

SEPP 65 CODE REQUIREMENT	COMMENT
PART 01 – LOCAL CONTEXT	
Building depth	
<i>In general an apartment building of a maximum depth of 18 metres is appropriate.</i>	Complies The proposed residential is consistent with the original approval, MP09_0066 dated 28 September 2010.
Building Separation	
<u>Up to 4 storeys</u> 12m between habitable rooms/ balconies 9 m between habitable/balconies & non habitable 6m between non habitable <u>5 to 8 storeys</u> 18m between habitable rooms/ balconies 13 m between habitable/balconies & non habitable 9m between non habitable <u>9 storeys & above</u> 24m between habitable rooms/ balconies 18 m between habitable/balconies & non habitable 12m between non habitable	Complies The residential tower is not located adjacent to any residential dwellings or residential flat buildings. The closest residential flat building is located to the south – east of the proposed residential tower.

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PART 02 – SITE DESIGN	
Site Analysis	
<i>A detailed site analysis is to accompany development proposals.</i>	Complies A site analysis plan was approved as part of the original plan, MP09_0066 identified as Locality/Context Plan A-0001/B and is replicated in the Cover Sheet of the current modification.
Deep Soil Zones	
<i>A minimum of 25% of the open space area shall be deep soil zones. Exemptions may be made in urban areas where sites are built out and there is no capacity for water infiltration.</i>	Complies There is no change to the original approval, MP09_0066 regarding this issue. As the site is in a dense urban environment, basement car parking will be provided below the site to meet the parking requirements. It is therefore not possible to provide deep soil landscaping. However, over 1200sqm landscaping open space will be provided in the public area on the site. Refer to Landscape Plan in <i>Annexure 4</i>.
Fences and Walls	
<i>Fences and walls should be designed to define the boundaries between the development, provide privacy and security and contribute positively to the public domain.</i>	Complies The public domain area is defined on the Ground Floor Plan A-0100 Rev C and on the Landscaping Plans. Refer to Architectural Plan in <i>Annexure 3</i> and Landscape Plans in <i>Annexure 4</i>.
Landscape Design	
<i>A landscape design should:</i> ▪ <i>improve the amenity of open space;</i> ▪ <i>contribute to the streetscape character;</i> ▪ <i>improve the energy efficiency and solar efficiency of the public domain;</i> ▪ <i>contribute to the sites characteristics;</i> ▪ <i>contribute to water and stormwater efficiency;</i> ▪ <i>provide a sufficient depth of soil for planting;</i> ▪ <i>minimise maintenance.</i>	Complies Refer to Landscape Plans in <i>Annexure 4</i>.

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Open Space Configuration	
<i>Area of open space should generally be between 25 – 30% of the site.</i> <i>Where developments are unable to achieve this, they must demonstrate that the residential amenity is provided in the form of increased private open space.</i> <i>Minimum area of private open space at ground level shall be 25m². A minimum preferred dimension in one direction is 4m.</i>	Complies There is no change from the original approval, MP09_0066. The private open space is provide in the form of private balconies above ground level. Refer to Architectural Plan in <i>Annexure 3</i> and Landscape Plans in <i>Annexure 4</i>.
Orientation	
<i>In order to achieve better design practice.</i> ▪ <i>Plan the site to optimise solar access.</i> ▪ <i>Select building types or layouts that respond to the streetscape by optimising solar access.</i> ▪ <i>Optimise solar access to living spaces.</i> ▪ <i>Detail building elements to modify environmental considerations.</i>	Complies Orientation is as per the original approval, MP09_0066.

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Planting on Structures	
<i>In terms of soil provision there is no minimum standard that can be applied to all situations as the requirements vary with the size of plants and trees at maturity. The following are recommended as minimum standards for a range of plant sizes:</i> <i>Large trees such as figs (canopy diameter of up to 16 metres at maturity)</i> ▪ Minimum soil volume 150 cubic metres ▪ Minimum soil depth 1.3 metre ▪ Minimum soil area 10 metre x 10 metre area or equivalent <i>Medium trees (8 metre canopy diameter at maturity)</i> ▪ Minimum soil volume 35 cubic metres ▪ Minimum soil depth 1 metre ▪ Approximate soil area 6 metre x 6 metre or equivalent <i>Small trees (4 metre canopy diameter at maturity)</i> ▪ Minimum soil volume 9 cubic metres ▪ Minimum soil depth 800mm ▪ Approximate soil area 3.5 metre x 3.5 metre or equivalent <i>Shrubs</i> ▪ Minimum soil depths 500-600mm <i>Ground cover</i> ▪ Minimum soil depths 300-450mm <i>Turf</i> ▪ Minimum soil depths 100-300mm <i>Any subsurface drainage requirements are in addition to the minimum soil depths.</i>	Complies Planting will be carried out in accordance with these minimum requirements. Refer to Landscape Plans in <i>Annexure 4</i>.

