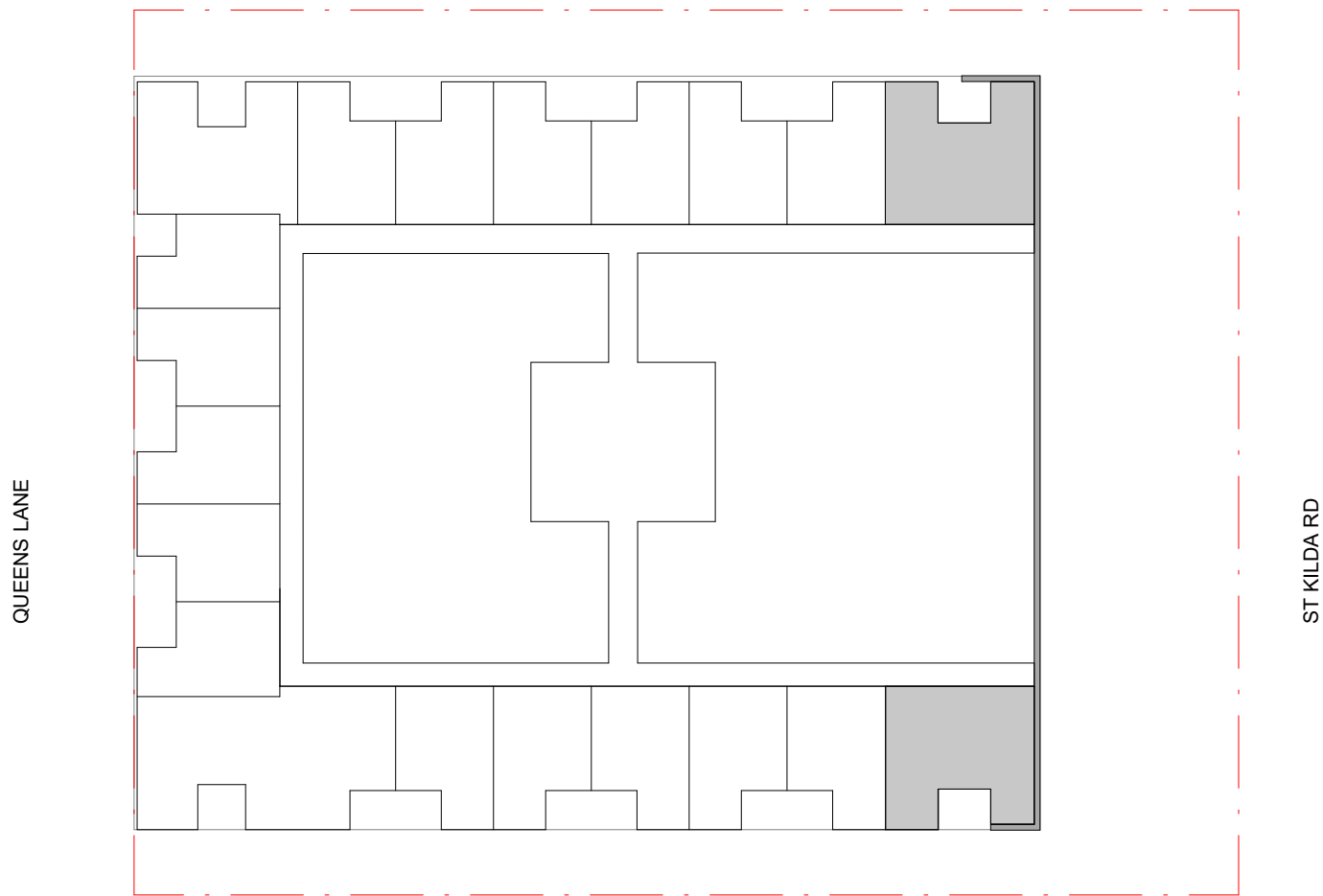
BADS ASSESSMENT

- Clear 12sqm Habitable Space to Living Area with additional 7.8m²
- 1200mm Clear Corridor
- 3400mm x 3000mm Main Bedroom with Additional 8m²
- 3000MM x 3000mm Secondary Bedroom with Additional 5m²

