



APPENDIX B SEPP65 & RFDC COMPLIANCE CHECKLIST

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RFDC Ref.	Item description	Rule of Thumb	Better Design Practice	Notes	Proposal Complies
SITE CONFIGURATION					
s2 p44	Deep soil zones				
	A minimum of 25 percent of the open space area of a site should be a deep soil zone; more is desirable.	•		Level 01 podium roof gardens	✓
	Optimise the provision of consolidated deep soil zones within a site by:				N/A
	- the design of basement and sub-basement car parking, so as not to fully cover the site		•	Refer to design report and architectural drawings	✓
	- the use of front and side setbacks		•	Refer to design report and architectural drawings	✓
	Optimise the extent of deep soil zones beyond the site boundaries by locating them contiguous with the deep soil zones of adjacent properties		•	Site is largely bound by rail line and Australia Avenue	X
	Promote landscape health by supporting a rich variety of vegetation types and sizes		•	Refer to landscape architect's drawings	
	Increase the permeability of paved areas by limiting the area of paving and/or using pervious paving materials		•	Refer to landscape architect's drawings	
s2 p45	Fences & walls				
s2 p46	Landscape design				
s2 p48	Open space				
	Communal open space. Area provided at least 25-30% site area.	•		Refer to Design Report: Area Schedule	✓
	Where recommended area is unachievable, demonstrate that residential amenity is provided in the form of increased private open space &/or contribution to public open space.	•			N/A
	Min. area for private open space at ground or structure is 25m². Min dim in one direction 4m.	•		No apartments on ground floor	N/A
s2 p50	Orientation				
	Plan the site to optimise solar access by:				
	- positioning and orienting buildings to maximise north facing walls (within 30 degrees east and 20 degrees west of north) where possible		•	Refer to Design Report: '4.4 Residential Towers'	✓
	- providing adequate building separation within the development and to adjacent buildings (see Building Separation, Side and Rear Setbacks).		•		✓
	Select building types or layouts which respond to the streetscape while optimising solar access. Where streets are to be edged and defined by buildings, design solutions include:				
	- align buildings to the street on east-west streets		•		✓
	Optimise solar access to living spaces and associated private open spaces by orienting them to the north.		•		✓
s2 p52	Planting on structures				
	Min. soil depth for planting	•			✓
s2 p54	Storm water management				
	Reduce the volume impact of stormwater on infrastructure by retaining it on site.		•	Provision in Sydney Olympic Park masterplan for off-site retention	X

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SITE AMENITY					
s2 p56	Safety / Security				
	Separate residential parking from other building use and control access from public and common areas		•	Assumed	✓
	Provide direct access from car parks to apartment lobbies for residents		•		✓
	Provide separate access for residents in mixed-use buildings		•		✓
	Provide audio or video intercom for visitor entry		•	Assumed	✓
	Provide key card access for residents		•	Assumed	✓
s2 p58	Visual privacy				
SITE ACCESS					
s2 p60	Building entry				
	Improve the presentation of the development to the street by:				
	- locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network		•	Refer to Architectural Drawings and Design Report: '4.2 Ground Floor'	✓
	- designing the entry as a clearly identifiable element of the building in the street		•	Refer to Architectural Drawings and Design Report for further explanation	✓
	- utilising multiple entries-main entry plus private ground floor apartment entries-where it is desirable to activate the street edge or reinforce a rhythm of entries along a street.		•	Refer to Architectural Drawings and Design Report for further explanation	✓
	Provide as direct a physical and visual connection as possible between street and entry		•	Refer to Design Report for further explanation	✓
	Achieve clear lines of transition between the public street, the shared private, circulation spaces and the apartment unit.		•	Refer to Design Report for further explanation	✓
	Generally provide separate entries from the street for:				
	- pedestrians and cars		•		✓
	- different uses, for example, for residential and commercial users in a mixed-use development		•		✓
	Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development from the street.		•		✓
s2 p62	Parking				
	Give preference to underground parking, whenever possible. Design considerations include:				
	- integrating ventilation grills or screening devices of carpark openings into the facade design and landscape design		•		✓
	- providing safe and secure access for building users, including direct access to residential apartments, where possible		•		✓
	Where above ground enclosed parking cannot be avoided, ensure the design of the development mitigates any negative impact on streetscape and street amenity by:				