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Safety	
<i>Carry out a formal crime risk assessment for residential development of more than 20 dwellings.</i>	Complies Buildings have been designed to reduce blind corners. Lighting will be provided within the site and a secure intercom system will provide security at entrances.
Building Entry	
<i>Building entries should:</i> ▪ <i>Create entries that provide a desirable residential amenity.</i> ▪ <i>Orientate the visitor.</i> ▪ <i>Contribute positively to the streetscape or building façade design.</i>	Complies The residential entry is accessible from the main pedestrian thoroughfare and private basement car park levels.
Pedestrian Access	
<i>Identify the access requirements from the street or car parking area to the apartment entrance.</i> <i>Follow the accessibility standard set out in Australian Standard AS 1428 (parts 1 and 2), as a minimum.</i> <i>Provide barrier free access to at least 20 percent of dwellings in the development.</i>	Complies Suitable access to the residential building will be provided in accordance with the Building Code of Australia and Australian Standards.
Vehicle Access	
<i>Generally limit the width of driveways to a maximum of six metres.(the width of both the right of way and exit ramp to be 6-8m total).</i> <i>Locate vehicle entries away from main pedestrian entries and on secondary frontages.</i>	Complies The original approval permitted a width of the main entry at 8m wide with the kerb in the middle separating entering and exiting vehicles. Vehicle entry and exit points are located as far as practicable from pedestrian entry points into the building. The location of the driveway does not conflict with the pedestrian network. The width of both the right of way and exit ramp is kept to a minimum. Right of way is 4m wide – to accommodate trucks and the exit from basement is 4m wide. The width of the Streep in between accommodating structure of the building above is also kept to a minimum.

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PART 03 – BUILDING DESIGN	
Apartment Layout	
<i>Single-aspect apartments should be limited in depth to 8 metres from a window.</i> <i>The back of a kitchen should be no more than 8 metres from a window.</i> <i>The width of crossover or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts.</i> <i>The following apartment sizes are provided as a guide:</i> <i>1 bedroom 50sqm; 2 bedroom 70sqm; and 3 bedroom 95sqm.</i>	Partial Compliance <u>Single Aspect Apartments</u> Single aspect apartments have a depth ranging from 8.1m to 10m. This is no change from the original approval. <u>Kitchen to Window Depth</u> 89 apartments, that is 37% have kitchens less than 8m from the back of the kitchen to a window. 89 apartments, that is 37% have kitchens between 8 - 8.35m in depth from the back of the kitchen to the window. 62 apartments, that is 26% have kitchens over 8.35m the depth from the back of the kitchen to the window. As there has been no substantive change to the depth of the residential building these provisions are generally in accordance with the original approval MP09_0066. <u>Apartment Sizes</u> The proposed apartment sizes exceed the guidelines and are provided as follows: 1 bed – 59-65sqm 2 bed – 76-94sqm 3 bed – 107-133sqm
Balconies	
<i>Provide primary balconies for all apartments with a minimum depth of 2 metres. Developments which seek to vary from the minimum standards must demonstrate that negative impacts from the context-noise, wind-can not be satisfactorily mitigated with design solutions.</i> <i>Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.</i>	Complies Balconies with a depth of 2m are provided for all apartments (depth range is 2-2.4m). All apartments have balconies.

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Ceiling Heights	
<i>The following recommended dimensions are measured from finished floor level (FFL) to finished ceiling level (FCL). These are minimums only and do not preclude higher ceilings, if desired.</i> <i>Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight (eg. Shallow apartments with large amount of window area).</i>	Complies The floor to ceiling heights as measured on the architectural plans are 2.7m in all habitable rooms and 2.4m in all non-habitable rooms.
Ground Floor Apartments	
<i>Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units.</i> <i>Provide ground floor apartments with access to private open space, preferably as a terrace or garden.</i>	Not Applicable There are no ground floor apartments provided.
Internal Circulation	
<i>In general, where units are arranged off a double-loaded corridor, the number of units accessible from a single core / corridor should be limited to eight. Exceptions may be allowed:</i> <i>For adaptive reuse buildings;</i> <i>Where developments can demonstrate the achievement of the desired streetscape character and entry response;</i> <i>Where developments can demonstrate a high level of amenity for common lobbies, corridors and units (cross over, dual aspect apartments).</i>	Complies 8 apartments per core - 20 levels (Levels 2-5,14-29). 9 apartments per core - 9 levels (Level 6-13, level 30). This is an improvement on the original approval, MP09_0066 as previously 10 apartments per floor were provided.
Storage	
<i>In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:</i> <i>One bedroom apartments: 6m³</i> <i>Two bedroom apartments: 8m³</i> <i>Three plus bedroom apartments: 10m³</i> <i>At least 50% of required storage within each apartment.</i>	Complies Storage is provided in each apartment and in the basement in the form of storage cages. The total provision of storage is in accordance with the guidelines and as follows: 1 bedroom apartments – 6m³ 2 bedroom apartments – 8m³ 3 bedroom apartments – 10m³ Refer to Storage Schedule as enclosed.

