

Table of Compliance - Residential Flat Design Code

Part	Design element	Proposed Development	Compliance
Local Context	Building depth An apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 m must demonstrate how satisfactory daylight and natural ventilation are to be achieved.	▪ The building depth of the north-south portion of the residential tower at level 4 is approximately 30m. ▪ From level 5 upwards building depths vary between 23.5m and 26m. ▪ At levels 23 and 24 of the north tower building depth is reduced to 21m. ▪ As both residential and commercial space is provided at level 3 the building depth at this level has not been considered. However, the use of slots at this level will ensure that appropriate daylight and ventilation access to provided to most units.	Non-compliance. However, the proposed is consistent with the intent of the control as appropriate levels of daylight and natural ventilation will be provided to the units in accordance with the RDFC Rules-of-Thumb. Advanced Environmental has prepared a Ventilation and Daylighting Analysis which provides technical evidence of this compliance. Further detail is provided in Section 6.10 of the EAR and Appendix M.

Part	Design element	Proposed Development	Compliance
	Building separation ▪ Up to 4 storeys (12 metres): - 12 metres between habitable rooms/balconies; - 9 metres between habitable and non-habitable rooms; and - 6 metres between non-habitable rooms. ▪ 5 to 8 storeys (up to 25 metres) - 18 m between habitable rooms/balconies - 13 m between habitable rooms/balconies and non-habitable rooms - 9 m between non-habitable rooms ▪ 9 storeys and above (over 25m) - 24 metres between habitable rooms/balconies - 18 metres between habitable/balconies and non-habitable rooms - 12 metres between non-habitable rooms ▪ Zero building separation allowed in appropriate contexts	The residential tower is not located adjacent to any residential dwellings or residential flat buildings. Commercial buildings immediately adjoin the site on its western boundary. The proposed development provides a <u>minimum</u> 12 metre setback to the western boundary which will ensure that no adverse amenity impacts will occur should this site be developed in the future.	Complies.
Site Design	Deep soil zones A minimum of 25% of the open space of a site should be a deep soil zone; more is desirable.	The proposed development will have an 840sqm deep soil zone (approximately 17% of the site area) in the north of the site. This location provides for the in situ preservation of archaeological relics and will be maintained as undeveloped land.	Minor non-compliance. However, the provision of deep soil landscaping complies with the City Centre DCP control. The provision of a 17% deep soil zone is considered more than adequate in this urban location.

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	Open space The area of communal open space required should generally be at least between 25 – 30% of the site area.	Approximately 756sqm (15%) of communal open space for exclusive use of residents will be provided at level 2.	Non-compliance. However the 756sqm of open space is provided exclusively for residents and includes a number of amenities such as a terrace garden, pool, library, cinema and gym. In addition, each apartment will have private open space in the form of a balcony or terrace. All residents will have access to the 840sqm of space set aside for the publicly accessible in-situ heritage display.
	Planting on structures - Large trees (16m canopy) minimum soil depth of 1.3 metres - Medium trees (8m canopy) minimum soil depth of 1 metre - Small trees (4m canopy) minimum soil depth of 800mm - Shrubs minimum soil depth of 500-600mm - Ground cover minimum soil depth 300-450mm - Turf minimum soil depth 100-300mm Soil depths greater than 1.5 m are unlikely to have any benefits for tree growth. Subsurface drainage requirements are in addition to the minimum soil depths quoted above.	Planting on structures will be carried out in accordance with these minimum requirements.	Capable of complying. On-structure planting will be undertaken in accordance with these requirements (see Landscape Plans at Appendix I for details).
	Vehicle access Limit driveway width to 6 metres	The driveway width for the proposed development is 6.75m.	Non-compliance. The proposed driveway width is required to meet the vehicle access requirements for the site and to ensure that appropriate truck access is provided. The driveway provides one access point for residential, commercial, retail and visitor parking and a loading dock. As only a single exit and entry point is proposed, the wider access is not considered problematic.