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	- avoiding exposed parking on the street frontage		•		✓
	Provide bicycle parking which is easily accessible from ground level and from apartments.		•	Resident's cycle parking in basement racks	✓
s2 p64	Pedestrian access				
	Follow accessibility standard AS 1428 (Pt 1 & 2) as a minimum.	•			✓
	Provide barrier free access to at least 20 percent of dwellings in the development.	•		Step free access to majority of apartments	✓
	Promote equity by:				
	- ensuring the main building entrance is accessible for all from the street and from car parking areas		•	Refer to Architectural Drawings	✓
	Maximise the number of accessible, visitable and adaptable apartments in a building. Australian Standards are only a minimum, for example:				
	- demonstrate that adaptable units can be converted.		•	Refer to Design Report: '5.7 Amenity'	✓
s2 p65	Vehicle Access				
	Generally limit the width of driveways to a max of 6m.	•		Driveway widths recommended by traffic engineer on the basis of traffic flows.	✓
	Locate vehicle entries away from main pedestrian entries and on secondary frontages.	•		Crossovers are located in areas with low pedestrian activity	✓
	BUILDING CONFIGURATION				
s3 p67	Apartment layout				
	Determine appropriate apartment sizes in relation to:				
	- Geographic location and market demands.		•	Proposal consistent with competition	✓
	- The spatial configuration of an apartment, not just plan e.g. maisonette apartments are often small in sqm but have double-height living spaces.		•	Refer to Architectural Drawings	✓
	- Affordability; a range of apartment sizes provides more choice for more people.		•	Refer to Design Report: Area Schedule	✓
	Ensure apartment layouts are resilient over time. Design issues to address may include:				
	- Accommodating a variety of furniture arrangements.		•		✓
	- Providing for a range of activities and privacy levels between different spaces within the apartment.		•		✓
	- Utilising flexible room sizes and proportions or open plans.		•		✓
	- Ensuring circulation by stairs, corridors and through rooms is planned as efficiently as possible thereby increasing the amount of floor space in rooms.		•		✓
	Design apartment layouts, which respond to the natural and built environments and optimise site opportunities by:				
	- Providing private open space in the form of a balcony, a terrace, a courtyard or a garden for every apartment.		•		✓
	- Orientating main living spaces toward the primary outlook and aspect and away from neighbouring noise sources or windows.		•		✓

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	- Locating main living spaces adjacent to main private open space.		•		✓
	- Locating habitable rooms, and where possible kitchens and bathrooms, on the external face of the buildings thereby maximises the number of rooms with windows.		•		✓
	- Maximising opportunities to facilitate natural ventilation and to capitalise on natural daylight.		•		✓
	Avoid locating kitchen as part of main circulation spaces, such as a hallway or entry space.		•		✓
	In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: studio apartments 6m³ ; one-bedroom apartments 6m³ ; two-bedroom apartments 8m³ ; three plus bedroom apartments 10m³	•			✓
	Ensure apartment layouts and dimensions facilitate furniture removal and placement.		•		✓
	Single aspect apartments should be limited in depth to 8m from a window	•			✓
	The back of kitchen should be no more than 8m from a window	•			✓
	The width of cross-over or cross-through apartments over 15m deep should be 4 m or greater to avoid deep narrow apartment layouts	•			✓
	Buildings not meeting minimum standards listed above must demonstrate how satisfactory daylight and ventilation can be achieved.	•			N/A
	As a guide, the Affordable Housing Service suggest the following minimum apartment sizes: 1-bedroom apartment 50m²; 2-bedroom apartment 70m²; 3-bedroom apartment 95m²	•			✓
s3 p70	Apartment mix				
	Provide a variety of apartment types.		•		✓
	Refine the appropriate apartment mix for a location by:				
	- Considering population trends in the future as well as present market demands.		•	Refer to Design Report: Area Schedule for apartment mix.	✓
	- Noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres.		•		✓
	Locate mix of one and three bedroom apartments on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.		•	First residential is on Level 01. All apartments are serviced via lift	X
	Optimise the number of accessible and adaptable apartments to cater for a wider range of occupants. Australian Standards are only a minimum.		•	Refer to Design Report: '5.7 Amenity'	✓
	Investigate the possibility of flexible apartment configurations, which support change in the future.		•		✓
s3 p71	Balconies				
	Where other private open space is not provided, provide at least one primary balcony.		•		✓
	Primary balconies should be:				
	- located adjacent to the main living areas to extend the dwelling living space.		•		✓

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	- Sufficiently large and well proportioned to be functional and promote outdoor/indoor living. A dining table and two chairs (small apartment) and four chairs (larger apartment) should fit on the majority of balconies of any development.		•	All primary balconies minimum depth of 2m	✓
	Consider secondary balconies, including Juliet balconies or operable walls with balustrades, for additional amenity and choice:				
	- in larger apartments		•		✓
	- adjacent to bathrooms		•		N/A
	- for clothes drying; site balconies off laundries or bathrooms; they should be screened from public view.		•		N/A
	Design and detail balconies in response to the local climate and context thereby increasing the usefulness of balconies. This may be achieved by:				
	- Locating balconies facing predominantly north, east or west.		•	Refer to design report for further discussion	✓
	- Utilising sun screens, pergolas, shutters and operable walls to control sunlight and wind.		•	Refer to design report for further discussion	✓
	- Provide balconies with operable screens, Juliet balconies or operable walls/sliding doors with a balustrade in special locations where noise or high winds prohibit other solutions.		•	Refer to design report for further discussion	✓
	- Choose cantilevered balconies, partially cantilevered balconies and/or recessed balconies in response to daylight, wind, acoustic privacy and visual privacy.		•	All balconies are recessed.	✓
	- Ensuring balconies are not so deep that they prevent sunlight entering the apartment below.		•	Refer to Architectural Drawings for apartment layouts.	✓
	Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy.		•	Refer to Design Report: 4.7.1 ‘Facade Articulation strategy’	✓
	Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.		•		✓
	Consider supplying a tap and gas point on primary balconies		•	Assumed	✓
	Provide primary balconies for all apartments with a minimum depth of 2m.	•			✓
	Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.	•		Refer to plan drawings submitted for Development Application	✓
s3 p73	Ceiling heights				
	Design better quality spaces in apartments by using ceilings to :				
	- define a spatial hierarchy between areas of an apartment using double height spaces, raked ceilings, changes in ceiling heights and/or the location of bulkheads.		•		✓
	- enable better proportioned rooms.		•		✓
	- maximise heights in habitable rooms by stacking wet areas from floor to floor. This ensures that services and their bulkheads are located above a bathroom or store rather than habitable spaces.		•		✓