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Acoustic Privacy	
<i>To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces.</i>	Complies A detailed Noise Impact Assessment Report prepared by Acoustic Logic has been prepared for this submission and is enclosed. The report concludes that the buildings meet the Australian Standards to achieve acoustic privacy. Refer to <i>Annexure 7</i>.
Awnings	
<i>To provide shelter for public streets and to ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design.</i>	Complies Each building entrance has an awning which has been designed to be fully integrated into the overall design of the building. The awning provides a shelter from the elements and an architectural statement as the entrance to the building. There is no signage proposed on the facade of the buildings. Refer Architectural Plans in <i>Annexure 3</i> which include the photomontages for the building.
Facades	
<i>To provide high architectural quality in residential flat buildings.</i> <i>To ensure that new developments have facades which define and enhance the public domain and desired street character</i> <i>To ensure that building elements are integrated into the overall building form and facade design.</i>	Complies The facades have been carefully considered to ensure that the residential building has a clear identity. This is ensured by the sophisticated placement of vertical and horizontal architectural elements, and colours and materials that complement the surrounding built environment. Refer to Architectural Plans in <i>Annexure 3</i> for photomontages.
Roof Design	
<i>To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings.</i> <i>To integrate the design of the roof into the overall facade, building composition and desired contextual response.</i> <i>To increase the longevity of the building through weather protection.</i>	Complies The roof design complements the building, and generally has been designed as a flat structure and a slight 'lean to' to provide architectural interest and style into the design. The roof design is both functional and aesthetically pleasing. Refer to Architectural Plans <i>Annexure 3</i> for drawings showing the Building Elevations and photomontages.

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Maintenance	
To ensure long life and ease of maintenance for the development.	Complies All Meriton apartments are managed by an onsite, Manager who is available to at all times to ensure that the entire development is well maintained and co-ordinated. In addition all relevant contractors, for example waste removal, landscaping etc. are co-ordinated by the Site Manager to ensure that a high standard is maintained and that the development presents to its best advantage at all times.
Waste Management	
<i>To avoid the generation of waste through design, material selection and building practices</i> <i>To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development.</i> <i>To encourage waste minimisation, including source separation, refuse and recycling.</i> <i>To ensure efficient storage and collection of waste and quality design of facilities.</i>	Complies The ESD report in <i>Annexure 9</i> references the waste. However, this issue was addressed via the original approval, MP09_0066.
Water Conservation	
<i>To reduce mains consumption of potable water.</i> <i>To reduce the quantity of urban stormwater runoff.</i>	Complies An ESD report has been prepared by EMF Griffiths and is enclosed with this submission in <i>Annexure 9</i>. These issues have also been addressed via the original approval, MP09_0066.
Daylight Access	
<i>Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of three hours direct sunlight between 9am and 3pm in mid winter. In dense urban areas a minimum of two hours may be acceptable.</i> <i>Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed. Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed (see Orientation and Energy Efficiency).</i> <i>See Apartment Layout for additional rules of thumb.</i>	Complies The residential building located within the Chatswood CBD falls into the category of a “dense urban environment” which has as a guideline for 2 hours of solar access into living rooms and private open spaces. The residential building is now able to achieve 66% which is a substantial improvement on the original approval. A detailed assessment is enclosed.

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Natural Ventilation	
<i>Building depths, which support natural ventilation typically range from 10 to 18m.</i>	Complies The proposed building depth is between 17.3m and 21.5m and therefore complies.
<i>60% of residential units should be naturally cross ventilated.</i>	Complies The proposal exceeds the guidelines with 159 out of 241 (66%) apartments able to achieve natural cross ventilation. Refer to Cross Ventilation Schedule as enclosed.
<i>25% of kitchens within a development should have access to natural ventilation.</i>	Complies All kitchens have access to natural ventilation.