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SEPP 65 Design Verification Report

Residential Flat Design Code
Part 03 Building Design

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NSW Architects Act
Nominated Architects
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A Thorp Architects No. 5047

RFDC SECTION HEADING	OBJECTIVE		COMPLIANCE
Building Configuration			
Apartment Layout	<ul style="list-style-type: none"> To ensure the spatial arrangement of apartments is functional and well organised. 	<p>The proposed apartment size assessment is contained in the JBA Project Application, Environmental Assessment Report, Section 5.4.</p> <p>The mix has been further adjusted to reflect the smaller sized apartments by re-naming some West Tower 1 Bedroom apartments to become Studio apartments as indicated on clarification drawing PA-A-2015-PTW/12.</p> <p>Apartment types smaller than RFDC, page 69, table areas are indicated in the apartment schedule and constitute 20% of the overall apartments.</p> <p>Studio Apartment RWA1.01.00 is 0.1m2 smaller and will achieve the RFDC area in DD when the generous wall zone allowances are refined. The remaining smaller Studio apartments constitute less than 4% of the total apartments and vary from the nominated area by less than 10%.</p>	Substantial

	<ul style="list-style-type: none"> • To ensure the apartment layouts provide a high standard of residential amenity. • To maximise the environmental performance of apartments • To accommodate a variety of household activities and occupant needs. 	<p>3 x 1Bedroom Apartment types are smaller than RFDC, page 69, table areas but constitute only 8% of the total apartments and vary from the nominated area by 8%.</p> <p>4 x 2Bedroom Apartment types are smaller than RFDC, page 69, table areas but constitute only 8% of the total apartments and vary from the nominated area by less than 10%.</p> <p>The reduced apartment areas have been assessed to be suitable for the projects location and demographics as outlined in the Environmental Assessment Report, Section 5.4.</p> <p>The apartment external areas are made up of a combination of a balcony and planters integrated into the building’s façade. The combined external area generally meets the areas nominated in the table contained on page 69 of the RFDC.</p>	

<p>Apartment Mix</p>	<ul style="list-style-type: none"> To provide a diversity of apartment types, which cater for different household requirements now and in the future. To maintain equitable access to new housing by cultural and socio-economic groups. 	<p>The proposed apartment mix contained in the JBA Project Application, Environmental Assessment Report, Section 5.4, has been adjusted to reflect the smaller sized apartments by re-naming some West Tower 1 Bedroom apartments to become Studio apartments as indicated on clarification drawing PA-A-2015-PTW/12.</p> <p>The apartment mix becomes;</p> <table border="0"> <tr> <td>Studio</td> <td>154 (26%)</td> </tr> <tr> <td>1 Bed</td> <td>215 (36%)</td> </tr> <tr> <td>2 Bed (unchanged)</td> <td>202 (34%)</td> </tr> <tr> <td>3 Bed (unchanged)</td> <td>22 (4%)</td> </tr> </table>	Studio	154 (26%)	1 Bed	215 (36%)	2 Bed (unchanged)	202 (34%)	3 Bed (unchanged)	22 (4%)	<p>✓</p>
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<p>Balconies</p>	<ul style="list-style-type: none"> To provide all apartments with private open space. To ensure balconies are functional and responsive to the environment there by promoting the enjoyment of outdoor living for apartment residents. To contribute to the safety and liveliness of the street by allowing for casual overlooking and address. 	<p>All apartments have balcony private open space except for 1 apartment in the centre of each typical tower floor facing North, comprises less than 6% of the apartments. All of these apartments have a northerly aspect with full width glazing for optimal daylight penetration. Approximately half of the windows is operable and along with the edge planters the feel of outside space is brought into the apartment consistent with Option C in diagram 03.16, page 72 of the RFDC.</p> <p>The relatively constant Broadway traffic noise and it's negative impact on an open balcony has been limited by the operable windows and the principle of an indoor outdoor space.</p> <p>All balconies are in the order of 2m deep for comfortable use of furniture in accordance with the Rule of Thumb.</p>	<p>✓</p>								