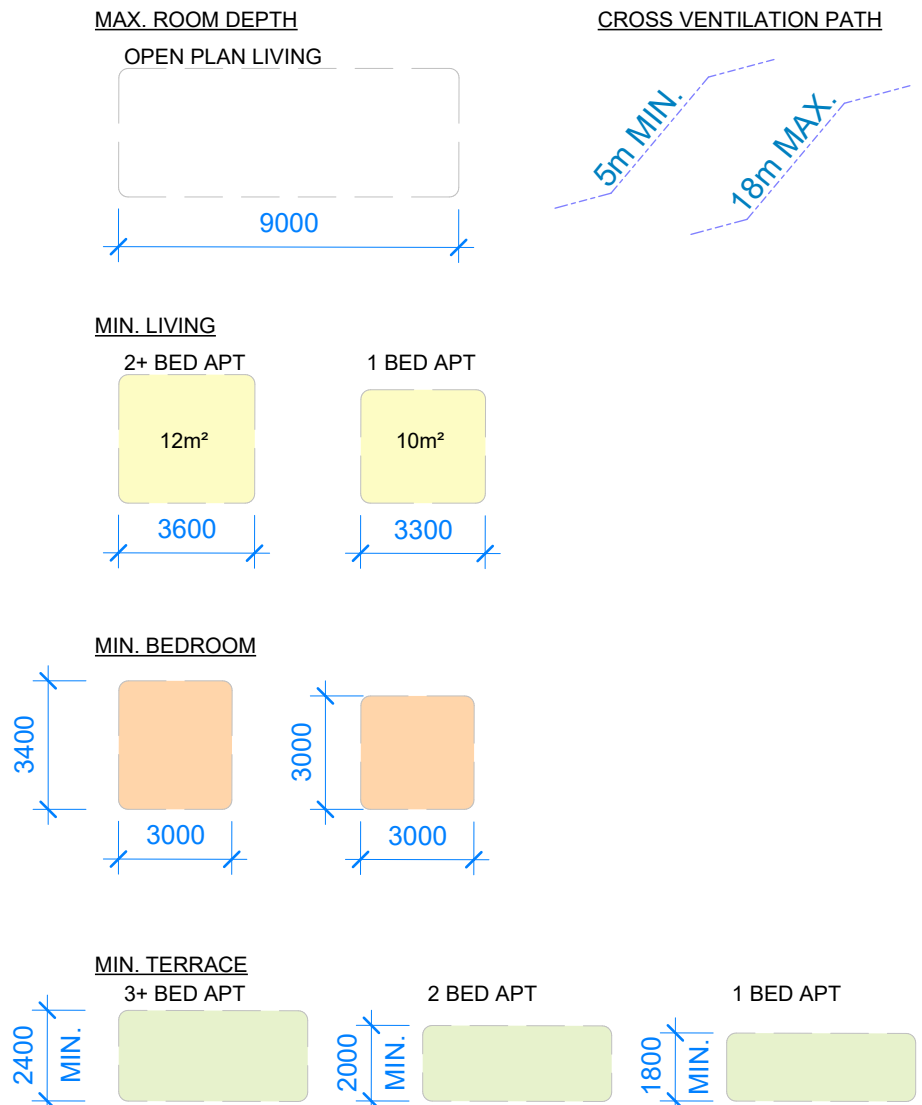


1 BADS TYPICAL 2 BED APT - TYPE 2
SCALE 1 : 50

TYPICAL PODIUM LAYOUT



BETTER APARTMENT DESIGN STANDARDS - LEGEND



BADS COMPLIANCE				
	Room / Dwelling / Requirement	Min / Max	Requirement	2 BED CS02
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedrooms	Min	3.0m x 3.0m	✓
	Living Area	Min	3.3m W / 10m²	✓
	Living Area	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9m Depth	✓
Storage	1 Bedroom Dwelling	Min	6m³ Within Compliance	
	2 Bedroom Dwelling	Min	9m³ Within Compliance	21.39
	3+ Bedroom Dwelling	Min	12m³ Within Compliance	✓
	3+ Bedroom Dwelling	Min	12m³ Within Compliance	✓
Private Open Space	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m²	
	2 Bedroom Dwelling	Min	2.0m W / 8 m²	✓
	3+ Bedroom Dwelling	Min	2.4m W / 12m²	✓
Cross-ventilation	Dwelling	n/a	Cross-ventilation present	✓
Accessibility	All Accessibility Measures met		See table below	
Accessibility	Room / Dwelling / Requirement	Min / Max	Dimension	
	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓
	Adaptable Bathroom that meets Design A or B	n/a	n/a	B
	All D18 Compliance measures met?			✓
Total Apartment number		332	Number of Apartment Type	2
			% of overall apartments	0.60%

BADS ANALYSIS

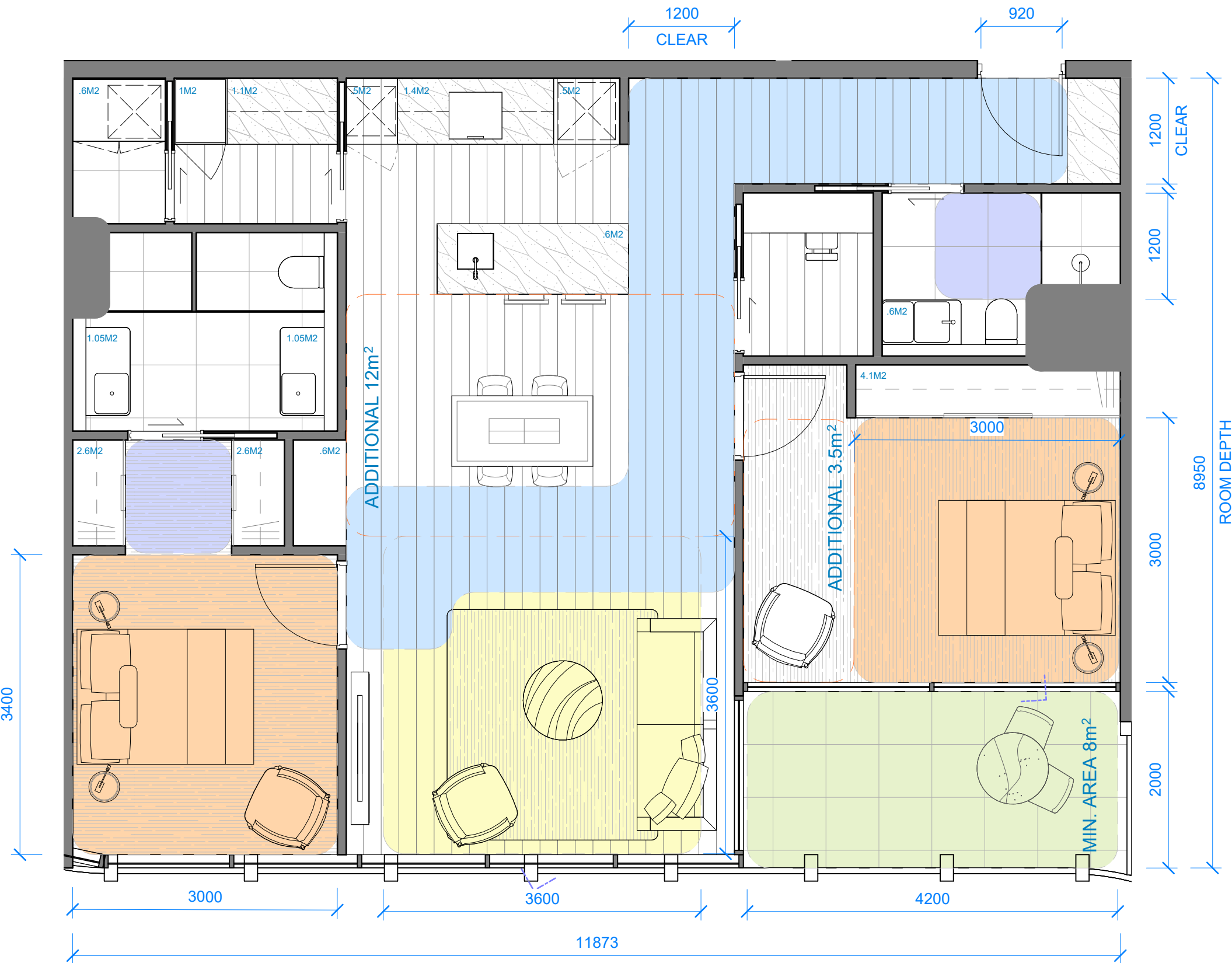
APARTMENT TYPE CS03 - TOWER
2BED 2BATH + STUDY

