

SEPP 65 CODE REQUIREMENT	COMMENT
PART 01 – LOCAL CONTEXT	
Building depth	
<i>In general an apartment building of a maximum depth of 18 metres is appropriate.</i>	Complies In general the depth of a typical level is 17.15m. Refer to Building Depth Plans enclosed herein.
Building Separation	
<u>Up to 4 storeys</u> <ul style="list-style-type: none"> ▪ 12m between habitable rooms/ balconies ▪ 9 m between habitable/balconies & non habitable ▪ 6m between non habitable <u>5 to 8 storeys</u> <ul style="list-style-type: none"> ▪ 18m between habitable rooms/ balconies ▪ 13 m between habitable/balconies & non habitable ▪ 9m between non habitable <u>9 storeys & above</u> <ul style="list-style-type: none"> ▪ 24m between habitable rooms/ balconies ▪ 18 m between habitable/balconies & non habitable ▪ 12m between non habitable 	Complies Building 17 varies between three and four storeys in height Distance between building 17 (4 storeys) and building 10 (6 storeys): Balcony to balcony = 24.08m Distance between building 17 (4 storeys) and building 6 (6 storeys): Balcony to balcony = 44.29m Refer to Building Separation Plans enclosed herein.

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PART 02 – SITE DESIGN	
Site Analysis	
<i>A detailed site analysis is to accompany development proposals.</i>	<p>Complies</p> <p>A site analysis plan is enclosed in Annexure 4.</p>
Deep Soil Zones	
<i>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.</i>	<p>Complies</p> <p>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.</p>
Fences and Walls	
<i>Fences and walls should be designed to define the boundaries between the development, provide privacy and security and contribute positively to the public domain.</i>	<p>Complies</p> <p>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.</p>
Landscape Design	
<p><i>A landscape design should:</i></p> <ul style="list-style-type: none"> ▪ <i>improve the amenity of open space</i> ▪ <i>contribute to the streetscape character</i> ▪ <i>improve the energy efficiency and solar efficiency of the public domain</i> ▪ <i>contribute to the sites characteristics</i> ▪ <i>contribute to water and stormwater efficiency</i> ▪ <i>provide a sufficient depth of soil for planting</i> ▪ <i>minimise maintenance</i> 	<p>Complies</p> <p>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.</p> <p>The landscape plan is enclosed at Annexure 6 of the Statement of Environmental Effects.</p>

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Open Space Configuration	
<p><i>Area of open space should generally be between 25 – 30% of the site.</i></p> <p><i>Where developments are unable to achieve this, they must demonstrate that the residential amenity is provided in the form of increased private open space.</i></p> <p><i>Minimum area of private open space at ground level shall be 25m². A minimum preferred dimension in one direction is 4m.</i></p>	<p>Complies</p> <p>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.</p>
Orientation	
<p><i>In order to achieve better design practise:</i></p> <ul style="list-style-type: none"> ▪ <i>Plan the site to optimise solar access</i> ▪ <i>Select building types or layouts that respond to the streetscape by optimising solar access</i> ▪ <i>Optimise solar access to living spaces</i> ▪ <i>Detail building elements to modify environmental considerations</i> 	<p>Complies</p> <ul style="list-style-type: none"> ▪ The building orientation has been designed in accordance with the approved Concept Plan and Solar Access for Building 17 achieves 71%. 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 17 achieves a 71% rating for solar access and 63% access to natural ventilation.

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Planting on Structures	
<p><i>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:</i></p> <p>Large trees such as figs (canopy diameter of up to 16 metres at maturity)</p> <ul style="list-style-type: none"> ▪ <i>Minimum soil volume 150 cubic metres</i> ▪ <i>Minimum soil depth 1.3 metre</i> ▪ <i>Minimum soil area 10 metre x 10 metre area or equivalent</i> <p>Medium trees (8 metre canopy diameter at maturity)</p> <ul style="list-style-type: none"> ▪ <i>Minimum soil volume 35 cubic metres</i> ▪ <i>Minimum soil depth 1 metre</i> ▪ <i>Approximate soil area 6 metre x 6 metre or equivalent</i> <p>Small trees (4 metre canopy diameter at maturity)</p> <ul style="list-style-type: none"> ▪ <i>Minimum soil volume 9 cubic metres</i> ▪ <i>Minimum soil depth 800mm</i> ▪ <i>Approximate soil area 3.5 metre x 3.5 metre or equivalent</i> <p>Shrubs</p> <ul style="list-style-type: none"> ▪ <i>Minimum soil depths 500-600mm</i> <p>Ground cover</p> <ul style="list-style-type: none"> ▪ <i>Minimum soil depths 300-450mm</i> <p>Turf</p> <ul style="list-style-type: none"> ▪ <i>Minimum soil depths 100-300mm</i> <p><i>Any subsurface drainage requirements are in addition to the minimum soil depths.</i></p>	<p>Complies</p> <p>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.</p>