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	- promote use of ceiling fans for cooling and heat distribution.		•	Apartments to be air conditioned. Over 66% apartments are cross ventilated	N/A
	Facilitate better access to natural light by using ceiling heights which:				
	- promote use of taller windows, highlight windows and fan lights.		•		✓
	- enable the effectiveness of light shelves in enhancing daylight distribution into deep interiors.		•	Instead of use of light shelves a greater floor to floor height (3.2m) was used, as such height greater than minimum 2.7m floor-to-ceiling can be achieved to all habitable rooms	N/A
	Design ceiling heights which promote building flexibility over time for a range of other uses, including retail or commercial, where appropriate.		•		N/A
	Coordinate internal ceiling heights and slab levels with external height requirements and key datum lines.		•	Assumed	✓
	Count double height spaces with mezzanines as two storeys.		•		✓
	Cross check ceiling heights with building height controls to ensure compatibility of dimensions, especially where multiple uses are proposed.		•		✓
	Recommended minimum FFL - FCL heights:				
	- in mixed-use buildings: 3.3m ground & first floor to promote future use flexibility.	•			✓
	- residential building in mixed-use area 3.3m ground and first floor to promote future use flexibility.	•		No apartments on ground floor	N/A
	Recommended minimum FFL - FCL heights in residential flats or other residential floor of mixed use buildings:				
	- 2.7m habitable rooms, 2.4 non-habitable preferred, 2.25m permitted.	•			✓
	- two storey units 2.4m min. for second storey if 50% or more of the apartment has 2.7m min. heights.	•		All levels including two storey units have a minimum height of 2.7m	✓
	- two storey units with two storey void space, 2.4m min. ceiling heights	•			✓
	- attic spaces 1.5m min wall height at edge of room with 30degree min. ceiling slope.	•			N/A
	Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight.	•			N/A
s3 p75	Flexibility				
	Provide robust building configurations, which utilise multiple entries and circulation cores, especially in larger buildings over 15m long.		•		✓
	Thin building cross sections, which are suitable for residential or commercial uses.		•		N/A
	A mix of apartment types.		•		✓
	Higher ceilings in particular on ground floor and first floor		•		✓
	Separate entries for ground floor level and upper levels.		•	Separate residential and public lobbies	✓
	Sliding and/or movable wall systems.		•		X

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	Provide apartment layouts, which accommodate the changing use of rooms. Design solutions may include:				
	- windows in all habitable rooms and the maximum number of non-habitable rooms.		•		✓
	- adequate room sizes and open-plan apartments, which provide a variety of furniture layout opportunities.		•		✓
	- dual master-bedroom apartments, which can support two independent adults living together or a live/work situation.		•		✓
	Utilise structural systems, which support a degree of furniture change in building use or configuration. Design solutions may include:				
	- a structural grid, which accommodates car parking dimensions, retail commercial and residential uses vertically throughout the building.		•		✓
	- the alignment of structural walls, columns and services cores between floor levels.		•		✓
	- the minimisation of internal structural walls.		•		✓
	- higher floor to floor dimensions on the ground floor and possibly the first floor.		•		✓
	Promote accessibility by ensuring:				
	- the number of accessible and visitable apartments is optimised.		•		✓
	- adequate pedestrian mobility and access is provided.		•		✓
s3 p77	Ground floor apartments				
	Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape and topography of the site.	•		No apartments on ground floor.	N/A
	Provide ground floor apartments with access to private open space, preferably as a terrace or garden.	•		Some first floor apartments have access to a private terrace	✓
s3 p79	Internal circulation				
	Increase amenity and safety in circulation spaces by:				
	- providing generous corridor widths and ceiling heights, particularly in lobbies, outside lifts and apartment entry doors.		•		✓
	- providing appropriate levels of lighting, including the use of natural daylight, where possible.		•		✓
	- minimising corridor lengths to give short, clear sight lines.		•	Linear corridor is naturally ventilated and has natural daylight to improve amenity	X
	- avoiding tight corners.		•		✓
	- providing legible signage noting apartment numbers, common areas and general directional finding.		•	Assumed	✓
	- providing adequate ventilation.		•		✓
	Support better apartment building layouts by designing buildings with multiple cores which:				
	- increase the number of entries along a street		•		✓