2BED 2BATH

Internal Area: 95sqm approx.
NO. of Units: 36

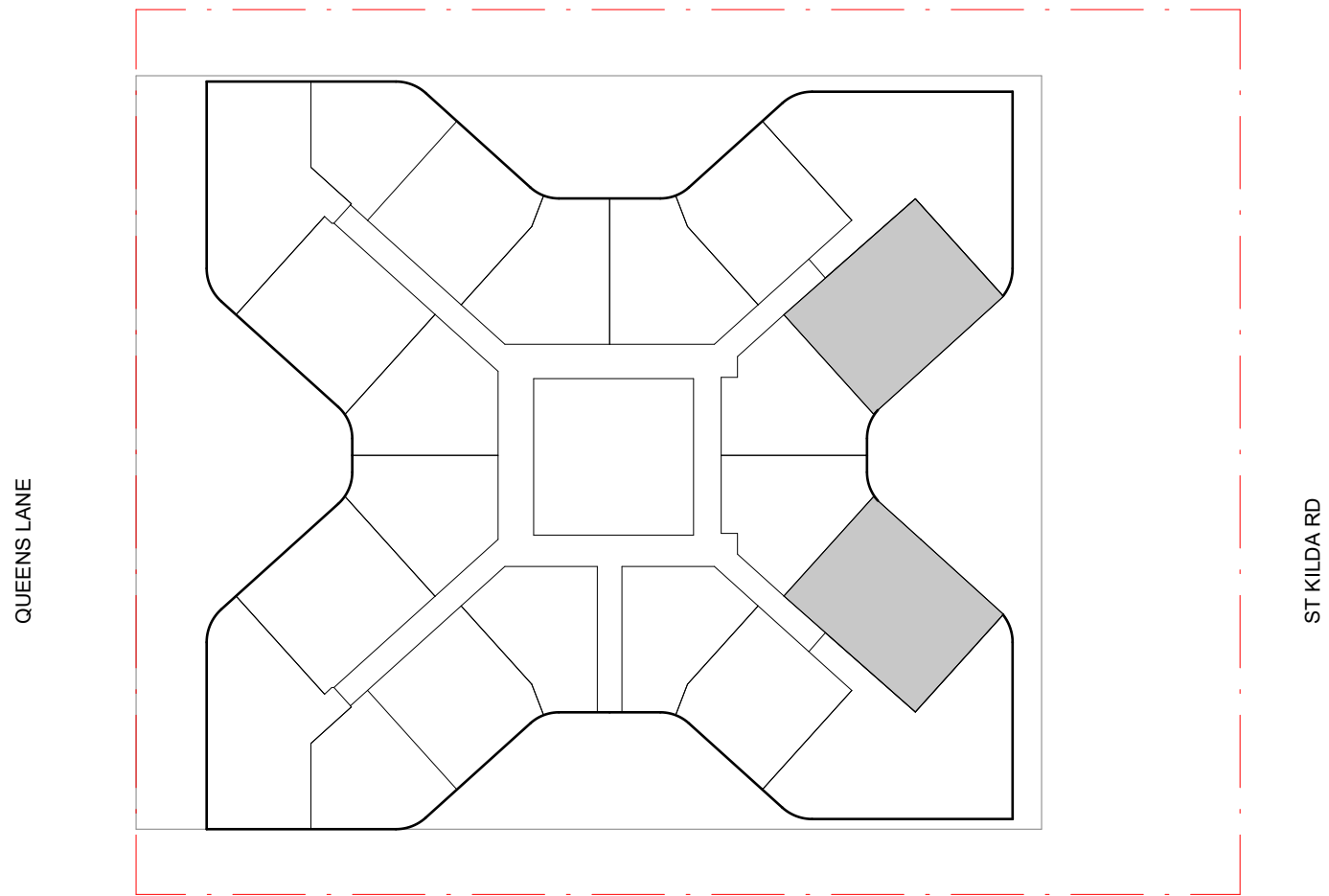
BADS ASSESSMENT

- Clear 13sqm Habitable Space to Living Area with additional 12m2
- 1200mm Clear Corridor
- 3400mm x 3000mm Main Bedroom
- 3000mm x 3000mm secondary bedroom with additional 3.5m ²