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Safety	
<p><i>Carry out a formal crime risk assessment for residential development of more than 20 dwellings.</i></p>	<p>Complies</p> <p>Buildings have been designed to reduce blind corners. Lighting will be provided within the site. Entrances will be via an intercom system.</p> <p>A crime risk assessment report is at Annexure 15.</p>
Building Entry	
<p><i>Building entries should:</i></p> <ul style="list-style-type: none"> ▪ <i>Create entries that provide a desirable residential amenity.</i> ▪ <i>Orientate the visitor.</i> ▪ <i>Contribute positively to the streetscape or building façade design.</i> 	<p>Complies</p> <p>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.</p>
Pedestrian Access	
<p><i>Identify the access requirements from the street or car parking area to the apartment entrance.</i></p> <p><i>Follow the accessibility standard set out in Australian Standard AS 1428 (parts 1 and 2), as a minimum.</i></p> <p><i>Provide barrier free access to at least 20 percent of dwellings in the development.</i></p>	<p>Complies</p> <p>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.</p> <p>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.</p> <p>Barrier free access is available via the ground floor levels to lifts for access to units above.</p> <p>Building 17 is able to achieve 100 % barrier free access.</p>
Vehicle Access	
<p><i>Generally limit the width of driveways to a maximum of six metres.</i></p> <p><i>Locate vehicle entries away from main pedestrian entries and on secondary frontages.</i></p>	<p>Complies</p> <p>The driveway is 6m wide and is demarcated on the Architectural Plans in Annexure 4.</p> <p>The widths of the driveways have been designed to cater for the number vehicles generated by the development, and the driveway meets the width requirement. This driveway is also used by trucks for garbage collection in designated area off the street.</p> <p>Vehicle entry and exit points are located as far as practicable from pedestrian entry points into the building. The location of the driveway does not conflict with the pedestrian network.</p>