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	- increase the number of vertical circulation points		•	Separation of towers from podium circulation. Mutiple lifts in each tower.	✓
	- give more articulation to the facade		•	The corridor ventilation slots further articulate the facade.	✓
	- limiting the number of units off a circulation core on a single level.		•		✓
	Articulate longer corridors. Design solutions may include: Utilising a series of foyer areas; Providing windows along or at the end of a corridor.		•		✓
	Minimise maintenance and maintain durability by using robust materials in common circulation areas.		•	Assumed	N/A
	In general where units are located off a double loaded corridor the number of units accessible from a single core should be limited to 8. Exceptions may be allowed: For adaptive reuse of buildings; Where developments can demonstrate the achievement of the desired streetscape character and entry response; Where developments can demonstrate a high level of amenity for common lobbies, corridors and units, (cross over, dual aspect apartments).	•		Circulation core is located centrally in corridor. Slots in building envelope allow natural cross ventilation and natural daylight in the corridor giving it a high level of amenity.	✓
s3 p80	Mixed Use				
	Choose a mix of uses that complement and reinforce the character, economics and function of the local area.		•		✓
	Choose compatible mix of uses.		•		✓
	Consider building depth and form in relation to each use's requirements for servicing and amenity. The compatibility of various uses can be addressed by utilising:				
	- flexible building layouts, which promote variable tenancies or uses.		•	Flexible commercial/retail at ground level	✓
	- optimal floor to ceiling heights.		•		✓
	- optimal building depths, such as 10-18m for residential and smaller commercial uses.		•		✓
	- extra care where larger footprint commercial spaces are integrated with residential uses.		•		N/A
	Design legible circulation systems, which ensure the safety of users by:				
	- isolating commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.		•		✓
	- locating clearly demarcated residential entries directly from the public street.		•		✓
	- clearly distinguishing commercial and residential entries and vertical access points. The coming and going of strangers can lead to security issues, especially for the residential component.		•	Separate, secure lobbies are provided at ground floor for residents	✓
	- providing secure entry to all entrances into private areas including car parks and internal courtyards.		•		✓
	- providing safe pedestrian routes through the site, where required.		•		N/A
	Ensure the building positively contributes to the public domain and streetscape by:				
	- fronting onto major streets with active uses.		•		✓

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	- avoiding the use of blank walls at the ground level.		•	Mainatins an open, active facade to all street frontages. Refer to Architectural Drawings and Design Report: '4.2 Ground Level'.	✓
	Address acoustic requirements for each use by:				
	- separate residential uses, where possible, from ground floor leisure or retail uses by utilising an intermediate quiet-use barrier, such as offices.		•		N/A
	- design for acoustic privacy from the beginning of the project to ensure that future services, such as air conditioning, do not cause acoustic problems later.		•		✓
	Recognising the ownership/lease patterns and separating requirements for purposes of BCA for considerations.		•		N/A
s3 p82	Storage				
	Locate storage conveniently for apartments. Options include providing:				
	- at least 50% of required storage within each apartment and accessible from either the hall or living area. Storage is best provided as cupboards accessible from entries and hallways and/or from under internal stairs.		•		✓
	- dedicated storage rooms on each floor which can be leased by residents as required.		•	Storage in basement area	X
	- dedicated and / or leasible storage in internal or basement car parks. Leasing storage provides choice and minimises the impact of storage on housing affordability.		•		✓
	Provide storage, which is suitable for the needs of residents in the local area and able to accommodate larger items such as sporting equipment (skiing, golf, surfing etc.) and bicycles.		•		✓
	Ensure that storage separated from apartments is secure for individual use.		•		✓
	Where basement storage is provided:				
	- ensure that it does not compromise natural ventilation in car parks or create potential conflicts with fire regulations.		•		✓
	- exclude it from FSR calculations		•		✓
	Consider providing additional storage in smaller apartments in the form of built-in cupboards to promote a more efficient use of small spaces		•		✓
	In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: Studio apartments 6m³; 1-bedroom apartment 6m³; 2-bedroom apartment 8m³; 3-bedroom apartment 10m³.	•			✓
	BUILDING AMENITY				
s3 p83	Acoustic Privacy				
	Utilise the site and building layout to maximise the potential for acoustic privacy by providing adequate building separation within the development and from neighbouring buildings.	•		Refer to Design Report for further explanation	✓
	Arrange apartments within a development to minimisenoise transition between flats by:				