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<p>Ceiling Heights</p>	<ul style="list-style-type: none"> • To increase the sense of space in apartments and provide well proportioned rooms. • To promote the penetration of daylight into the depths of the apartment. • To contribute to flexible use. • To achieve quality interior space while considering the external building form requirements. 	<p>In accordance with the Rule of Thumb the ground and first floor of this mixed use building can achieve at least 3.3m floor to ceiling height in all retail spaces within the nominated floor to floor height. Residential entry lobbies will achieve a similar height. The design of the apartments is generally open plan with floor to ceiling windows to promote daylight penetration into apartments. In accordance with the Rules of Thumb the residential floors of this mixed use building can achieve a floor to ceiling height of 2.7m in all habitable rooms and 2.4m in all other rooms within the minimum nominated floor to floor height of 3.05m.</p>	<p>✓</p>
<p>Flexibility</p>	<ul style="list-style-type: none"> • To encourage housing design which meet the broadest range of occupants' needs possible. • To promote 'long life loose fit buildings, which can accommodate whole or partial changes of use. • To encourage adaptive use. • To save the embodied energy expended in building demolition. 	<p>The design of the apartments is generally open plan with strategically located structure and services to make some allowance for future adaptation of the apartment interiors. The required BCA Type A construction contains materials capable of a high level of recycling when ultimately demolished. Adaptable apartments to accommodate persons with disabilities are being provided in accordance with statutory requirements.</p>	<p>✓</p>
<p>Ground Floor Apartments</p>	<ul style="list-style-type: none"> • To contribute to the desired streetscape of an area and create active safe streets. 	<p>This building does not have Ground Floor Apartments in accordance with the approved Master Plan.</p>	<p>NA</p>

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	<ul style="list-style-type: none"> To increase the housing and lifestyle choices available in apartment buildings. 										
Internal Circulation	<ul style="list-style-type: none"> To create safe and pleasant spaces for the circulation of people and their personal possessions. To contribute positively to the form and articulation of the building façade and it's relationship to the urban environment. To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety. 	<p>To suit the Master Plan massing central double loaded corridors have been incorporated into the design serving up to 20 apartments per floor in the West Tower and 14 in the East Tower.</p> <p>Each corridor is activated by natural daylight from 2 prominent windows from the exterior façade slots giving residents outlook to the exterior.</p> <p>Each apartment corridor is articulated in width to provide spacious visible entry doors open to incidental supervision from the lift lobby or other apartments</p>	✓								
Mixed Use	<ul style="list-style-type: none"> To support the integration of appropriate retail and commercial uses with housing. To create a more active lively streets and urban area's employment base. 	<p>The proposed apartment mix contained in the JBA Project Application, Environmental Assessment Report, Section 5.4, has been adjusted to reflect the smaller sized apartments by re-naming some West Tower 1 Bedroom apartments to become Studio apartments as indicated on clarification drawing PA-A-2015-PTW/12.</p> <p>The apartment mix becomes;</p> <table style="margin-left: 20px;"> <tr> <td>Studio</td> <td>154 (26%)</td> </tr> <tr> <td>1 Bed</td> <td>215 (36%)</td> </tr> <tr> <td>2 Bed (unchanged)</td> <td>202 (34%)</td> </tr> <tr> <td>3 Bed (unchanged)</td> <td>22 (4%)</td> </tr> </table>	Studio	154 (26%)	1 Bed	215 (36%)	2 Bed (unchanged)	202 (34%)	3 Bed (unchanged)	22 (4%)	✓
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	<ul style="list-style-type: none"> To ensure that the design of mixed use developments maintains residential amenities and preserves compatibility between uses. 		
Storage	<p>To provide adequate storage to everyday household items within easy access of the apartment.</p> <p>To provide storage for sporting, leisure, fitness and hobby equipment.</p>	<p>All apartment layouts will be refined to achieve at least 50% of the required Rule of Thumb storage within the apartment with the remainder being provided as dedicated basement storage. The inclusion of apartment basement storage has been shown in the East Basement PA documents.</p>	✓
Building Amenity			
Acoustic Privacy	<ul style="list-style-type: none"> To ensure a high level of amenity by protecting the privacy of residence within residential flat buildings both within the apartments and in private open spaces. 	<p>The proposed acoustic privacy criteria is contained in the JBA Project Application, Environmental Assessment Report, Section 5.13 and associated Appendix V.</p>	✓
Daylight Access	<ul style="list-style-type: none"> To ensure that daylight access is provided to all habitable rooms and encourage in all other areas of residential flat development. To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours. To provide residents with the ability to adjust the quantity of daylight to suit their needs. 	<p>The proposed apartment solar access assessment confirming substantial compliance with the design objectives is contained in the JBA Project Application, Environmental Assessment Report, Section 5.4 and associated Appendix H.</p>	✓