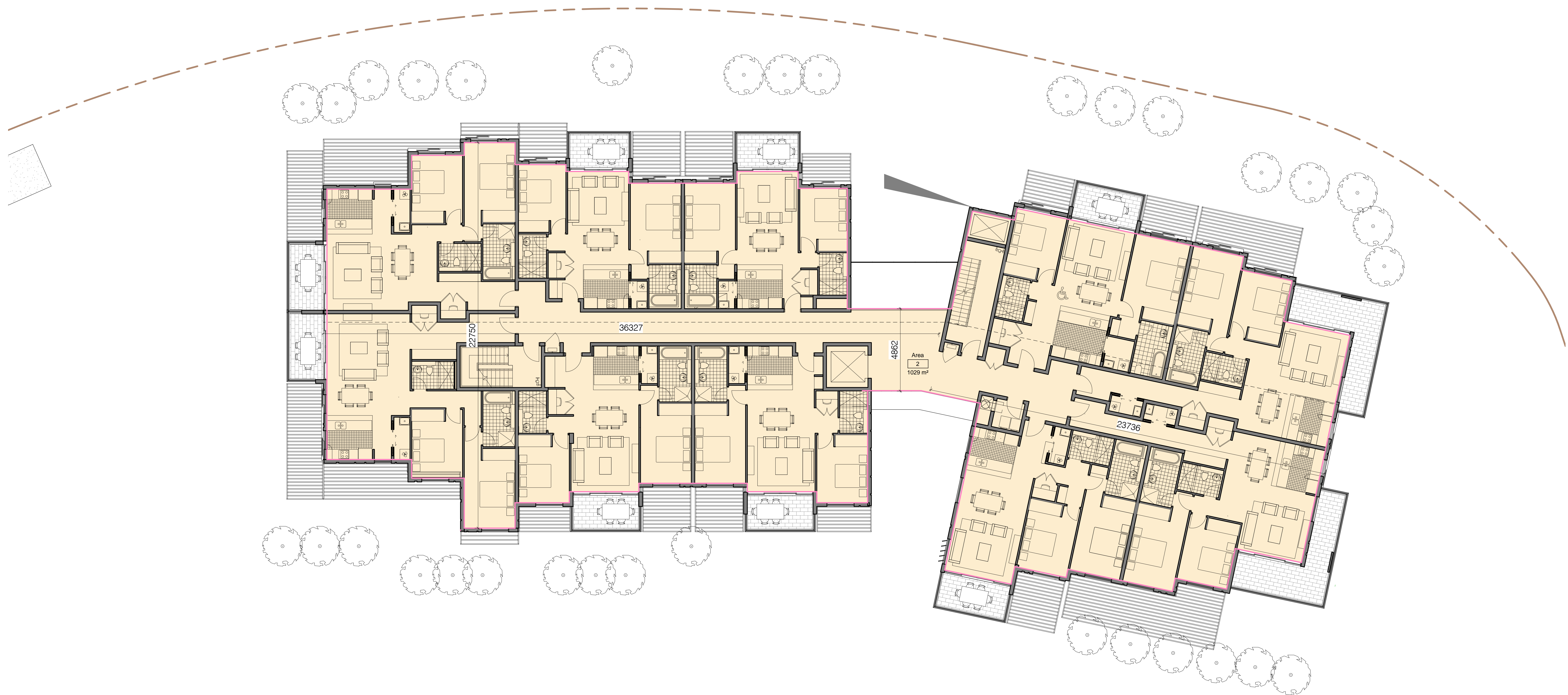
SEPP 65 CODE REQUIREMENT	COMMENT
PART 03 – BUILDING DESIGN	
Apartment Layout	
<p><i>Single-aspect apartments should be limited in depth to 8 metres from a window.</i></p> <p><i>The back of a kitchen should be no more than 8 metres from a window.</i></p> <p><i>The width of crossover or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts.</i></p> <p><i>The following apartment sizes are provided as a guide:</i></p> <p><i>1 bedroom 50sqm; 2 bedroom 70sqm; and 3 bedroom 95sqm</i></p>	<p>Complies</p> <p>10 out of 35 apartments (28.6%) have a depth / distance to the back of their kitchen greater than 8m (distances of 8.1m - 8.3m).</p> <p>There are no crossover apartments in this building.</p> <p>The following unit sizes have been provided and are above the minimum standard.</p> <p>1 Bedroom minimum 70m2</p> <p>2 Bedroom minimum 80m2</p> <p>3 Bedroom minimum 116m2</p>
Balconies	
<p><i>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.</i></p> <p><i>Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.</i></p>	<p>Complies</p> <p>All primary balconies have a minimum depth of 2 metres and can comfortably accommodate outdoor furniture.</p> <p>Refer to the Architectural Plans at Annexure 4 which indicate the depth of balconies and furniture layout on balconies.</p>
Ceiling Heights	
<p><i>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.</i></p> <p><i>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).</i></p>	<p>Complies</p> <p>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.</p>
Ground Floor Apartments	
<p><i>Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units.</i></p> <p><i>Provide ground floor apartments with access to private open space, preferably as a terrace or garden.</i></p>	<p>Complies</p> <p>All apartments at ground level (10 in total) have separate entrances off the street (100%).</p> <p>1 out of 10 (10%) of these are adaptable units.</p>

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Internal Circulation	
<p><i>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:</i></p> <ul style="list-style-type: none"> ▪ <i>For adaptive reuse buildings;</i> ▪ <i>Where developments can demonstrate the achievement of the desired streetscape character and entry response;</i> ▪ <i>Where developments can demonstrate a high level of amenity for common lobbies, corridors and units (cross over, dual aspect apartments).</i> 	<p>Complies</p> <p>There are 2 separate corridors leading from the same core with 4 apartments accessed from the east corridor and 6 from the west.</p>
Acoustic Privacy	
<p><i>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.</i></p>	<p>Complies</p> <p>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.</p>
Awnings	
<p><i>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. .</i></p>	<p>Complies</p> <p>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.</p>

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Facades	
<ul style="list-style-type: none"> ▪ <i>To provide high architectural quality in residential flat buildings.</i> ▪ <i>To ensure that new developments have facades which define and enhance the public domain and desired street character</i> ▪ <i>To ensure that building elements are integrated into the overall building form and facade design.</i> 	<p>Complies</p> <ul style="list-style-type: none"> ▪ 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	
<ul style="list-style-type: none"> ▪ <i>To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings</i> ▪ <i>To integrate the design of the roof into the overall facade, building composition and desired contextual response.</i> ▪ <i>To increase the longevity of the building through weather protection.</i> 	<p>Complies</p> <ul style="list-style-type: none"> ▪ 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	<p>Complies</p> <p>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.</p>