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	- locating busy, noisy areas next to each other and quieter areas next to other quiet areas, for example, living rooms with living rooms, bedrooms with bedrooms.		•	Refer to Architectural Drawings	✓
	- using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas		•	Refer to Architectural Drawings	✓
	- minimising the amount of party (shared) walls with other apartments.		•	Refer to Architectural Drawings	✓
	Design the internal apartment layout to separate noisier spaces from quieter spaces by:				
	- grouping uses within an apartment-bedrooms with bedrooms and service areas like kitchen, bathroom, laundry together		•	Refer to Architectural Drawings	✓
	Resolve conflicts between noise, outlook and views by using design measures including:				
	- double glazing		•		✓
	- operable screened balconies		•	Provided on balconies within 20m of rail line	✓
	- continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements.		•		N/A
	Reduce noise transmission from common corridors or outside the building by providing seals at entry doors.		•	Assumed	✓
s3 p84	Daylight Access				
	Living rooms and private open spaces for at least 70% of apartments in a development should receive a min. 3 hours direct sunlight between 9am and 3pm in mid winter. In dense urban areas min. 2 hours may be acceptable	•			✓
	Limit the number of single-aspect apartments with a southerly aspect to a maximum of 10% of total units.	•		Refer to Design Report: '5.5 Resources, energy and water efficiency' for further explanation.	X
	Plan the site so that new residential flat development is oriented to optimise northern aspect.		•	Refer to Design Report	✓
	Ensure direct daylight access to communal open space between March and September and provide appropriate shading in summer (see Open Space and Landscape Design).		•		✓
	Optimise the number of apartments receiving daylight access to habitable rooms and principal windows:				
	- ensure daylight access to habitable rooms and private open space, particularly in winter		•	Refer to Design Report	✓
	- use skylights, clerestory windows and fanlights to supplement daylight access		•	Skylights to be used on Tower 1 maisonettes	✓
	- promote two-storey and mezzanine, ground floor apartments or locations where daylight is limited to facilitate daylight access to living rooms and private open spaces		•	Two-storey apartments limited to upper levels to meet market demand and provide appropriate mix of affordable options at lower levels First residential level on Level 01	✓
	- limit the depth of single aspect apartments		•		✓

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	- ensure single aspect, single-storey apartments have a northerly or easterly aspect		•	Additional glazing to recessed balconies on southern apartments provides increased opportunity for day- and sunlight.	X
	- locate living areas to the north and service areas to the south and west of the development		•	Service areas located at back of site to reduce impact on street frontage. refer to Architectural Drawings for podium and tower layouts.	X
	- limit the number of south-facing apartments and increase their window area		•		✓
	- use light shelves to reflect light into deeper apartments.		•	3.2m floor-to-floor 2.7m floor-to-ceiling in habitable rooms	X
	Design for shading and glare control, particularly in summer:				
	- using shading devices, such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting		•	Refer to Design Report	✓
	- optimising the number of north-facing living spaces		•	Refer to Design Report and Architectural Drawings	✓
	- providing external horizontal shading to north-facing windows		•		X
	- providing vertical shading to east or west windows		•		X
	- using high performance glass but minimising external glare off windows		•	Assumed	✓
s3 p86	Natural Ventilation				
	Building depths which support natural ventilation typically range from 10-18m.	•			✓
	60% of residential units should be naturally cross ventilated.	•			✓
	25% of kitchens should have access to natural ventilation.	•		Kitchens and Living space are open plan encouraging natural ventilation. Refer to Design Report for further discussion	✓
	Plan the site to promote and guide natural breezes by:				
	- determining prevailing breezes and orient buildings to maximise use, where possible		•	Refer to Design Report	✓
	- locating vegetation to direct breezes and cool air as it flows across the site and by selecting planting or trees that do not inhibit airflow.		•	Refer to Landscape Architect's Drawings	✓
	Utilise the building layout and section to increase the potential for natural ventilation. Design solutions may include:				
	- facilitating cross ventilation by designing narrow building depths and providing dual aspect apartments, for example, cross through apartments and corner apartments.		•	Refer to Design Report: '5.5 Resources, energy and water efficiency'	✓
	- facilitating convective currents by designing units which draw cool air in at lower levels and allow warm air to escape at higher levels, for example, maisonette apartments and two-storey apartments.		•	Operable skylights on Tower 1 Maisonettes to facilitate cross-ventilation.	✓

