SEPP 65 CODE REQUIREMENT	COMMENT
PART 01 – LOCAL CONTEXT	
Building depth	
In general an apartment building of a maximum depth of 18 metres is appropriate.	Complies In general the depth of a typical level is 16.5m. Refer to Building Depth Plans enclosed herein.
Building Separation	
Up to 4 storeys ▪ *12m between habitable rooms/ balconies* ▪ *9 m between habitable/balconies & non habitable* ▪ *6m between non habitable* *5 to 8 storeys* ▪ *18m between habitable rooms/ balconies* ▪ *13 m between habitable/balconies & non habitable* ▪ *9m between non habitable* *9 storeys & above* ▪ *24m between habitable rooms/ balconies* ▪ *18 m between habitable/balconies & non habitable* ▪ *12m between non habitable*	Complies Building 9 varies in height from 3, 4 and 6 storeys in height. Distance between building 9 (6 storeys) and building 10 (6 storeys): Balcony to balcony = 25.75m Distance between building 9 (3 storeys) and building 8 (4 storeys): Habitable room to habitable room = 13.14m Refer to Building Separation Plans enclosed.

SEPP 65 CODE REQUIREMENT	COMMENT
PART 02 – SITE DESIGN	
Site Analysis	
A detailed site analysis is to accompany development proposals.	Complies A site analysis plan is enclosed in ***Annexure 4.***
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.	Complies The total open space area is 44,358m² and the total deep soil area is 39,051m² therefore deep soil constitutes 88% of the total open space area. A Deep Soil plan is enclosed in ***Annexure 6.***
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.	Complies Fences have been provided to any ground level apartments to define private and public spaces. Refer to ***Annexure 4*** and ***5*** for Architectural Plans and Photomontages.
Landscape Design	
A landscape design should: ▪ *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*	Complies The landscape plan will provide a high level of amenity to residents and will incorporate planting that will be appropriate to the locality and will be hosted in appropriate soil depths. The landscape plan has been prepared to satisfy these provisions. The landscape plan is enclosed at ***Annexure 6*** of the Statement of Environmental Effects.

SEPP 65 CODE REQUIREMENT	COMMENT
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 25m². A minimum preferred dimension in one direction is 4m.*	Complies The open space provided of the entire site is 49. 8%. An Open Space plan is enclosed in ***Annexure 6.*** Minimum area for private open space = 25m2. Refer to Architectural Plans enclosed in ***Annexure 4***.
Orientation	
In order to achieve better design practise: ▪ *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*	Complies ▪ The building orientation has been designed in accordance with the approved Concept Plan and Solar Access for Building 9 achieves 76%. Refer to ***Annexure 8*** for the Solar Access Report. ▪ The building types and layouts have been designed with reference to the approved Concept Plan ▪ Solar access to living spaces has been maximised, as is substantiated by the Solar Access Reports in ***Annexure 8.*** ▪ The development has been designed so that buildings are sited to maximise solar access and ventilation. Building 9 achieves a 76% rating for solar access and 66% access to natural ventilation.

SEPP 65 CODE REQUIREMENT	COMMENT
Planting on Structures	
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. The following are recommended as minimum standards for a range of plant sizes: *Large trees such as figs (canopy diameter of up to 16 metres at maturity)* ▪ *Minimum soil volume 150 cubic metres* ▪ *Minimum soil depth 1.3 metre* ▪ *Minimum soil area 10 metre x 10 metre area or equivalent* *Medium trees (8 metre canopy diameter at maturity)* ▪ *Minimum soil volume 35 cubic metres* ▪ *Minimum soil depth 1 metre* ▪ *Approximate soil area 6 metre x 6 metre or equivalent* *Small trees (4 metre canopy diameter at maturity)* ▪ *Minimum soil volume 9 cubic metres* ▪ *Minimum soil depth 800mm* ▪ *Approximate soil area 3.5 metre x 3.5 metre or equivalent* *Shrubs* ▪ *Minimum soil depths 500-600mm* *Ground cover* ▪ *Minimum soil depths 300-450mm* *Turf* ▪ *Minimum soil depths 100-300mm* *Any subsurface drainage requirements are in addition to the minimum soil depths.*	Complies A detailed landscape plan has been prepared by Sturt Landscape Architects. Refer to ***Annexure 6*** of the Statement of Environmental Effects), which depicts appropriate number, size and species of plants and trees. Details in respect of planting structures on the podium will be provided with an application for a Construction Certificate.

