

Table of Compliance - Residential Flat Design Code

| Part          | Design element                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Proposed Development                                                                                                                                                                                                                                                                                                                                                                                                                                         | Compliance                                                                                                                                                             |
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| Local Context | <b>Building depth</b><br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>Block A – N/A.</li> <li>Block B – 26.3m at bedrooms and 23.9m at living rooms</li> <li>Block C – 24.6m maximum and 22.0m minimum</li> <li>Block D – 16.7m at bedrooms and 14.8m at bedrooms</li> </ul>                                                                                                                                                                                                                | Non-compliance in Blocks B and C only. However, considered acceptable as the proposal exceeds the minimum standards for natural cross ventilation and daylight access. |
|               | <b>Building separation</b> <ul style="list-style-type: none"> <li>Up to 4 storeys (12 metres): <ul style="list-style-type: none"> <li>12 metres between habitable rooms/balconies;</li> <li>9 metres between habitable and non-habitable rooms; and</li> <li>6 metres between non-habitable rooms.</li> </ul> </li> <li>5 to 8 storeys (up to 25 metres) <ul style="list-style-type: none"> <li>18 m between habitable rooms/balconies</li> <li>13 m between habitable rooms/balconies and non-habitable rooms</li> <li>9 m between non-habitable rooms</li> </ul> </li> <li>9 storeys and above (over 25m) <ul style="list-style-type: none"> <li>24 metres between habitable rooms/balconies</li> <li>18 metres between habitable/balconies and non-habitable rooms</li> <li>12 metres between non-habitable rooms</li> </ul> </li> <li>Zero building separation allowed in appropriate contexts</li> </ul> | 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 (apart from where the northern wall of Block D abuts the boundary) which will ensure that no adverse amenity impacts will occur should this site be developed in the future. | Complies.                                                                                                                                                              |

| Part        | Design element                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Proposed Development                                                                                                                                                                                                                                | Compliance                                                                                                                                                                                                      |
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| Site Design | <b>Deep soil zones</b><br>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. |
|             | <b>Open space</b> <ul style="list-style-type: none"> <li>The area of communal open space required should generally be at least between 25 – 30% of the site area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,571.4sqm (32.4% of site area)                                                                                                                                                                                                                     | Complies.                                                                                                                                                                                                       |
|             | <b>Planting on structures</b> <ul style="list-style-type: none"> <li>Large trees (16m canopy) minimum soil depth of 1.3 metres</li> <li>Medium trees (8m canopy) minimum soil depth of 1 metre</li> <li>Small trees (4m canopy) minimum soil depth of 800mm</li> <li>Shrubs minimum soil depth of 500-600mm</li> <li>Ground cover minimum soil depth 300-450mm</li> <li>Turf minimum soil depth 100-300mm</li> </ul> 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.                                                                                                                                                           | Complies.<br>See Landscape Plans at <b>Appendix I</b> of EAR for details.                                                                                                                                       |

| Part                   | Design element                                                                                                                                           | Proposed Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Compliance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                        | <b>Vehicle access</b> <ul style="list-style-type: none"> <li>Limit driveway width to 6 metres</li> </ul>                                                 | The driveway width for the proposed development is 7.3m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Non-compliance. However, the extent of the Hunter Street frontage taken up by driveway crossings has been significantly reduced from the original proposal (10.55m of combined driveway crossings was originally proposed). The proposed width of 7.3m is required as the single driveway will accommodate private vehicle, as well as truck access.                                                                                                                                                                               |
|                        | <ul style="list-style-type: none"> <li>Locate vehicle entries away from main pedestrian entries and on secondary frontages.</li> </ul>                   | 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.                                                                                                                                                                                                                                                                                                                                                        |
| <b>Building Design</b> | <b>Apartment layout</b> <ul style="list-style-type: none"> <li>Single-aspect apartments should be limited in depth to 8 metres from a window.</li> </ul> | <p>Within Block A there is only one single-aspect apartment per level which ranges in depth from 8.8m to 10.8m.</p> <p>Single aspect apartments at the western frontage of Blocks B and C range in depth from 8.8m to 10.8m. On the eastern façade, these depths are reduced to between 8.8m and 10.4m.</p> <p>The most significant improvement in apartment depths under the revised design is in Block D. Due to the introduction of the new lift core and revised corridor access, all single aspect apartments in Block D have apartment depths of 8m or less.</p> | Non-compliance. However, the revised design improves the apartment depths in Block D, and natural ventilation air shafts have now been included within most apartment not bounded by at least two external walls. In addition, as demonstrated in Section 3.1 of the PPR (also detailed below), the proposal exceeds the minimum internal amenity standards in RFDC. Thus, the non-compliance with the apartment depth Rule-of-Thumb does not result in adverse amenity outcomes for the residential component of the development. |