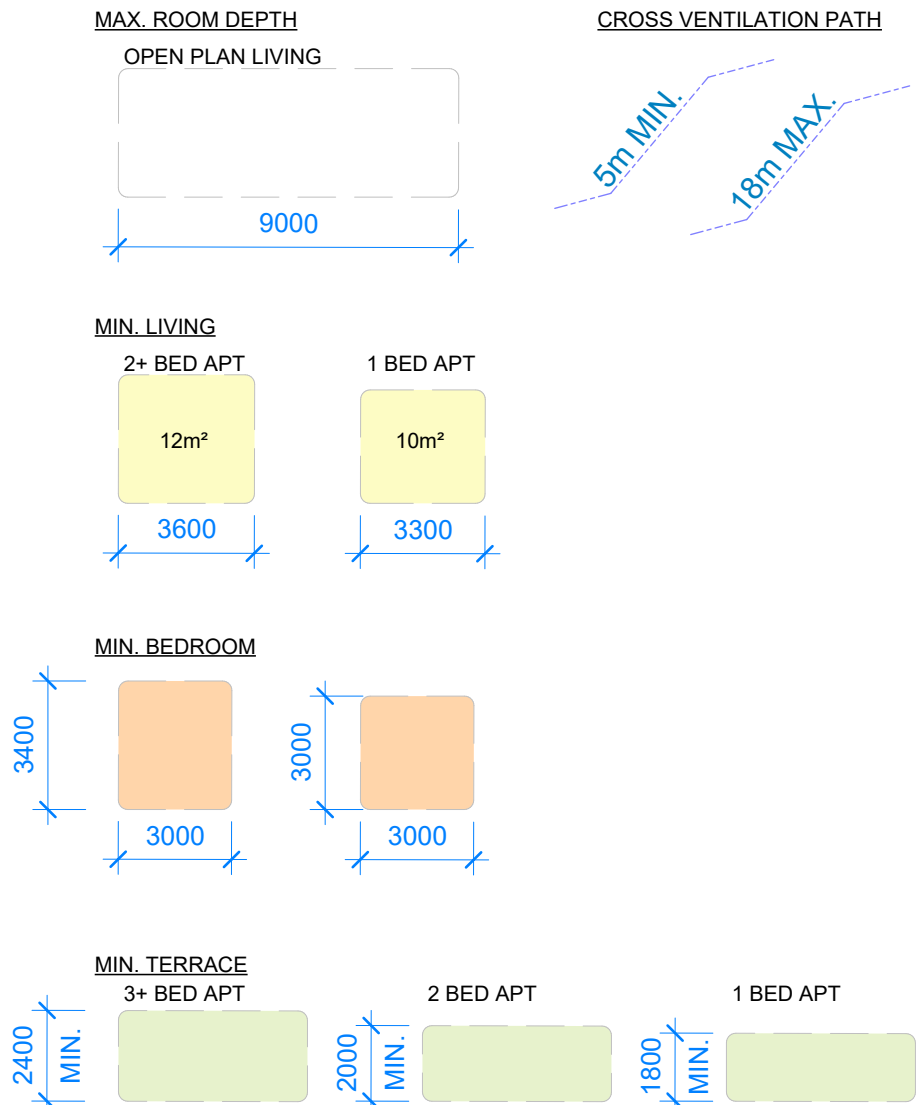


1 BADS TYPICAL 2BED APT - TYPE 3
SCALE 1 : 50

TYPICAL MID RISE LAYOUT



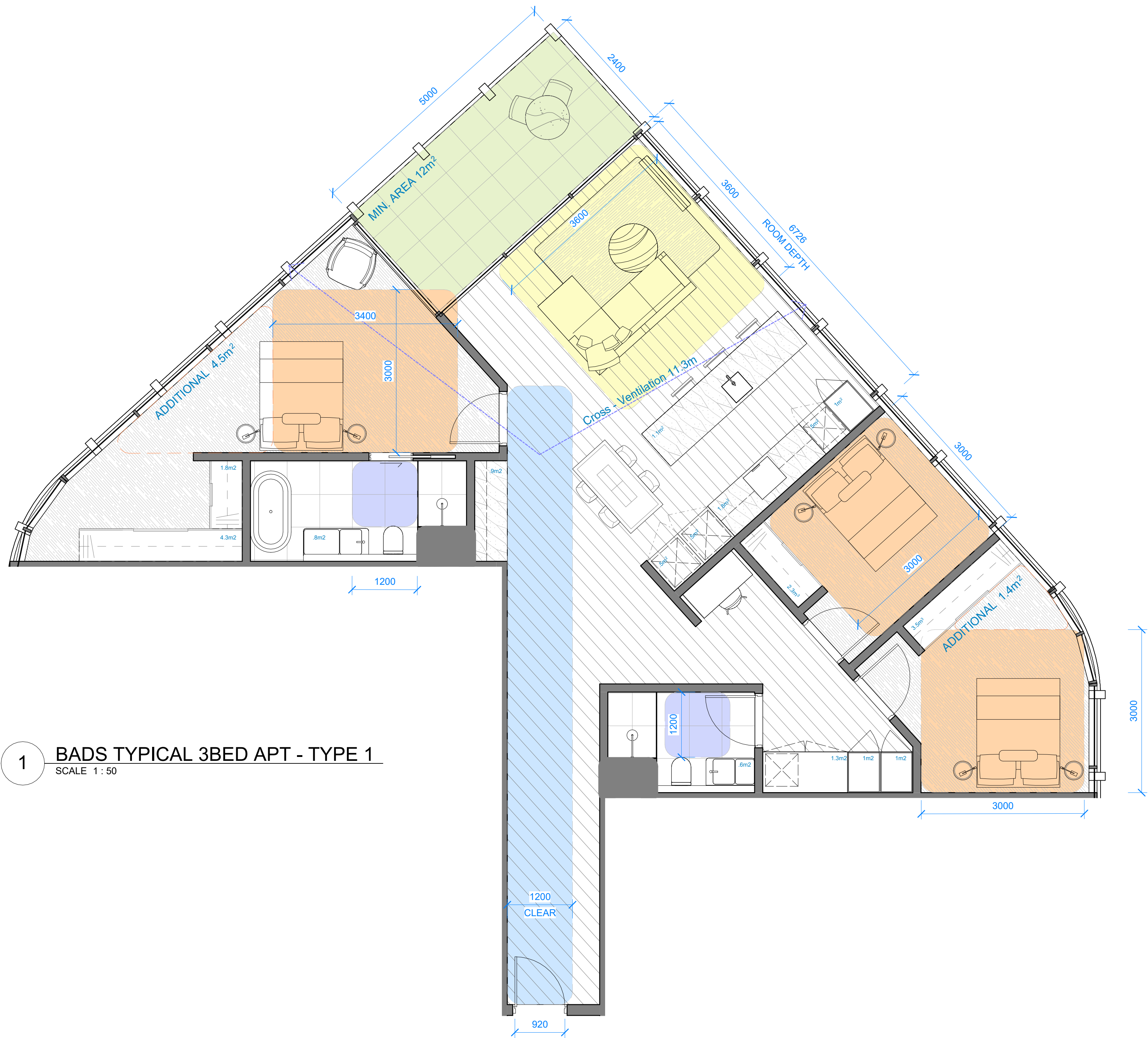
BETTER APARTMENT DESIGN STANDARDS - LEGEND



BADS COMPLIANCE				
	Room / Dwelling / Requirement	Min / Max	Requirement	2 BED
				CS03
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedrooms	Min	3.0m x 3.0m	✓
	Living Area	Min	3.3m W / 10m²	
	Living Area	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9m Depth	✓
Storage	1 Bedroom Dwelling	Min	6m³ Within	
			Compliance	
	2 Bedroom Dwelling	Min	9m³ Within	15.00
			Compliance	✓
	3+ Bedroom Dwelling	Min	12m³ Within	
			Compliance	
Private Open Space	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m²	
	2 Bedroom Dwelling	Min	2.0m W / 8 m²	✓
	3+ Bedroom Dwelling	Min	2.4m W / 12m²	
Cross-ventilation	Dwelling	n/a	Cross-ventilation present	✓
Accessibility	All Accessibility Measures met	See table below		
Accessibility	Room / Dwelling / Requirement	Min / Max	Dimension	
	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓
	Adaptable Bathroom that meets Design A or B	n/a	n/a	B
	All D18 Compliance measures met?			✓
Total Apartment number		332	Number of Apartment Type	36
			% of overall apartments	10.84%