SEPP 65 CODE REQUIREMENT	COMMENT
Safety	
Carry out a formal crime risk assessment for residential development of more than 20 dwellings.	Complies Buildings have been designed to reduce blind corners. Lighting will be provided within the site. Entrances will be via an intercom system. A crime risk assessment report is at ***Annexure 15.***
Building Entry	
Building entries should: ▪ *Create entries that provide a desirable residential amenity.* ▪ *Orientate the visitor.* ▪ *Contribute positively to the streetscape or building façade design.*	Complies The entrances to the lobbies of each building address the streets with defined points of entry, or are accessed via the pedestrian network that forms part of the site. In both cases, the entries will be clearly identifiable and accessible.
Pedestrian Access	
Identify the access requirements from the street or car parking area to the apartment entrance. *Follow the accessibility standard set out in Australian Standard AS 1428 (parts 1 and 2), as a minimum.* *Provide barrier free access to at least 20 percent of dwellings in the development.*	Complies Access is available from the basement parking level and from the street level to all buildings. This is legible on the architectural plans enclosed in ***Annexure 4.*** The architectural plans have been reviewed and assessed by independent 'Access Consultants" in terms of Australian Standard AS 1428 and a copy of the report is enclosed in ***Annexure 11.*** Barrier free access is available via the ground floor levels to lifts for access to units above. Building 9 is able to achieve 100% barrier free access.
Vehicle Access	
Generally limit the width of driveways to a maximum of six metres. *Locate vehicle entries away from main pedestrian entries and on secondary frontages.*	Complies The driveway is 6m wide and is demarcated on the Architectural Plans in ***Annexure 4.*** Vehicle entry and exit points are located a far as practicable from pedestrian entry points into the building. The location of the driveway does not conflict with the pedestrian network.

SEPP 65 CODE REQUIREMENT	COMMENT
PART 03 – BUILDING DESIGN	
Apartment Layout	
Single-aspect apartments should be limited in depth to 8 metres from a window. *The back of a kitchen should be no more than 8 metres from a window.* *The width of crossover or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts.* *The following apartment sizes are provided as a guide:* *1 bedroom 50sqm; 2 bedroom 70sqm; and 3 bedroom 95sqm*	Complies 55% of all apartments have a depth greater than 8m (typically 8.1m). 55% of all apartments have a distance greater than 8m (typically 8.1m) to the back of the kitchen. There are 18 number of cross over apartments in Building 9 all cross overs are 4.1m in width. The following unit sizes have been provided and are above the minimum standard. 1 Bedroom minimum 66m2 2 Bedroom minimum 82m2
Balconies	
Provide primary balconies for all apartments with a minimum depth of 2 metres. 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. *Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.*	Complies All primary balconies have a minimum depth of 2 metres and can comfortably accommodate outdoor furniture. Refer to the Architectural Plans at Annexure 4 which indicate the depth of balconies and furniture layout on balconies.
Ceiling Heights	
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. *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).*	Complies The floor to ceiling heights as measured on the architectural plans have a floor to ceiling height of 2.7m in all habitable rooms and 2.4m in all non-habitable rooms.
Ground Floor Apartments	
Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. *Provide ground floor apartments with access to private open space, preferably as a terrace or garden.*	Complies 63% of ground floor apartments have separate entrance off street. 100% of apartments have access to private open space.