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Natural Ventilation	<ul style="list-style-type: none"> To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants. 	The proposed apartment natural ventilation assessment confirming substantial compliance with the design objectives is contained in the JBA Project Application, Environmental Assessment Report, Section 5.4.	✓
	<ul style="list-style-type: none"> To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning. 		
Building Form			
Awnings & Signage	<ul style="list-style-type: none"> To provide shelter for public streets. To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design. 	<p>The proposed development provides awnings or building overhangs to provide shelter on all sides of the site and satisfy the design objectives.</p> <p>Signage zones have been nominated on the architectural elevations as indicated in JBA Project Application, Environmental Assessment Report, Section 4.15. A further application will be lodge for the full extent and detail of the signage to meet the design objectives as indicated in Section 4.20</p>	<p>✓</p> <p>Further Application</p>
Facades	<ul style="list-style-type: none"> To promote high architectural quality in residential flat buildings. To ensure that new developments have facades which define and enhance the public domain and desired street character. To ensure the building elements are integrated into the overall building form and façade design 	The façade design has been described in the AJN Architectural Statement contained in the JBA Project Application, Environmental Assessment Report, Section 4.1 and associated Appendix D.	✓

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Roof Design	<ul style="list-style-type: none"> To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings. 	The roof of the building has been architecturally integrated into the green design as the 5 th façade as indicated by AJN PA drawings.	✓
	<ul style="list-style-type: none"> To integrate the design of the roof into the overall façade, building composition and desired contextual response. To increase the longevity of the through weather protection. 	<p>Plant and equipment spaces have been integrated within the façade with minimal authority required protrusions.</p> <p>All of the façade including the roof construction is to be new Type A long life construction to satisfy the requirement of the BCA and owner, occupier expectations.</p>	
Building Performance			
Energy Efficiency	<ul style="list-style-type: none"> To reduce the necessity for mechanical heating and cooling. To reduce the reliance on fossil fuels. To minimise greenhouse gas emissions. To support and promote renewable energy initiatives. 	The proposed energy Efficiencies to be adopted are indicated in JBA Project Application, Environmental Assessment Report, Section 4.8 and associated Appendix I & J.	✓
Maintenance	<ul style="list-style-type: none"> To ensure long life and ease of maintenance for the development. 	All of the construction including the roof and façade is to be new Type A long life construction to satisfy the requirement of the BCA and owner, occupier expectations.	✓
Waste Management	<ul style="list-style-type: none"> To avoid the generation of waste through design, material selection and building practices. To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development. 	The waste management systems to be adopted is indicated in JBA Project Application, Environmental Assessment Report, Section 4.17 and associated Appendix K.	✓

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	<ul style="list-style-type: none"> • To encourage waste minimisation, including source separation, reuse and recycling. • To ensure efficient storage and collection of waste and quality design of facilities. 		
Water Conservation	<ul style="list-style-type: none"> • To reduce mains consumption of potable water. • To reduce the quantity of urban stormwater run off. 	The proposed water conservation systems to be adopted is indicated in JBA Project Application, Environmental Assessment Report, Section 4.8 and associated Appendix J & X.	✓