SEPP 65 CODE REQUIREMENT	COMMENT
Waste Management	
<p><i>To avoid the generation of waste through design, material selection and building practices</i></p> <p><i>To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development</i></p> <p><i>To encourage waste minimisation, including source separation, refuse and recycling</i></p> <p><i>To ensure efficient storage and collection of waste and quality design of facilities.</i></p>	<p>Complies</p> <p>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.</p>
Water Conservation	
<p><i>To reduce mains consumption of potable water</i></p> <p><i>To reduce the quantity of urban stormwater run off</i></p>	<p>Complies</p> <p>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.</p>
Storage	
<p><i>In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:</i></p> <ul style="list-style-type: none"> ▪ <i>One bedroom apartments: 6m³</i> ▪ <i>Two bedroom apartments: 8m³</i> ▪ <i>Three plus bedroom apartments: 10m³</i> <p><i>At least 50% of required storage within each apartment.</i></p>	<p>Complies</p> <p>Storage is provided in each apartment and in the basement in the form of storage cages</p> <p>Two bedroom apartments have minimum 7.7m³ in the apartment and 4.5m³ in the basement, total 12.2m³ storage.</p> <p>Three bedroom apartments have minimum 11.2m³ in the apartment and 9m³ in the basement, total 20.2m³ storage.</p>

SEPP 65 CODE REQUIREMENT	COMMENT
Daylight Access	
<p><i>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.</i></p> <p><i>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).</i></p> <p><i>See Apartment Layout for additional rules of thumb.</i></p>	<p>Complies</p> <p>71% of the apartments receive a minimum of three hours direct sunlight between 9am and 3pm in mid- winter. Compliance with the solar access requirements is detailed in the Solar Access Report at Annexure 8.</p> <p>Single aspect South West and South East apartments account for 11.4% (4 apartments) of the development due to the east-west orientation of the building.</p> <p>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.</p>
Natural Ventilation	
<p><i>Building depths, which support natural ventilation typically range from 10 to 18m.</i></p>	<p>Complies</p> <p>Average internal plan depth of a typical level = 17.15m. Minimum 4.86m. Maximum 22.75m.</p>
<p><i>60% of residential units should be naturally cross ventilated.</i></p>	<p>Complies</p> <p>63% (22) of the apartments are naturally cross ventilated. Refer to natural ventilation plan enclosed herein.</p>
<p><i>25% of kitchens within a development should have access to natural ventilation.</i></p>	<p>Complies</p> <p>100% of kitchens have access to natural ventilation.</p>