SEPP 65 CODE REQUIREMENT	COMMENT
Internal Circulation	
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: ▪ *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).*	Complies The average number of apartments serviced per floor by the east core is 7. The average number of apartments serviced per floor by the west core is 6.
Storage	
In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: ▪ *One bedroom apartments: 6m3* ▪ *Two bedroom apartments: 8m3* ▪ *Three plus bedroom apartments: 10m3* *At least 50% of required storage within each apartment.*	Complies Storage is provided in each apartment and in the basement in the form of storage cages Two bedroom apartments have minimum 7.7m^3 in the apartment and 4.5m^3 in the basement, total 12.2m^3 storage. Three bedroom apartments have minimum 11.2m^3 in the apartment and 9m^3 in the basement, total 20.2m^3 storage.
Acoustic Privacy	
To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces.	Complies A detailed Acoustic Report has been prepared by Acoustic Logic and is enclosed in ***Annexure 12***. It is noted that the only significant noise is from Mobbs Lane. Recommendations are contained in Section 4.3 of the report and pertain to glazing, walls and ventilation.
Awnings	
To provide shelter for public streets and to ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design. .	Complies Each building entrance has an awning which has been designed to be fully integrated into the overall design of the building. The awning provides a shelter from the elements and an architectural statement as the entrance to the building. There is no signage proposed on the facade of the buildings. Refer to ***Annexure 5*** for photomontages of each building.

SEPP 65 CODE REQUIREMENT	COMMENT
Facades	
To provide 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 that building elements are integrated into the overall building form and facade design.*	Complies The facades have been carefully considered to ensure that each building has a clear identity. Refer to ***Annexure 4***, Building Elevations and Materials and Finishes images, and Annexure *5* for photomontages of each building. • A common palette of materials, forms and details has been used to create a cohesive aesthetic and human scale across the site. • Subtle variations in the treatment of materials create a feeling of variety and diversity within the site. • Fragmented scale and a varied colour palette reference the character of the surrounding dwellings.
Roof Design	
To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings *To integrate the design of the roof into the overall facade, building composition and desired contextual response.* *To increase the longevity of the building through weather protection.*	Complies The roof design is both functional and aesthetically pleasing. Refer to ***Annexure 4***, Building Elevations and ***Annexure 5*** for photomontages of each building. • The animated roof forms help articulate each building into smaller elements of a scale compatible with existing surrounding dwellings. • The roof forms are composed to relate to balconies below. • Large roof overhangs and balconies provide shade and protection to the façade.
Maintenance	
To ensure long life and ease of maintenance for the development	Complies All Meriton apartments are be managed by an onsite, Site Manager who is available to 24/7 to ensure that the entire development is well maintained and co-ordinated. In addition all relevant contractors, for example waste removal, landscaping etc. are co-ordinated by the Site Manager to ensure that a high standard is maintained and that the development presents to its best advantage at all times.

SEPP 65 CODE REQUIREMENT	COMMENT
Waste Management	
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* *To encourage waste minimisation, including source separation, refuse and recycling* *To ensure efficient storage and collection of waste and quality design of facilities.*	Complies A comprehensive Waste Management Plan has been prepared by Wastech and a summary of recommendations is enclosed in point 2 of the report as enclosed in ***Annexure 14.*** In addition the Environmental and Construction Management Plan in ***Annexure 21*** identifies how waste will be handled during demolition, excavation and construction of the site.
Water Conservation	
To reduce mains consumption of potable water *To reduce the quantity of urban stormwater run off*	Complies A comprehensive Environmental Sustainable Development Report prepared by Cundall and is attached in ***Annexure 13*** and section 6.4 specifically addresses the issue of water conservation. Stormwater runoff is being managed via the gutter and drains in the street and directed to the bio-retention pond in the western portion of the site. A detailed Stormwater Management Report and plans are enclosed in ***Annexure 16.***
Daylight Access	
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. *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).* *See Apartment Layout for additional rules of thumb.*	Complies 76% of units receive a minimum of three hours direct sunlight. Compliance with the solar access requirements is detailed in the Solar Access Report at ***Annexure 8*** of the Statement of Environmental Effects) and fully comply. Single aspect apartments with a South West and South East apartments account for 13% of the development due to the east-west orientation of the building. The building footprints and orientation have been determined by the approved Concept Plan MP No.05_0086. As such stepped roofs, deep slots, bay windows, an articulated facade and clerestory windows provide facades also to the east, west and north for many of these apartments in order to maximum access to sunlight.

SEPP 65 CODE REQUIREMENT	COMMENT
Natural Ventilation	
Building depths, which support natural ventilation typically range from 10 to 18m.	Complies Average depth = 16.86m. Minimum 7.68m. Maximum 21.82m.
60% of residential units should be naturally cross ventilated.	Complies 66% are naturally cross ventilated. Refer to natural ventilation plan enclosed herein.
25% of kitchens within a development should have access to natural ventilation.	Complies 100% of all the kitchens have access to natural ventilation.

