

Part 1 – Local Context

CONTROL	EVALUATION	COMPLIANCE
Building depth		
<p>In general an apartment building of a maximum depth of 18 metres is appropriate.</p>	<p>East Tower: Building depth varies from 17 metres, at its narrowest point, to approximately 27 metres in the middle of the building.</p> <p>West Tower: Building depth varies from 16 metres at its narrowest point, to 22 metres, at its widest point.</p> <p>The tower floorplans has been designed to be consistent with the floorplates approved in the Design Competition that was held for the site. The design of the apartments achieves solar access and cross ventilation that meet that minimum requirements of the RFDC. Details in this respect are provided further in this table.</p>	<p>Partial</p>
Building Separation		
<p>Up to 4 storeys:</p> <ul style="list-style-type: none"> • 12m between habitable rooms/balconies • 9m between habitable/balconies & non-habitable • 6m between non-habitable rooms. <p>5 to 8 storeys:</p> <ul style="list-style-type: none"> • 18m between habitable rooms/ balconies • 13 m between habitable/balconies & non habitable • 9m between non habitable <p>9 storeys and above:</p> <ul style="list-style-type: none"> • 24m between habitable rooms/balconies • 18m between habitable/balconies & non-habitable • 12m between non-habitable rooms. 	<p>The two towers are 19 metres apart at their closest (northwestern corner of East Tower and southeastern corner of West Tower). This only occurs for a relatively minor part of the overall development. For the remainder of the development, the towers are separated by more than 24 metres. It is also noted that the tower footprints has been designed to be consistent with those approved in the Design Competition that was held for the site.</p>	<p>Partial</p>

Part 2 – Site Design

	CONTROL	EVALUATION	COMPLIANCE
Deep Soil Zones			
	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.	The subject site currently provides no deep soil area, being located in the CBD or Parramatta. The proposal will not provide for deep soil areas. However, stormwater infiltration will be greatly improved over the current situation due to the extensive landscaping proposed at podium level.	N/A
Fences and Walls			
	Fences and walls should be designed to define the boundaries between the development, provide privacy and security and contribute positively to the public domain.	Not applicable. This control applies to fences or walls that are at ground floor level. No fences or walls are proposed at ground floor level.	N/A
Landscape Design			
	A landscape design should: <ul style="list-style-type: none"> • improve the amenity of open space • contribute to the streetscape character • improve the energy efficiency and solar efficiency of the public domain • contribute to the sites characteristics • contribute to water and stormwater efficiency • provide a sufficient depth of soil for planting • minimise maintenance 	Landscaping of the site will greatly improve the amenity of the open space areas and will accommodate a variety of leisure activities. The proposed landscape design is shown on the plans at Annexure 6 of the Environmental Assessment report. Future landscaping of the river frontage by Council or Meriton (subject to a Voluntary Planning Agreement) will contribute towards the future character of this locality. The intended design is identified in the architectural drawings at Annexure 4 of the Environmental Assessment report. The design is consistent with the relevant visions that Council has for the site and its interface with the river.	Yes
Open Space Configuration			
	Area of open space should generally be between 25 – 30% of the site. Where developments are unable to achieve this, they must demonstrate that the residential amenity is provided in the form of increased private open space. Minimum area of private open space at ground level shall be 25m ² .	The landscaped podium on the site occupies an area of 2,254 sqm, which equates to 33% of the site area. Where private open space courtyards are provided at podium level, each of the courtyards has an area of 25 sqm or more.	Yes