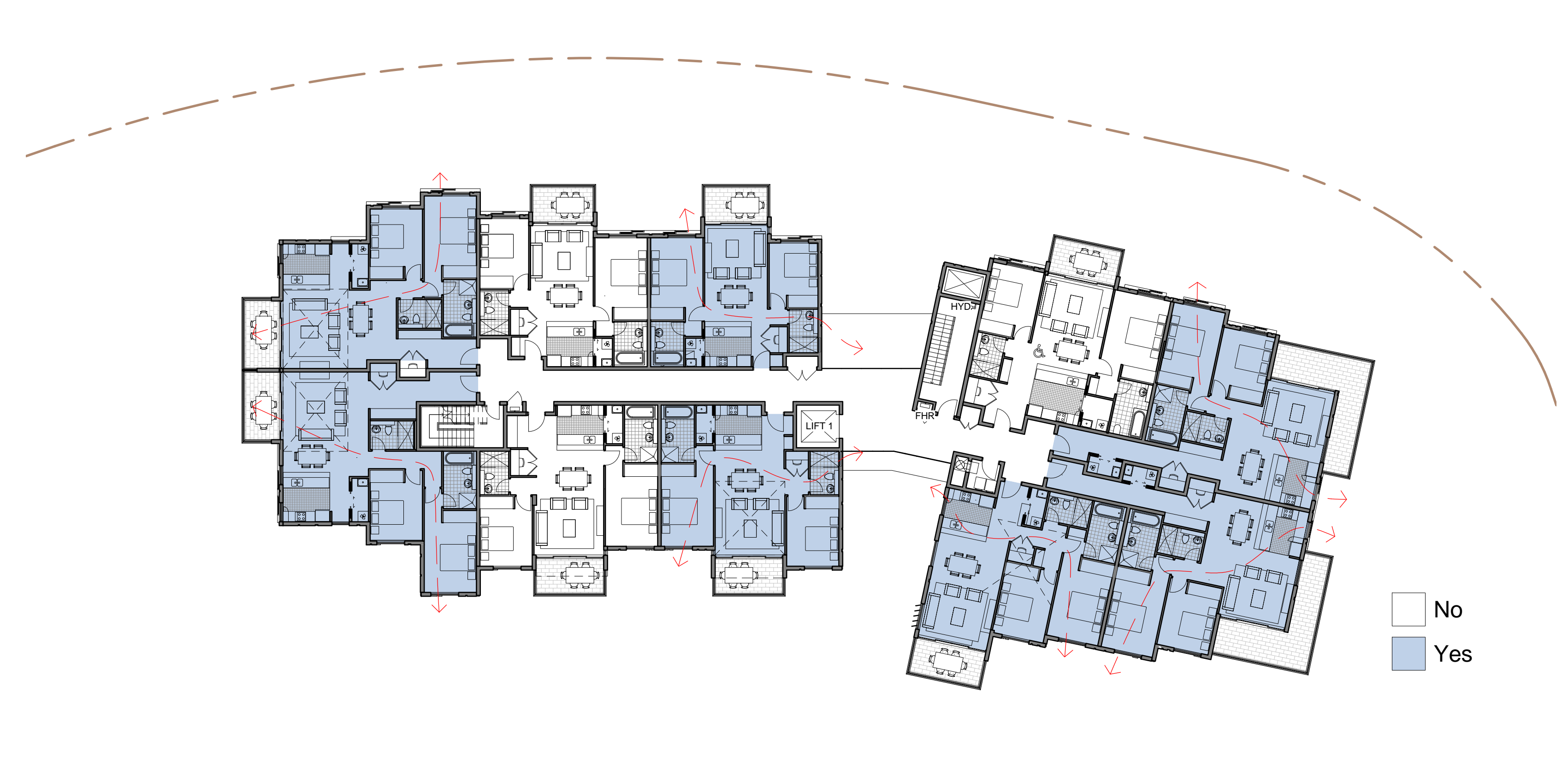
1 Level 1
1 : 100

BUILDING 17
AREA = 1029 SQM
AVERAGE INTERNAL PLAN DEPTH = 1029/60 = 17.15M

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	A	11.03.2011	