1 Ground Floor
1 : 100

BUILDING 9

AREA = 1353 SQM

AVERAGE INTERNAL PLAN DEPTH = 1353/81.8 = **16.5M**

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C	08.04.2011	FINAL DRAFT FOR PA ISSUE
D	19.04.2011	REVISED FINAL DRAFT ISSUE
E	24.06.2011	FINAL ISSUE FOR PA APPLICATION

Consultants:

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Solar Access	Heggies	2 Lincon Street, Lane Cove NSW 2066	Tel: 9427 8100
Traffic	TTP	Suite 603, Level 6, 282 Victoria Ave, Chatswood NSW 2067	Tel: 9411 5660
Nathers/Basix	Efficient Living	24B/176 South Creek Road, Cromer NSW 2099	Tel: 9944 0332
Acoustic	Acoustic Logic	9 Sarah Street, Mascot NSW 2020	Tel: 8338 9888

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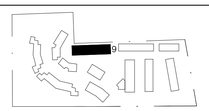
D Jones Architects No. 4778
A Rossi Architects No. 5057
S Stinton Architects No. 6099
A Thorp Architects No. 5047

Key Plan:



Project:
EPPING PARK - STAGE 2
61 MOBBS LANE, EPPING
BUILDINGS 6,9,10,17

Title:
DIAGRAM-BUILDING PLAN DEPTH

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Scale:	Plot Date:	Job No:
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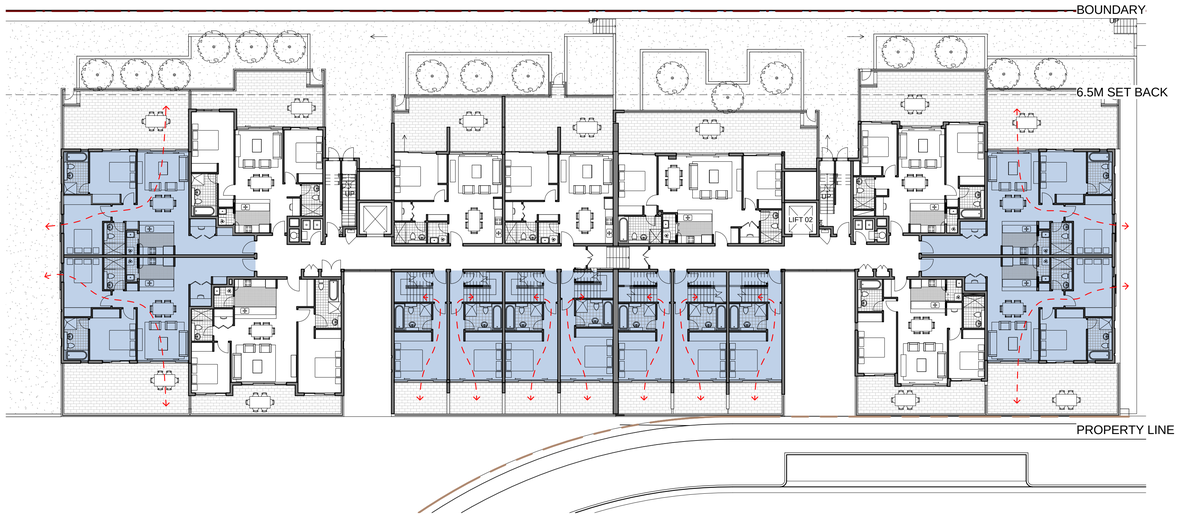
Status: PA