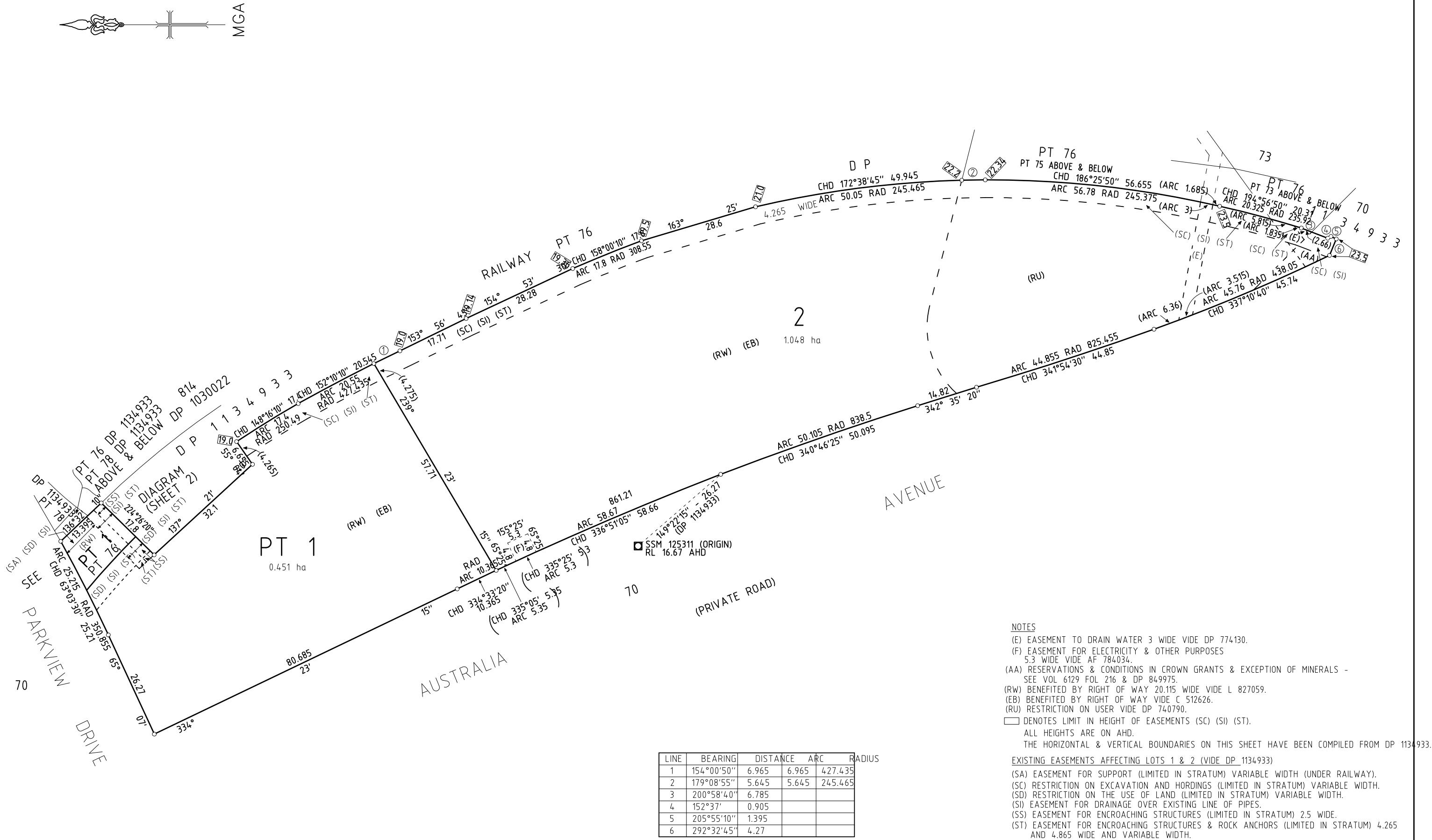
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	- consider alternative solutions for cross ventilating single aspect apartments.		•	Deep cuts into building envelop convert single aspect apartments to mutli-aspect apartments, facilitating cross-ventilation.	✓
	Design the internal apartment layout to promote natural ventilation by:				
	- minimising interruptions in air flow through an apartment. The more corners or rooms airflow must negotiate, the less effective the natural ventilation		•	Refer to Architectural Drawings	✓
	- grouping rooms with similar usage together, for example, keeping living spaces together and sleeping spaces together. This allows the apartment to be compartmentalised for efficient summer cooling or winter heating (see Energy Efficiency).		•	Refer to Architectural Drawings	✓
	Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout. Design solutions may include:				
	- locating small windows on the windward side and larger windows on the leeward side of the building thereby utilising air pressure to draw air through the apartment		•		✓
	- using higher level casement or sash windows, clerestory windows or operable fanlight windows including above internal doors - to facilitate convective currents. This is particularly important in apartments with only one aspect		•		X
	- selecting windows which the occupants can reconfigure to funnel breezes into the apartment, such as vertical louvred, casement windows and externally opening doors.		•	Refer to Design Report: '4.5.1 Facade articulation strategy'	✓
	Coordinate design for natural ventilation with passive solar design techniques		•		✓
	BUILDING FORM				
s3 p88	Awnings and Signage		•		
s3 p89	Facades		•		
s3 p91	Roof Design		•		
	BUILDING PERFORMANCE				
s3 p93	Energy Efficiency		•		
	Incorporate passive solar design techniques to optimise heat storage in winter and heat transfer in summer by:				
	- maximising thermal mass in floor & walls in northern rooms.		•		✓
	- hard floor finishes instead of carpet		•		X
	- limiting number of single aspect apartments with southerly aspect to max 10%.		•	Refer to Design Report: '5.5 Resources, energy and water efficiency' for further explanation	✓
	- insulating roof/ceiling to R2.0, external walls to R1.0 and floor including separation from basement parking to R1.0.		•	Assumed	✓
	Improve control of mechanical space heating & cooling by:				
	- designing apartments so that entries open into lobbies or vestibules and are isolated from living areas by doorways.		•		✓