CONTROL	EVALUATION	COMPLIANCE
Orientation		
<p>In order to achieve better design practise:</p> <ul style="list-style-type: none"> • Plan the site to optimise solar access • Select building types or layouts that respond to the streetscape by optimising solar access • Optimise solar access to living spaces • Detail building elements to modify environmental considerations 	<p>Compliance with the solar access requirements is detailed in the Solar Access Report at Annexure 18 of the Statement of Environmental Effects).</p>	<p>Yes</p>
Planting on Structures		
<p>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.</p>	<p>Planting of the landscaped podium area will have soil depths that are appropriate to the species that are to be planted.</p>	<p>Yes</p>
Building Entry		
<p>Building entries should:</p> <ul style="list-style-type: none"> • Create entries that provide a desirable residential amenity. • Orientate the visitor. • Contribute positively to the streetscape or building façade design. 	<p>Each tower has a clearly identifiable entry point. Large lobby spaces define the entry points. Entrance points provide a focal point of each building and contribute to streetscape character.</p>	<p>Yes</p>
Pedestrian Access		
<p>Identify the access requirements from the street or car parking area to the apartment entrance.</p> <p>Follow the accessibility standard set out in Australian Standard AS 1428 (parts 1 and 2), as a minimum.</p> <p>Provide barrier free access to at least 20 percent of dwellings in the development.</p>	<p>External parts of the development are serviced by at-grade access for people with limited mobility. Access from the basement to all apartments is provided via lifts.</p> <p>The development provides compliance access for disabled people.</p> <p>The entire development is barrier free and accessible by ramp and/or lifts.</p>	<p>Yes</p>
Vehicle Access		
<p>Generally limit the width of driveways to a maximum of six metres.</p> <p>Locate vehicle entries away from main pedestrian entries and on secondary frontages.</p>	<p>The proposed driveway is 6 metres wide. The vehicle entry point is located at the rear of the development.</p>	<p>Yes</p>

Part 3 – Building Design

CONTROL	EVALUATION	COMPLIANCE
Apartment Layout		
<p>Single-aspect apartments should be limited in depth to 8 metres from a window.</p> <p>The back of a kitchen should be no more than 8 metres from a window.</p> <p>The width of crossover or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts.</p>	<p>All apartments in the West Tower are generally no more than 8 metres deep. All kitchens are within 8 metres from windows.</p> <p>Most apartments in the East Tower are generally 8 metres deep. Units A12 and A14 are corner apartments and provide excellent cross ventilation and natural light. Unit A19 is 9 metres deep, but its kitchen is within 8 metres from the windows.</p> <p>The tower floorplans has been designed to be consistent with the floorplates approved in the Design Competition that was held for the site. The design of the apartments achieves solar access and cross ventilation that meet that minimum requirements of the RFDC. Details in this respect are provided further in this table.</p>	Partial
<p>As a guide, the following minimum apartment sizes apply:</p> <ul style="list-style-type: none"> • 1 bedroom: 50sqm • 2 bedroom: 70sqm • 3 bedroom: 95sqm 	<p>The following Minimum sizes are in the development:</p> <p>50.9 sqm</p> <p>81.6 sqm</p> <p>112.5 sqm</p>	Yes
Balconies		
<p>Provide primary balconies for all apartments with a minimum depth of 2 metres.</p> <p>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.</p> <p>Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.</p>	<p>2m minimum depth provided.</p>	Yes

CONTROL	EVALUATION	COMPLIANCE
Ceiling Heights		
<p>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.</p> <p>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).</p>	2.7m high ceilings provided.	Yes
Ground Floor Apartments		
<p>Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units.</p> <p>Provide ground floor apartments with access to private open space, preferably as a terrace or garden.</p>	All apartments at the podium level of the development are provided with private courtyard spaces.	Yes
Internal Circulation		
<p>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:</p> <ul style="list-style-type: none"> • For adaptive reuse 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). 	In each tower, a maximum of 8 apartments are accessed of a single corridor/core.	Yes

CONTROL	EVALUATION	COMPLIANCE
Storage		
<p>In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:</p> <ul style="list-style-type: none"> • Studio apartments: 6m³ • One bedroom apartments: 6m³ • Two bedroom apartments: 8m³ • Three plus bedroom apartments: 10m³ 	<p>A total of:</p> <p>141 x 1br x 6m³ = 846 m³</p> <p>233 x 2br x 8m³ = 1,864 m³</p> <p>16 x 3br x 10m³ = 160 m³</p> <p>Total required = 2,870 m³</p> <p>Storage is provided in each apartment and in the basement in the form of basement storage.</p>	<p>Yes</p>
Daylight Access		
<p>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.</p> <p>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).</p>	<p>Compliance with the solar access requirements is detailed in the Solar Access Report at Annexure 18 of the Statement of Environmental Effects).</p> <p>9% of the apartments are proposed as single aspect and south facing.</p>	<p>Yes</p>
Natural Ventilation		
<p>60% of residential units should be naturally cross ventilated.</p>	<p>60% of the apartments are naturally cross ventilated.</p>	<p>Yes</p>
<p>25% of kitchens within a development should have access to natural ventilation.</p>	<p>All kitchens have access to natural ventilation.</p>	<p>Yes</p>