1 CV - GROUND FLOOR PLAN
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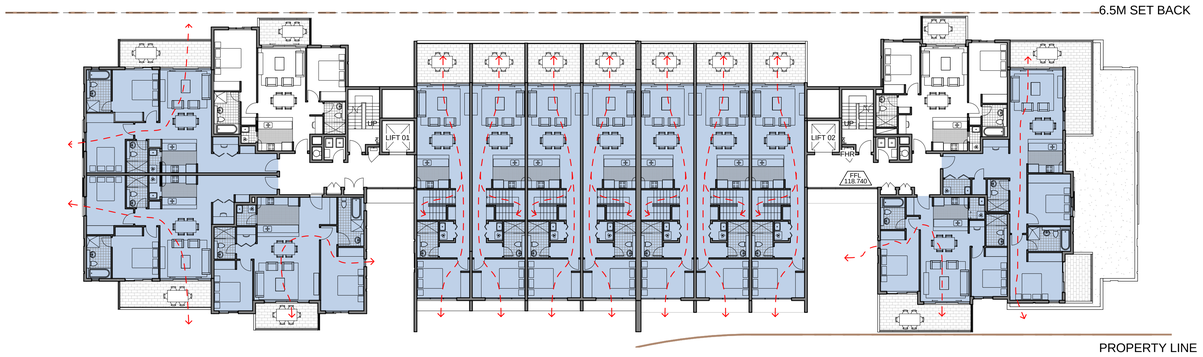

4 CV - LEVEL 3 FLOOR PLAN
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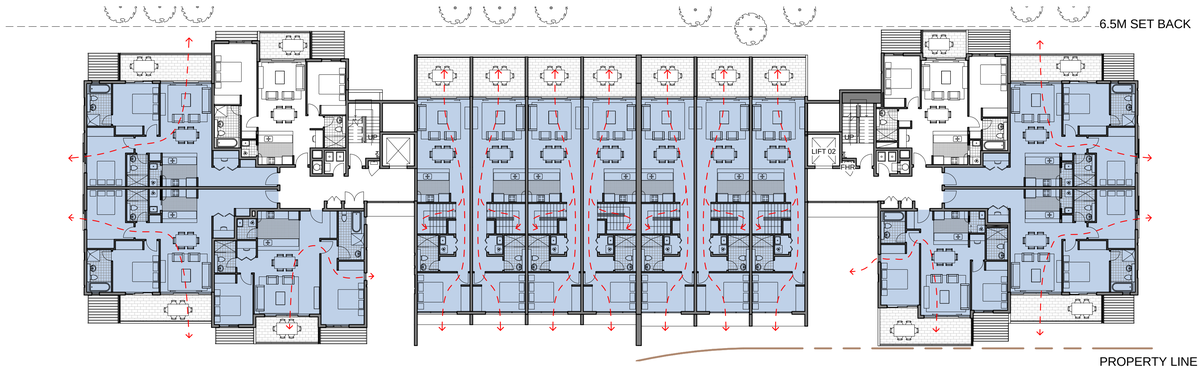

2 CV - LEVEL 1 FLOOR PLAN
1 : 200

5 CV - LEVEL 4 FLOOR PLAN
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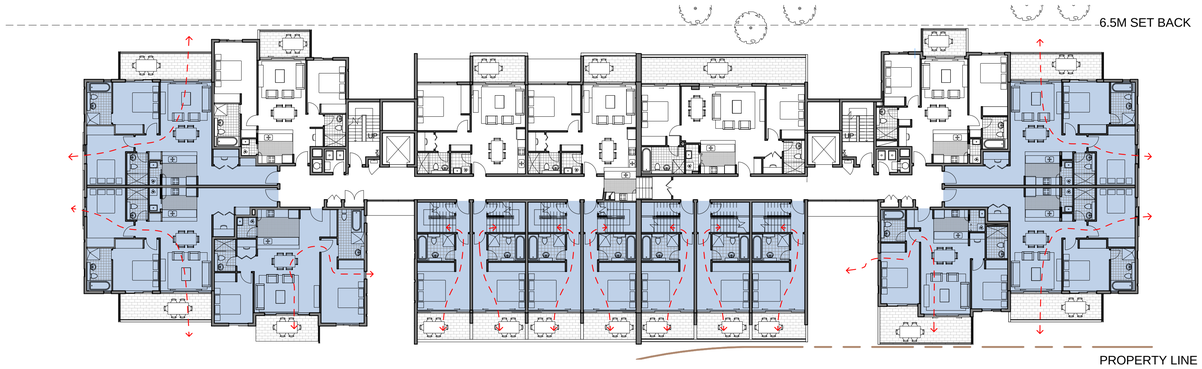

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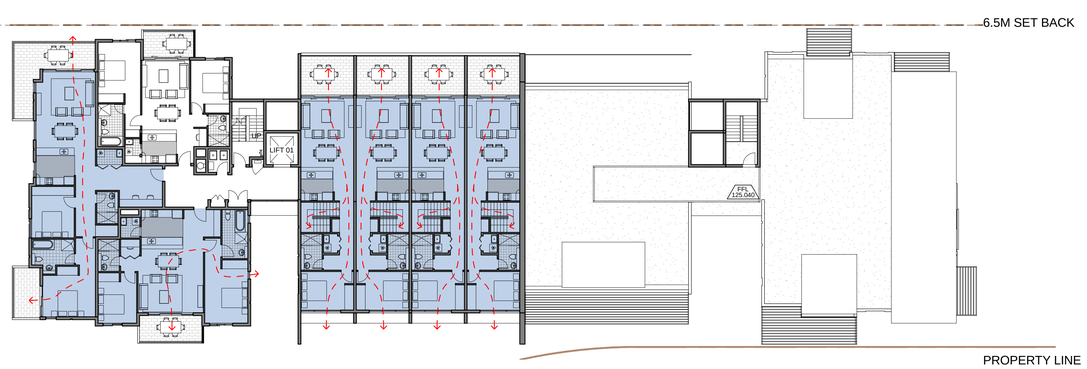

6 CV - LEVEL 5 FLOOR PLAN
1 : 200