APPENDIX B / SEPP65 + RFDC COMPLIANCE CHECKLIST

RFDC Ref.	Item description	Rule of Thumb	Better Design Practice	Notes	Proposal Complies
	Provide or plan for future installation of photovoltaic panels.		•	Space available on roofs of towers	✓
	Improve efficiency of hot water systems		•	Space available on roofs of towers for gas boosted solar hot water	✓
	Reduce reliance on artificial lighting		•	Refer to design report for further discussion	✓
	Maximise the efficiency of household appliances		•		✓
s3 p95	Maintenance				
	Design windows to enable cleaning from inside the building, where possible.		•		✓
	Select manually operated systems, such as blinds, sunshades, pergolas and curtains in preference to mechanical systems.		•		✓
	Select durable materials, which are easily cleaned and are graffiti resistant.		•		✓
	For developments with communal open space, provide a garden maintenance and storage area, which is efficient and convenient to use and is connected to water and drainage.		•		✓
s3 p96	Waste Management				
	Locate storage areas for rubbish bins away from the front of the development where they have a significant negative impact on the streetscape, on the visual presentation of the building entry and on the amenity of residents, building users and pedestrians.		•		✓
	Provide every dwelling with a waste cupboard or temporary storage area of sufficient size to hold a single days waste and enable source separation.		•		✓
	Incorporate on-site composting, where possible in self contained units on balconies as part of the shared site facilities		•	Composting in DPP	X
	Supply waste management plan with DA	•			✓
s3 p97	Water Conservation				
	Use AAA rated appliances to minimise water use.		•	Assumed.	✓
	Collect, store and use rainwater on site. This may be used for car washing, watering the garden, toilet flushing, laundry and clothes washing. Once treated, rainwater can also be used for potable supply.		•	Water to be retained off-site.	X
	Incorporate local indigenous native vegetation in landscape design		•	Refer to Landscape Architect's drawings	✓
	Consider grey water recycling		•		X
N/A	Accessible Parking				
	Car parking space or garage min. area 6.0m x 3.8m			Complies with Australian Standard	✓
	Roof to car parking space				✓
	Internal clearance of garage or carport 2.5 min.				✓



APPENDIX C SITE SURVEY

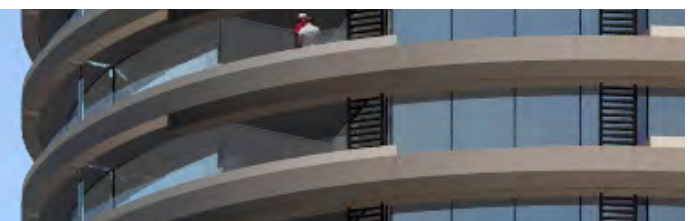


NOTES
(E) EASEMENT TO DRAIN WATER 3 WIDE VIDE DP 774130.
(F) EASEMENT FOR ELECTRICITY & OTHER PURPOSES 5.3 WIDE VIDE AF 784034.
(AA) RESERVATIONS & CONDITIONS IN CROWN GRANTS & EXCEPTION OF MINERALS - SEE VOL 6129 FOL 216 & DP 849975.
(RW) BENEFITED BY RIGHT OF WAY 20.115 WIDE VIDE L 827059.
(EB) BENEFITED BY RIGHT OF WAY VIDE C 512626.
(RU) RESTRICTION ON USER VIDE DP 740790.
□ DENOTES LIMIT IN HEIGHT OF EASEMENTS (SC) (SI) (ST).
ALL HEIGHTS ARE ON AHD.
THE HORIZONTAL & VERTICAL BOUNDARIES ON THIS SHEET HAVE BEEN COMPILED FROM DP 1134933.
EXISTING EASEMENTS AFFECTING LOTS 1 & 2 (VIDE DP 1134933)
(SA) EASEMENT FOR SUPPORT (LIMITED IN STRATUM) VARIABLE WIDTH (UNDER RAILWAY).
(SC) RESTRICTION ON EXCAVATION AND HORDINGS (LIMITED IN STRATUM) VARIABLE WIDTH.
(SD) RESTRICTION ON THE USE OF LAND (LIMITED IN STRATUM) VARIABLE WIDTH.
(SI) EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES.
(SS) EASEMENT FOR ENCROACHING STRUCTURES (LIMITED IN STRATUM) 2.5 WIDE.
(ST) EASEMENT FOR ENCROACHING STRUCTURES & ROCK ANCHORS (LIMITED IN STRATUM) 4.265 AND 4.865 WIDE AND VARIABLE WIDTH.
FOR STRATUM STATEMENT SEE SHEET 2.