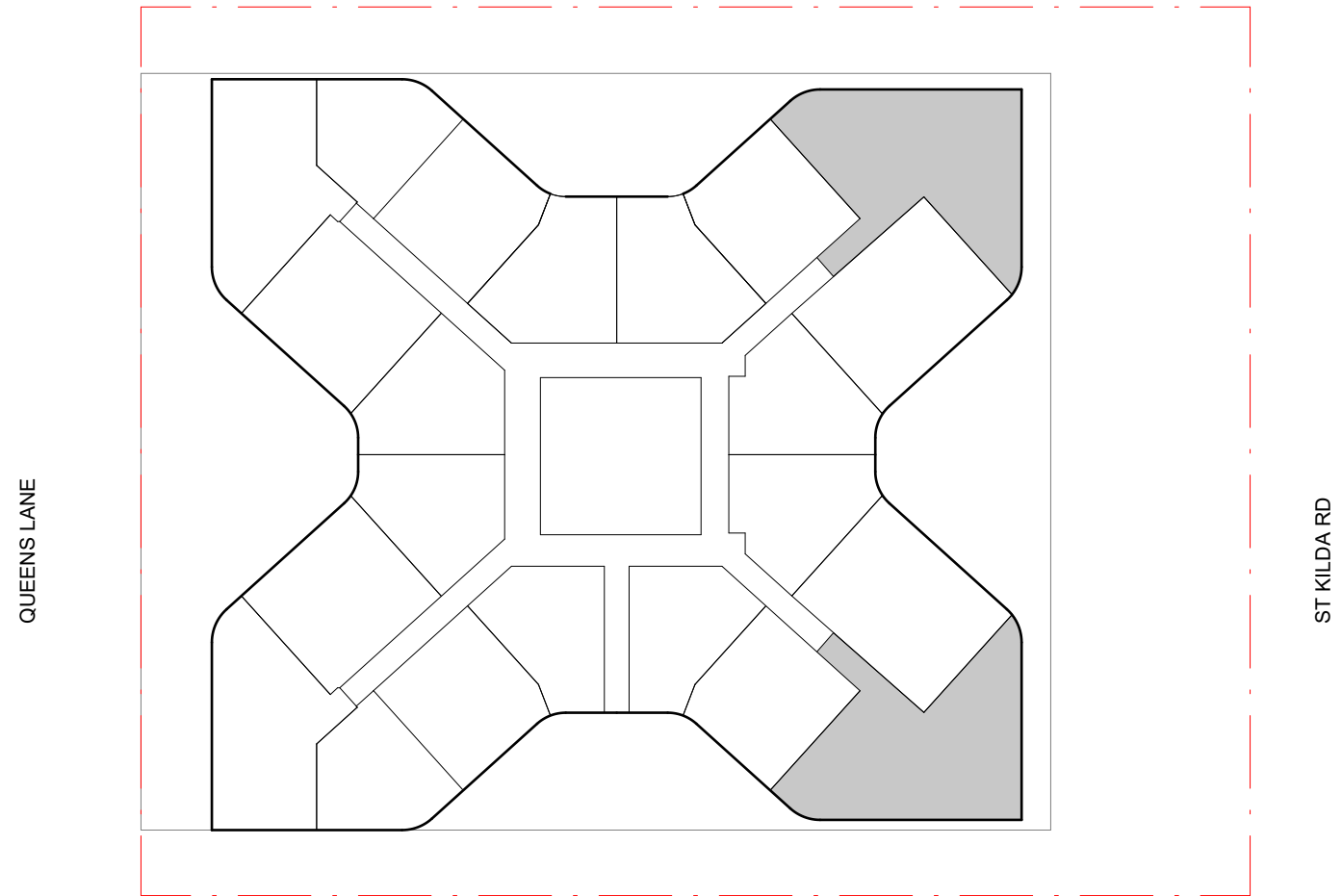
BADS ANALYSIS

APARTMENT TYPE D01 - TOWER
3BED 2BATH

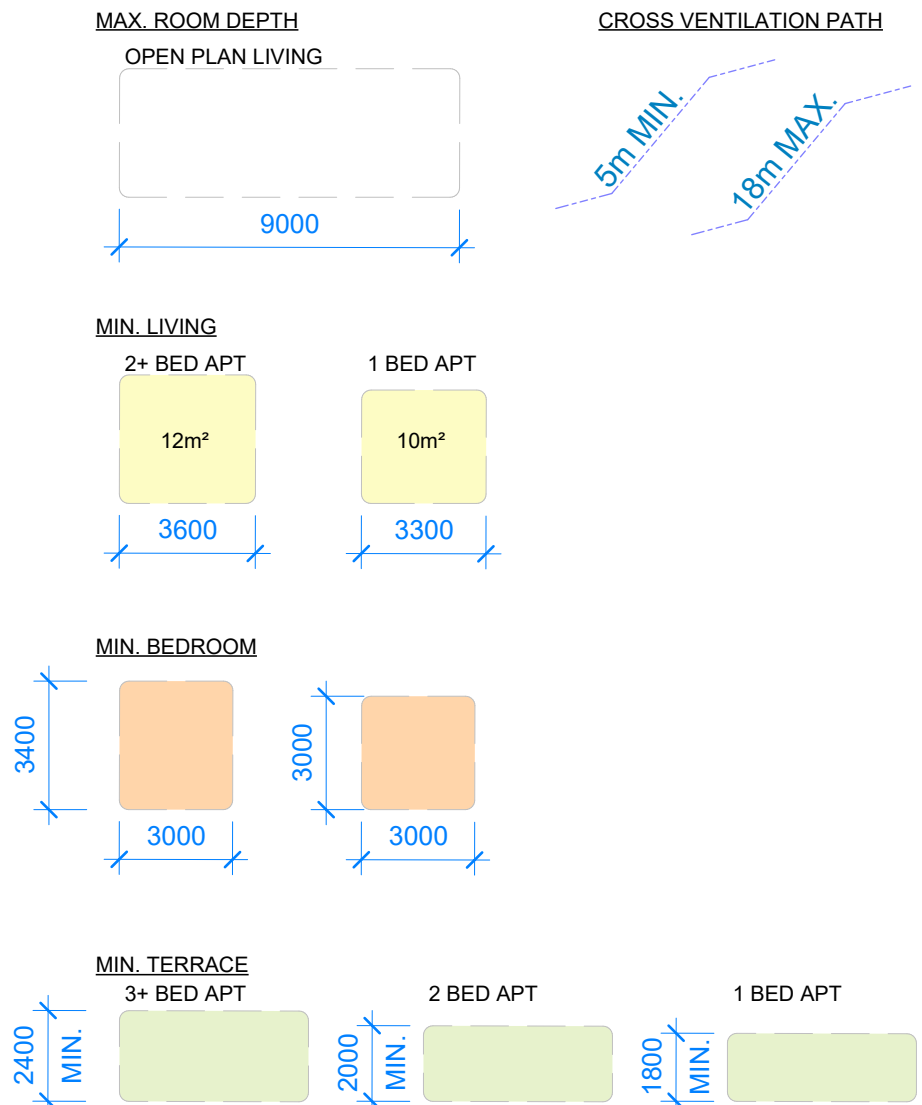


1 BADS TYPICAL 3BED APT - TYPE 1
SCALE 1 : 50

TYPICAL MID RISE LAYOUT



BETTER APARTMENT DESIGN STANDARDS - LEGEND



BADS COMPLIANCE				
	Room / Dwelling / Requirement	Min / Max	Requirement	3 BED D01
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedrooms	Min	3.0m x 3.0m	✓
	Living Area	Min	3.3m W / 10m²	
	Living Area	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9m Depth	✓
Storage	1 Bedroom Dwelling	Min	6m³ Within	
			Compliance	
	2 Bedroom Dwelling	Min	9m³ Within	
			Compliance	
Private Open Space	3+ Bedroom Dwelling	Min	12m³ Within	20.74
			Compliance	✓
	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m²	
	2 Bedroom Dwelling	Min	2.0m W / 8 m²	
Cross-ventilation	3+ Bedroom Dwelling	Min	2.4m W / 12m²	✓
	Dwelling	n/a	Cross-ventilation present	✓
Accessibility	All Accessibility Measures met	See table below		
Accessibility	Room / Dwelling / Requirement	Min / Max	Dimension	
	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓
	Adaptable Bathroom that meets Design A or B	n/a	n/a	B
	All D18 Compliance measures met?			✓
Total Apartment number		332	Number of Apartment Type	18
			% of overall apartments	5.42%