CROSS VENTILATION APARTMENT STUDY
BUILDING 9: 45/68 = 66%

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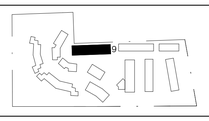

Project:
EPPING PARK - STAGE 2
61 MOBBS LANE, EPPING
BUILDINGS 6,9,10,17

Title:
DIAGRAM-CROSS VENTILATION

Scale:	Plot Date:	Job No:
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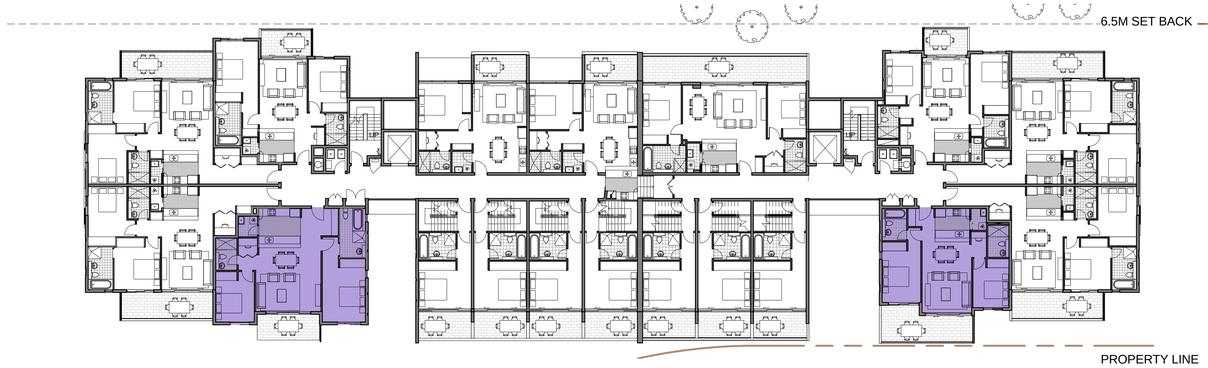

3 SOUTH ASPECT STUDY - LEVEL 2 FLOOR PLAN
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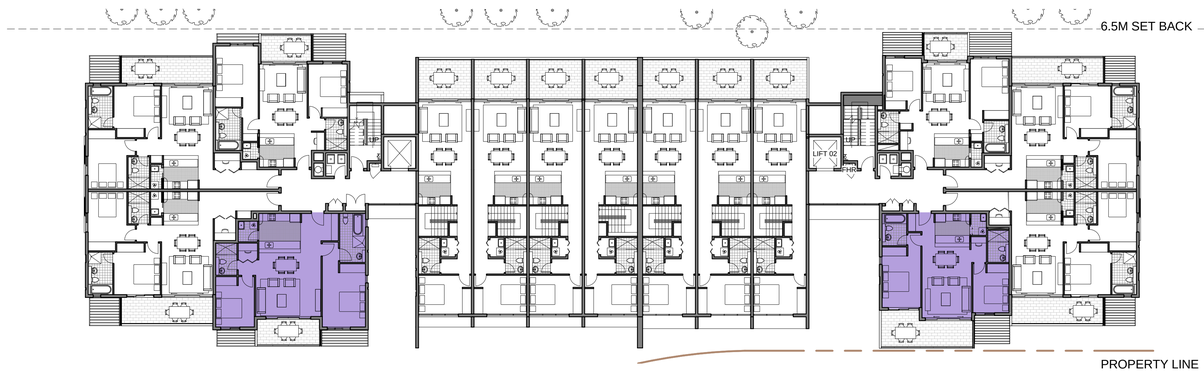