Surveyor: IAN JAMES SOUTER, SOUTER AND ASSOCIATES, PRINCES STREET MARINA, NEWPORT Date of Survey: 17-12-2010 Surveyor's Ref: 28-71 2011M7100 (215)Comp	PLAN OF SUBDIVISION OF LOT 74 IN DP 1134933	LGA: CITY OF AUBURN Locality: SYDNEY OLYMPIC PARK Subdivision No: _____ Lengths are in metres. Reduction Ratio 1:600	Registered	
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APPENDIX D SHADOW DIAGRAM ANALYSIS



21 JUNE - 0900



21 JUNE - 1200



21 JUNE - 1500



Figure C.1 Winter solstice shadow studies

EXISTING CONDITION

PROPOSED CONDITION - Proposed Development shadows shown blue.

21 DECEMBER - 0900



21 DECEMBER - 1200



21 DECEMBER - 1500

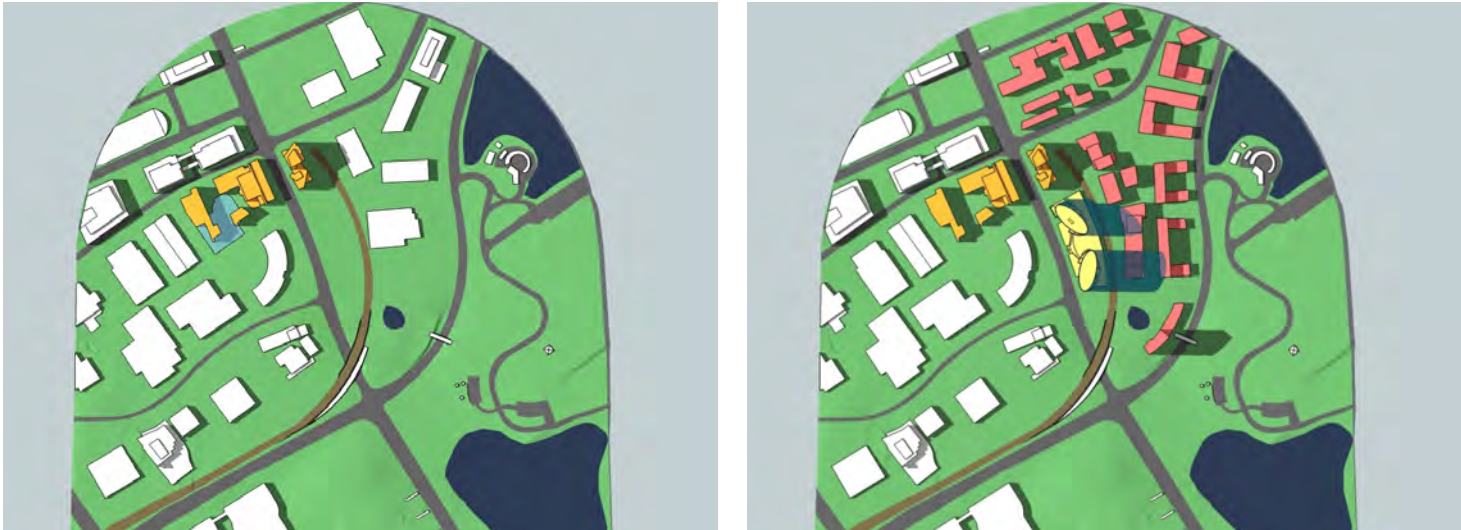


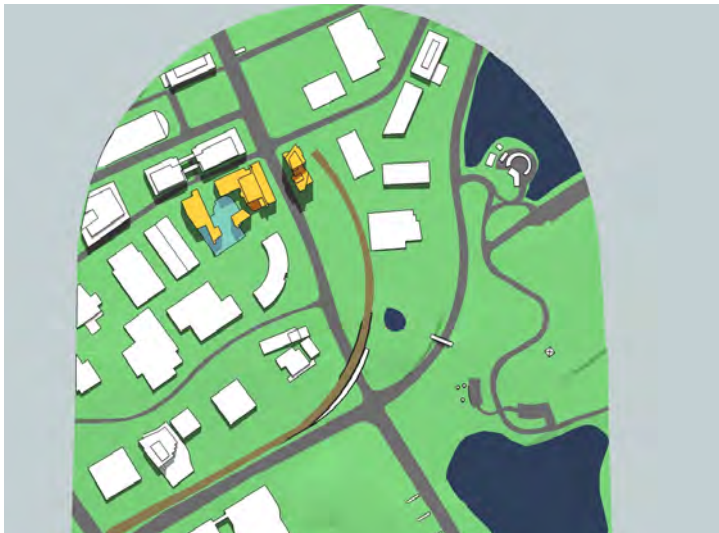
Figure C.2 Summer solstice shadow studies

EXISTING CONDITION **PROPOSED CONDITION** - Proposed Development shadows shown blue.

20 MARCH / 23 SEPTEMBER - 0900



20 MARCH / 23 SEPTEMBER - 1200



20 MARCH / 23 SEPTEMBER - 1500



Figure C.3 Equinox

EXISTING CONDITION

PROPOSED CONDITION - Proposed Development shadows shown blue.