| Part | Design element                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Proposed Development                                                                                                                                                                                                                                                                                   | Compliance                                                                                                                                                                                                                                                                                        |
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|      | <ul style="list-style-type: none"> <li>The back of a kitchen should be no more than 8 metres from a window.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                     | Less than half of the units will have kitchens that do not have direct access to a window. In Blocks A, B and C, where kitchens do not have direct access to a window, the backs of kitchens will be located approximately 8.8m from a window. In Block D, all kitchens will be within 8m of a window. | Minor non-compliance. However, the proposed development exceeds the minimum Rule-of-Thumb for kitchens with direct access to a window. In addition, excellent natural ventilation will be provided to all units. The exceedence of this Rule-of-Thumb by just 0.8m is not considered significant. |
|      | <p>Minimum apartment sizes as follows:</p> <ul style="list-style-type: none"> <li>50m<sup>2</sup> for 1 bedroom apartment</li> <li>70m<sup>2</sup> for 2 bedroom apartments</li> <li>95m<sup>2</sup> for 3+ bedroom apartments</li> </ul>                                                                                                                                                                                                                                                                                                                  | The apartments in the proposed development comply with the minimum apartment sizes.                                                                                                                                                                                                                    | Complies.                                                                                                                                                                                                                                                                                         |
|      | <p><b>Balconies</b></p> <p>Primary balconies adjacent to primary living areas for all apartments with minimum depth of 2 metres</p>                                                                                                                                                                                                                                                                                                                                                                                                                        | All apartments in the proposed development have a balcony adjacent to the primary living area. Balconies have a minimum depth of 2m apartment from in Block D where balcony depths are reduced to 1.6m for some apartments.                                                                            | Minor non-compliance.                                                                                                                                                                                                                                                                             |
|      | <p><b>Ceiling heights</b></p> <ul style="list-style-type: none"> <li>2.7 metres minimum (finished floor level to finished ceiling level) for all habitable rooms on all floors.</li> <li>2.4 metres for non habitable rooms (2.25m minimum).</li> <li>2 storey units - 2.4m minimum for second storey if 50% or more of the apartment has 2.7m ceiling height</li> <li>2 storey units (with a 2 storey void space) – 2.4 m min ceiling heights</li> <li>Attic spaces – 1.5 m wall height at edge of room with a 30 degree minimum ceiling slope</li> </ul> | The proposed development has a minimum 2.7m ceiling height in all apartments.                                                                                                                                                                                                                          | Complies.                                                                                                                                                                                                                                                                                         |

| Part | Design element                                                                                                                                                                                                                                                                                                                                                                                      | Proposed Development                                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliance                                                                                                                                                                                                                                                                                                    |
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|      | <b>Internal circulation</b><br>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 revised design provides for an improved corridor arrangement. Building A has an east-west corridor, Blocks B and C share a north-south-corridor, and Block D has an east-west corridor.<br>No more than 8 apartments will be provided off the corridors in Blocks A and D. In Blocks C and D, between 10 and 12 apartments will be provided of the north-south corridor.                                                                                   | Non-compliance. However, windows will be provided to the north-south corridor at the central lift core via the 4m-wide slot (which has been increased from 3m to 4m under the revised scheme), as well as the southern and northern end. Thus, appropriate daylight access will be provided to this corridor. |
|      | <b>Storage</b><br>In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: <ul style="list-style-type: none"> <li>6m<sup>3</sup> for studio and 1 bedroom apartments</li> <li>8m<sup>3</sup> for 2 bedroom apartments</li> <li>10m<sup>3</sup> for 3 + bedroom apartments</li> </ul> 50% of storage space to be provided in apartments | All units will be provided with storage to meet these minimums. See Section 3.2 of PPR for details.                                                                                                                                                                                                                                                                                                                                                            | Complies                                                                                                                                                                                                                                                                                                      |
|      | <b>Daylight access</b> <ul style="list-style-type: none"> <li>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</li> </ul>                                                                                                   | 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 83% of units will receive a minimum of 2 hours solar access to private open space in midwinter, and 71% of apartment will receive at least 2 hours of solar access to the glass line of their living rooms in mid winter | Complies.                                                                                                                                                                                                                                                                                                     |

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|      | <ul style="list-style-type: none"> <li>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.</li> </ul> | 8.7% of the total number of single-aspect units will have a southerly aspect.              | Complies.                                                                                                                                       |
|      | <b>Natural ventilation</b> <ul style="list-style-type: none"> <li>Building depths which support natural ventilation typically range from 10 to 18 metres.</li> </ul>                      | The building depth for the proposed residential development ranges from 18.3 m to 19m.     | Non-compliance. However, considered acceptable as the proposal exceeds the minimum standards for natural cross ventilation and daylight access. |
|      | <ul style="list-style-type: none"> <li>60% of apartments should be naturally cross ventilated</li> </ul>                                                                                  | 74% of apartments in the proposed residential building will be naturally cross ventilated. | Complies.                                                                                                                                       |
|      | <ul style="list-style-type: none"> <li>25% of kitchens should have access to natural ventilation</li> </ul>                                                                               | 200 units (54%) will have kitchens with direct access to natural ventilation.              | Complies.                                                                                                                                       |