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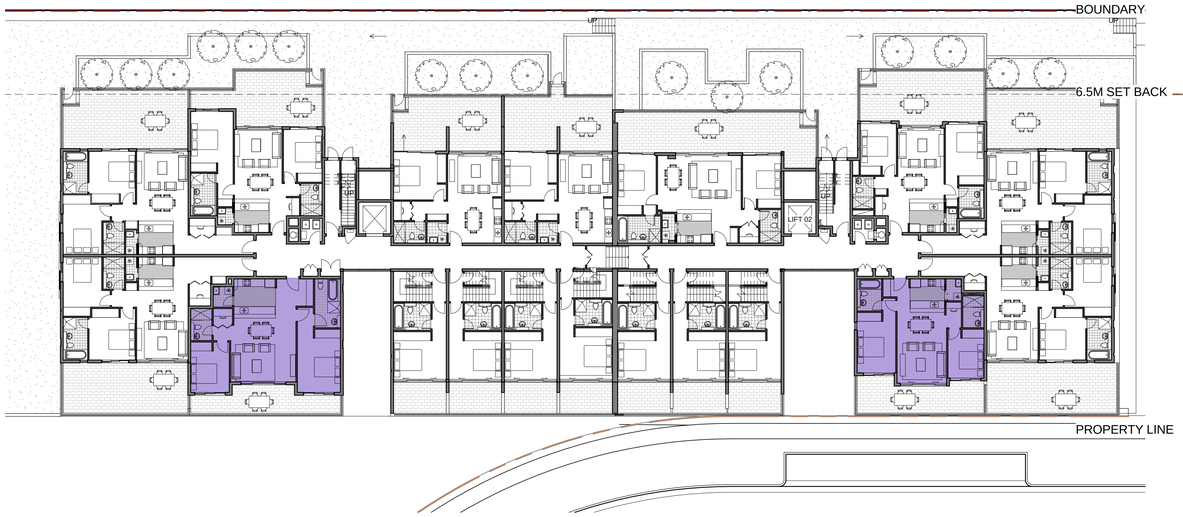

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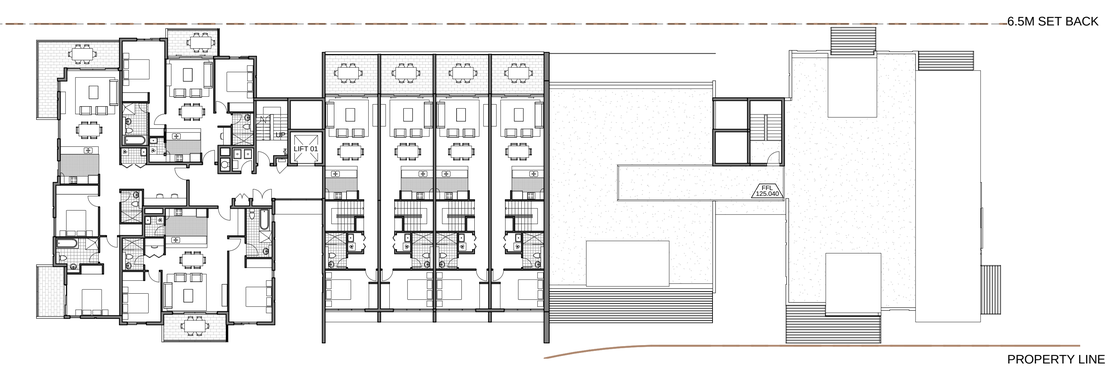