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	Locate vehicle entries away from main pedestrian entries and on secondary frontages.	The driveway is located on Hunter Street.	Complies. The driveway entrance is on Hunter Street a secondary frontage and is away from the main pedestrian access point to the proposed development on Macquarie Street.
Building Design	Apartment layout Single-aspect apartments should be limited in depth to 8 metres from a window.	The proposed residential tower has 131 single-aspect apartments (this excludes apartments with opening to the slots and double-storey apartments). Apartment depths within these single-aspect apartments vary between 8m and 10.4m	Non-compliance. The depth of the single aspect apartments is not significantly outside of the maximum recommended depth and a large proportion of the apartment area will be within 8m of a window.
	The back of a kitchen should be no more than 8 metres from a window.	The depth from the back of kitchens to windows ranges from 7m - 9.5m.	Partial compliance. Some kitchens are set back further than 8m from a window (albeit by a minor amount). However, the location of kitchens in the proposed development (typically open plan adjoining the living room) allows for natural ventilation and daylight to be achieved to kitchens.
	Minimum apartment sizes as follows: 38.5m² for 1 bedroom apartment 50m² for 1 bedroom apartment 70m² for 2 bedroom apartments 95m² for 3+ bedroom apartments	The apartments in the proposed development comply with the minimum apartment sizes.	Complies.
	Balconies - Primary balconies adjacent to primary living areas for all apartments with minimum depth of 2 metres - A 2 m deep balcony can comfortably accommodate a table and 2 chairs - A 2.4 m deep balcony can comfortably accommodate a table and 4 chairs	All apartments in the proposed development have a balcony adjacent to the primary living area. Balconies have a depth of between 2.2m – 2.7m. Terraces will have depths of 6m.	Complies.

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	Ceiling heights 2.7 metres minimum (finished floor level to finished ceiling level) for all habitable rooms on all floors. 2.4 metres for non habitable rooms (2.25m minimum). 2 storey units - 2.4m minimum for second storey if 50% or more of the apartment has 2.7m ceiling height 2 storey units (with a 2 storey void space) – 2.4 m min ceiling heights - Attic spaces – 1.5 m wall height at edge of room with a 30 degree minimum ceiling slope	The proposed development has a minimum 2.7m ceiling height in all apartments.	Complies.
	Internal circulation Where units are arranged off a double-loaded corridor, the number of units accessible from a single core/corridor should be limited to 8.	The proposed development exceeds this rule of thumb as (generally) between nine and sixteen apartments will be accessible from a single corridor (excludes topmost level).	Non compliance. However the residential development utilises vertical slots which divides the residential building into 3 sections and will allow the corridors to be naturally ventilated without the need for mechanical ventilation in these areas. Daylight access to the corridors will also be available.
	Storage In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: 6m³ for studio and 1 bedroom apartments 8m³ for 2 bedroom apartments 10m³ for 3 + bedroom apartments 50% of storage space to be provided in apartments	- Residential storage is provided in the basement levels - Adequate internal space is available to provide internal storage within units.	Capable of complying.

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	Daylight access Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid winter. 2 hours sunlight is permitted in urban areas	The site is located in an established urban area and a minimum of 2 hours solar access is considered acceptable. The Design Review Panel has also agreed that measuring solar access between 8am and 4pm is reasonable. On this basis 87% of units will receive a minimum of 2 hours solar access to living rooms and private open space in midwinter. Notably, 50% of the units will receive at least 3 hours solar access in midwinter.	Complies.
	Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total number of units proposed.	The proposed development has 21 single aspect apartments with a southerly aspect. This represents 6% of the total number of units proposed.	Complies.
	Natural ventilation Building depths which support natural ventilation typically range from 10 to 18 metres.	The building depth for the proposed residential development ranges from 20m to 30m.	Non-compliance. However, considered acceptable as appropriate levels of cross-ventilation and daylight access achieved. See above for details.
	60% of apartments should be naturally cross ventilated	64% of apartments in the proposed residential building will be naturally cross ventilated.	Complies.
	25% of kitchens should have access to natural ventilation	105 units (35%) will have kitchens with direct access to natural ventilation.	Complies.