PRELIMINARY ISSUE FOR COORDINATION						
	B	16.03.2011	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							



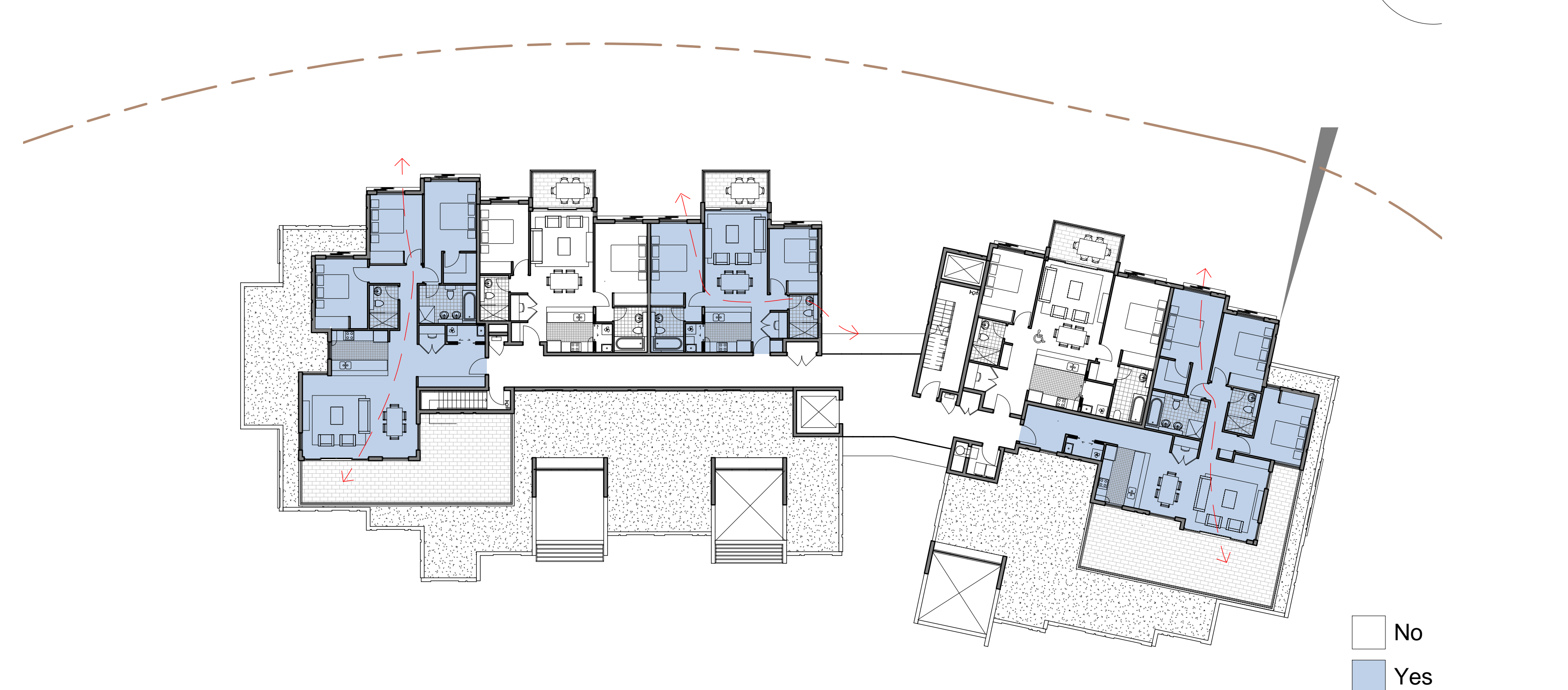
1 CROSS VENTILATION (GROUND LEVEL)
1 : 200