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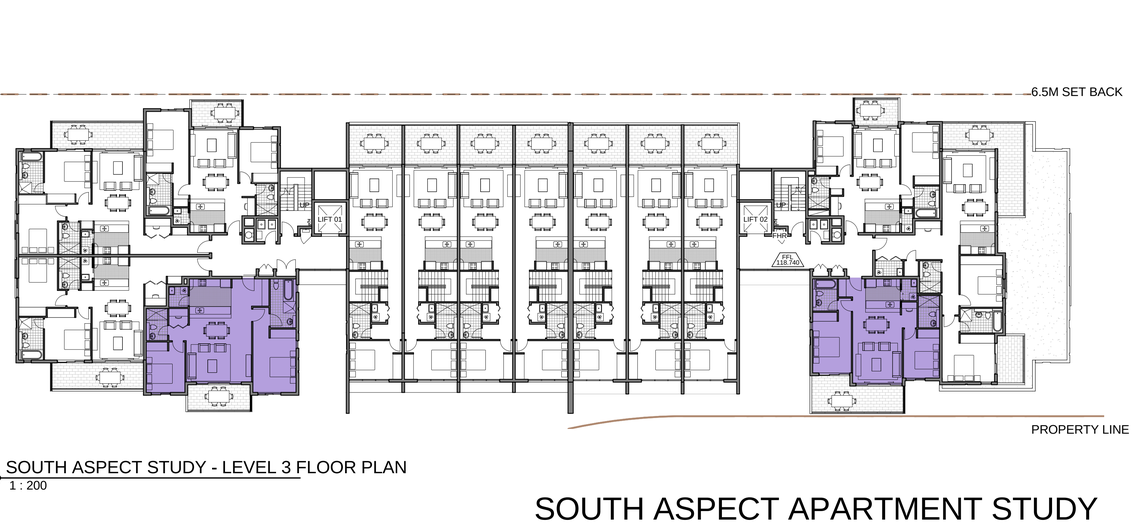
1 : 200

5 SOUTH ASPECT STUDY - LEVEL 4 FLOOR PLAN
1 : 200



4 SOUTH ASPECT STUDY - LEVEL 3 FLOOR PLAN
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SOUTH ASPECT APARTMENT STUDY
BUILDING 9: 9/68 = 13%

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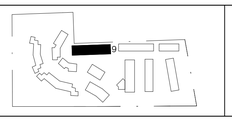
A Thorp Architects No. 5047

Key Plan:



Project:
EPPING PARK - STAGE 2
61 MOBBS LANE, EPPING
BUILDINGS 6,9,10,17

Title:
DIAGRAM-SOUTH ASPECT

Scale: 1 : 200 @B1	Plot Date: 24/06/2011 6:11:44 PM		Job No: 211.006
Dwg No: D0003	Drawn By: Author	Checked By: Checker	Revision: E
Status: PA			

Do not scale from drawings.

Verify all dimensions on site before commencing work.

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ISSUE	DATE	AMENDMENT
A	11.03.2011	PRELIMINARY ISSUE FOR COORDINATION
B	18.03.2011	FINAL DRAFT FOR PA ISSUE
C	08.04.2011	FINAL DRAFT FOR PA ISSUE
D	19.04.2011	REVISED FINAL DRAFT ISSUE
E	24.06.2011	FINAL ISSUE FOR PA APPLICATION

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Nathers/Basix	Efficient Living	24B/176 South Creek Road, Cromer NSW 2099	Tel: 9944 0332
Acoustic	Acoustic Logic	9 Sarah Street, Mascot NSW 2020	Tel: 8338 9888

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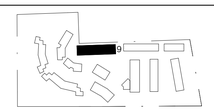
Key Plan:



Project:
EPPING PARK - STAGE 2

61 MOBBS LANE, EPPING
BUILDINGS 6,9,10,17

Title:
DIAGRAM - BUILDING SEPERATION PLAN

0 1 2 5 10 15m

Scale:	Plot Date:	Job No:
1 : 200 @B1	24/06/2011 6:12:16 PM	211.006

Dwg No:	Drawn By:	Checked By:	Revision:
D0004	Author	Checker	E

Status: PA