BADS ANALYSIS

APARTMENT TYPE E01 - TOWER

4BED 3BATH

4BED 3BATH

Internal Area: 154sqm approx

NO. of Units: 24

BADS ASSESSMENT

Internal Area: 154m²

Terrace: 12m²

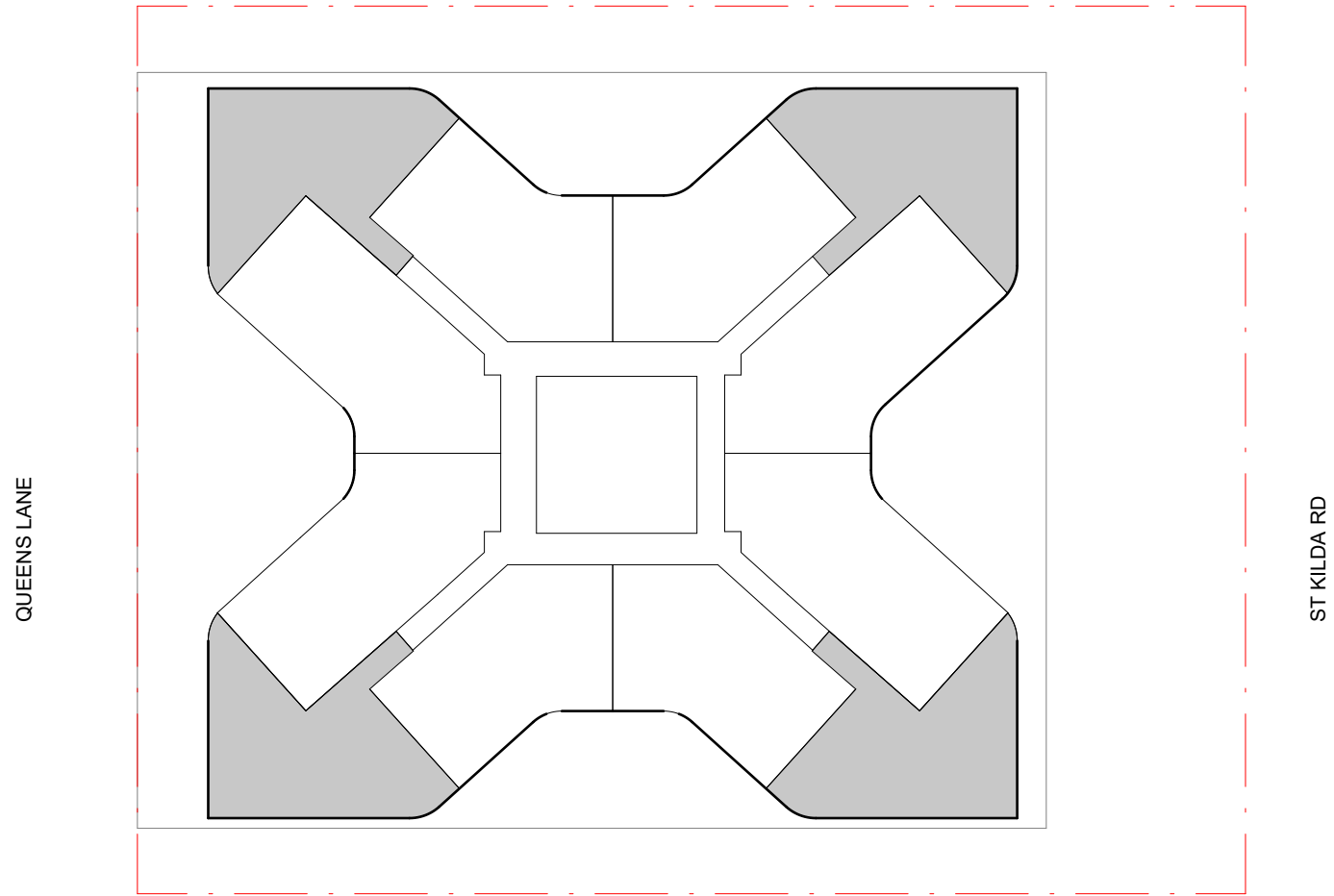
Total: 166m²



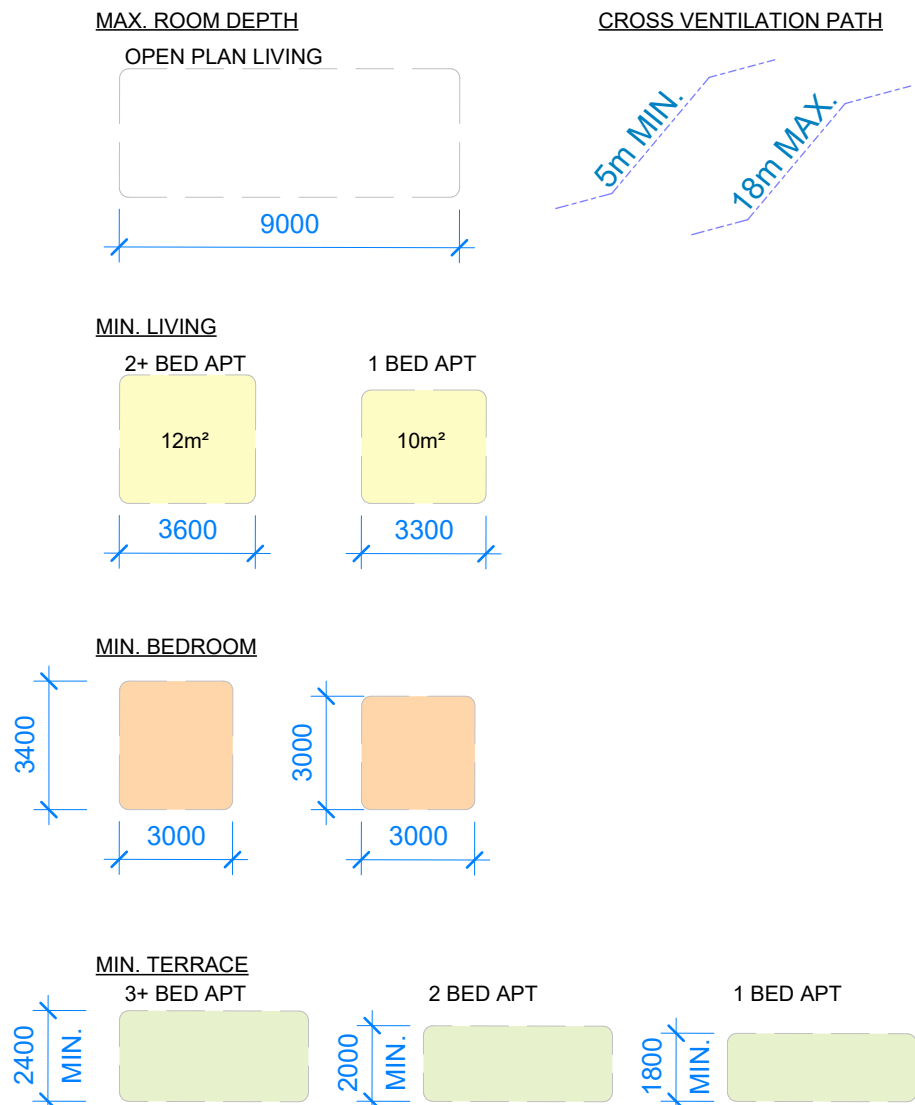
1 BADS TYPICAL 4 BED APT - E01

SCALE 1 : 50

TYPICAL HIGH RISE LAYOUT



BETTER APARTMENT DESIGN STANDARDS - LEGEND



BADS COMPLIANCE				
	Room / Dwelling / Requirement	Min / Max	Requirement	4 BED E01
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedrooms	Min	3.0m x 3.0m	✓
	Living Area	Min	3.3m W / 10m ²	
	Living Area	Min	3.6m W / 12m ²	✓
Room Depth	Open Plan Layout	Max	9m Depth	✓
		Min	6m ³ Within	
Storage	1 Bedroom Dwelling		Compliance	
		Min	9m ³ Within	
	2 Bedroom Dwelling		Compliance	
		Min	12m ³ Within	26.0
Private Open Space	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m ²	
	2 Bedroom Dwelling	Min	2.0m W / 8 m ²	
	3+ Bedroom Dwelling	Min	2.4m W / 12m ²	✓
Functional layout Compliant				✓
Cross-ventilation	Dwelling	n/a	Cross-ventilation present	✓
Accessibility	All Accessibility Measures met	See table below		✓
Accessibility	Room / Dwelling / Requirement	Min / Max	Dimension	
	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓
	Adaptable Bathroom that meets Design A or B	n/a	n/a	A
	All D18 Compliance measures met?			✓
Total Apartment number		325	Number of Apartment Type	24
			% of overall apartments	7.23%

BADS ANALYSIS

APARTMENT TYPE D03 - TOWER
3BED 3BATH

3BED 3BATH

Internal Area: 142sqm approx
NO. of Units: 24

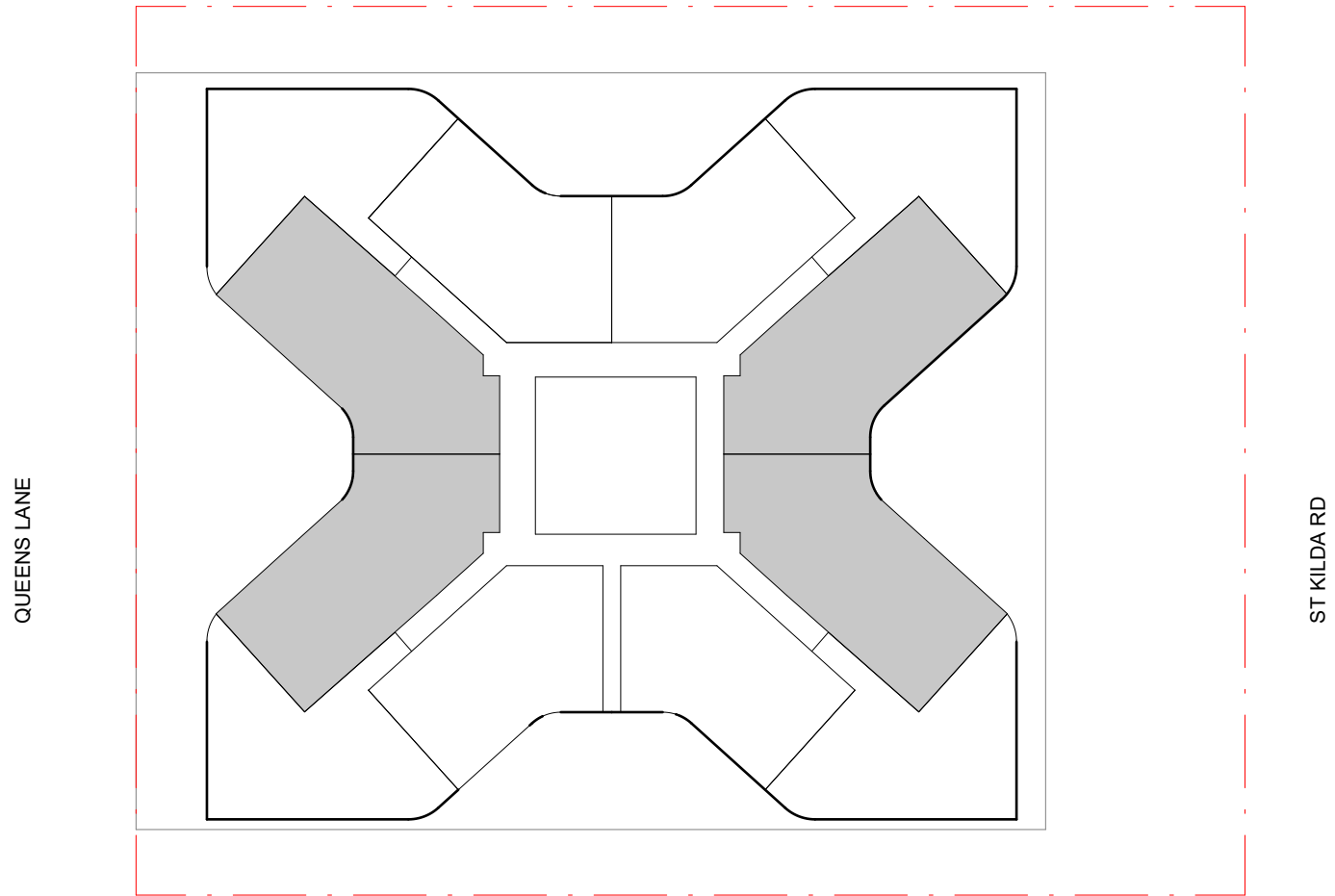
BADS ASSESSMENT

Internal Area: 142m²
Terrace: 16m²
Total: 158m²

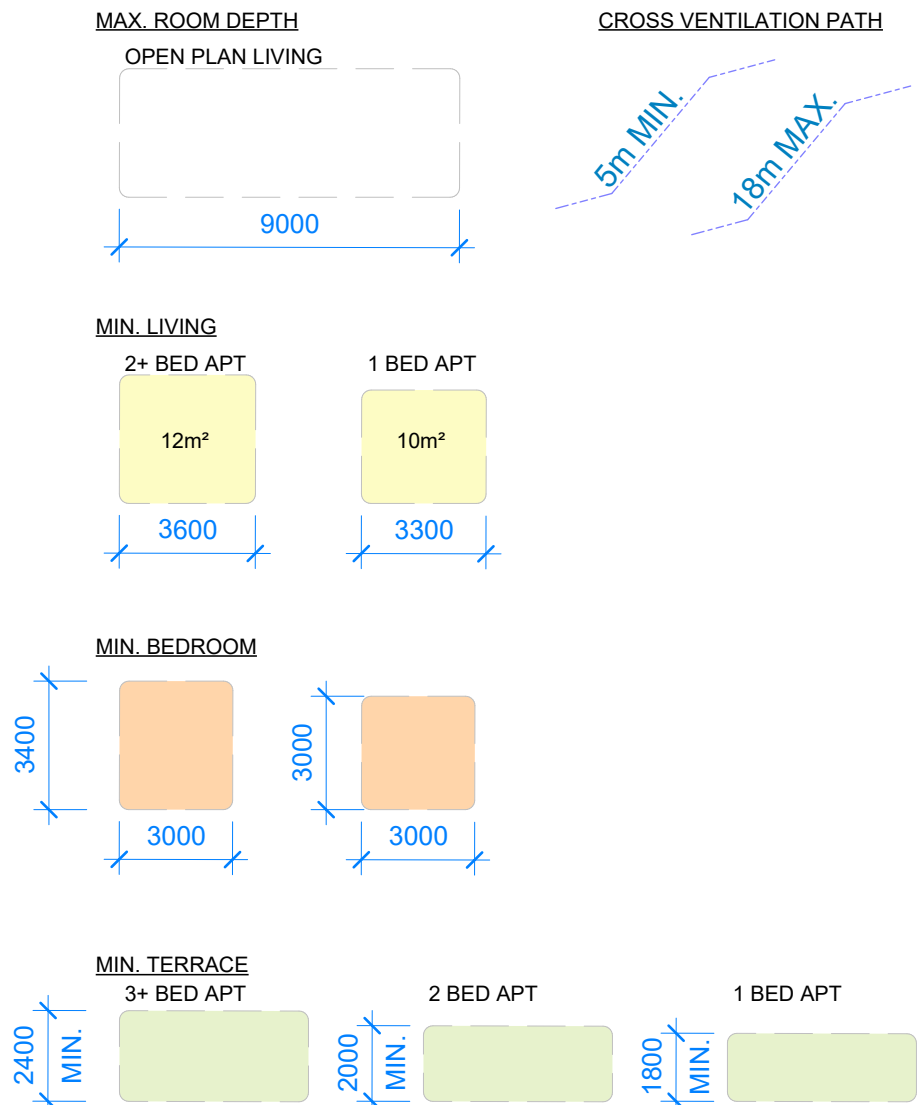


1 BADS TYPICAL 3 BED APT -DS03
SCALE 1 : 50

TYPICAL HIGH RISE LAYOUT



BETTER APARTMENT DESIGN STANDARDS - LEGEND



BADS COMPLIANCE				
	Room / Dwelling / Requirement	Min / Max	Requirement	4 BED D03.1
Functional Layout	Main Bedroom	Min	3.0m x 3.4m	✓
	Other Bedrooms	Min	3.0m x 3.0m	✓
	Living Area	Min	3.3m W / 10m²	✓
	Living Area	Min	3.6m W / 12m²	✓
Room Depth	Open Plan Layout	Max	9m Depth	✓
Storage	1 Bedroom Dwelling	Min	6m³ Within	
			Compliance	
	2 Bedroom Dwelling	Min	9m³ Within	
			Compliance	
Private Open Space	3+ Bedroom Dwelling	Min	12m³ Within	22.0
			Compliance	✓
	Studio / 1 Bedroom Dwelling	Min	1.8m / 8m²	
	2 Bedroom Dwelling	Min	2.0m W / 8 m²	
Functional layout Compliant	3+ Bedroom Dwelling	Min	2.4m W / 12m²	✓
				✓
Cross-ventilation	Dwelling	n/a	Cross-ventilation present	✗
Accessibility	All Accessibility Measures met See table below			
Accessibility	Room / Dwelling / Requirement	Min / Max	Dimension	
	Front Door Opening	Min	850mm	✓
	Clear Path to Main Bedroom, Adaptable Bath & Living	Min	1.2m	✓
	Main Bedroom has access to Adaptable Bath	n/a	n/a	✓
	Adaptable Bathroom that meets Design A or B	n/a	n/a	B
	All D18 Compliance measures met?			✗
Total Apartment number		325	Number of Apartment Type	24
			% of overall apartments	7.23%