4 CROSS VENTILATION (LEVEL 2)
1 : 200



2 CROSS VENTILATION (LEVEL 1)
1 : 200

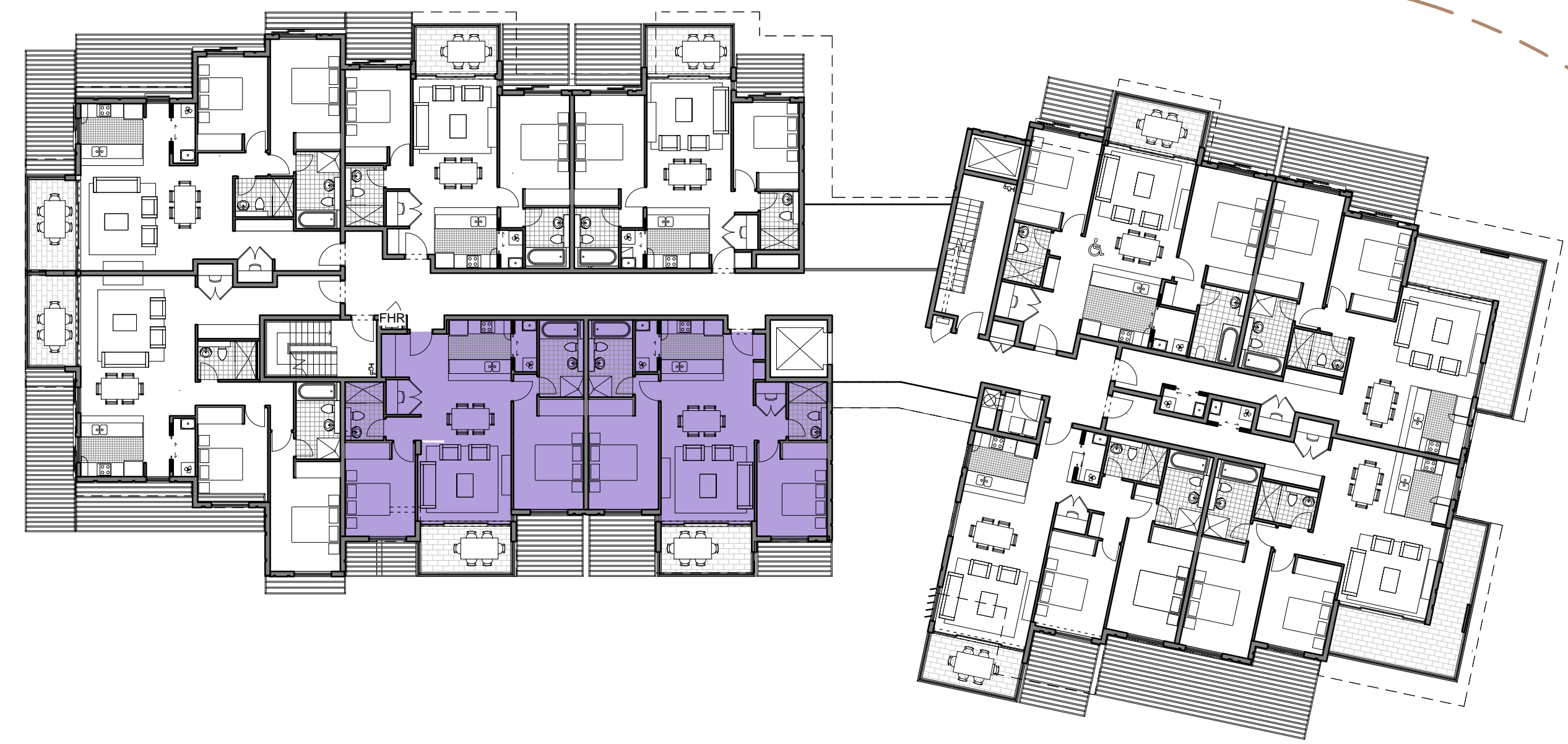


3 CROSS VENTILATION (LEVEL 3)
1 : 200

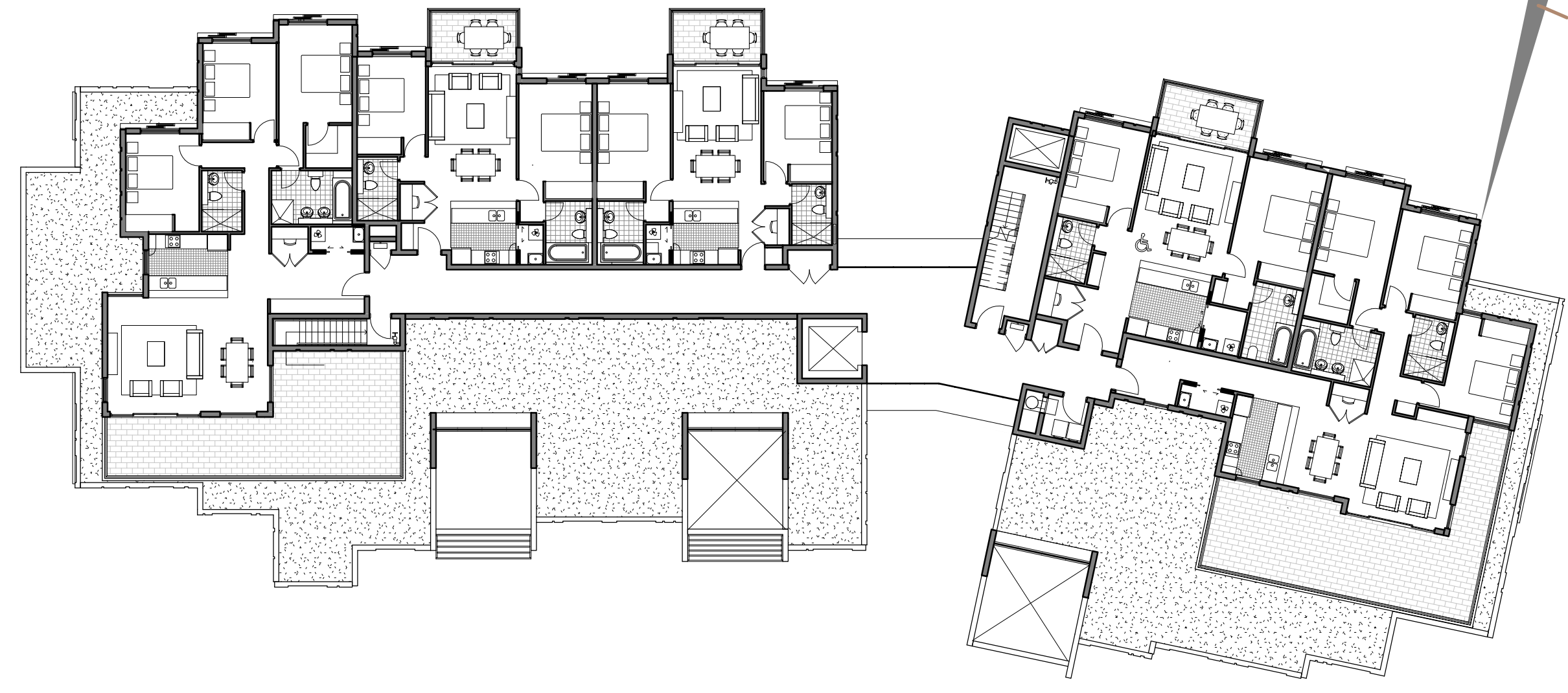
CROSS VENTILATION APARTMENT STUDY
CROSS VENTILATION APARTMENT - ???/? = %

CROSS VENTILATION APARTMENT STUDY
BUILDING 17: 22/35 = 63%

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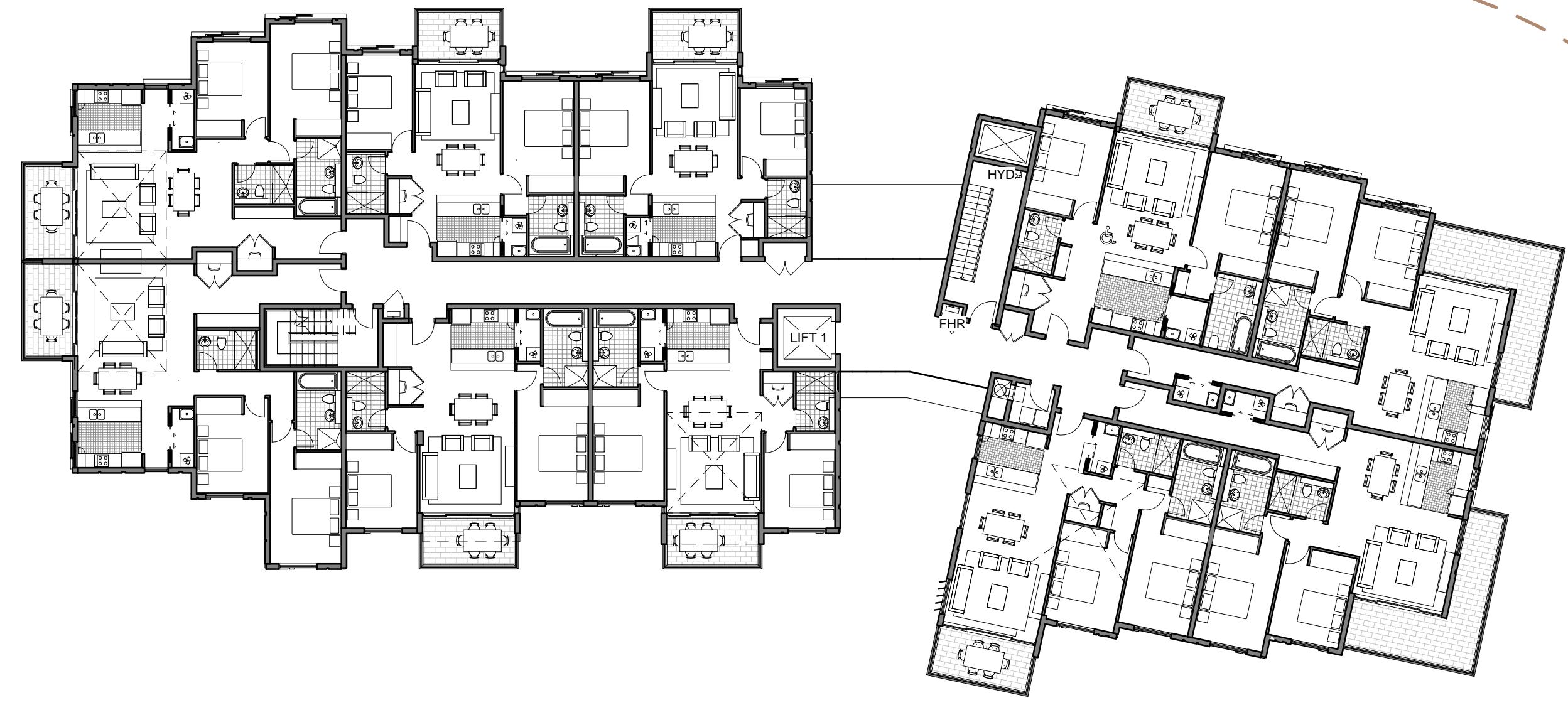
2 SOUTH ASPECT STUDY (LEVEL 1)
1 : 200



4 SOUTH ASPECT STUDY (LEVEL 3)
1 : 200

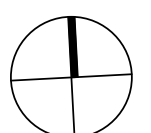


1 SOUTH ASPECT STUDY (GROUND LEVEL)
1 : 200



3 SOUTH ASPECT STUDY (LEVEL 2)
1 : 200

SOUTH ASPECT APARTMENT STUDY
BUILDING 17: 4/35 = 11%



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	FINAL DRAFT FOR PA ISSUE	<p>Landscape Arch: Surf Associates</p> <p>Soil Access: Huggins</p> <p>Traffic: TTP</p> <p>Native/Basix: Efficient Living</p> <p>Acoustic: Acoustic Logic</p>	<p>Meriton Apartments Pty. Ltd.</p> <p>Level 11, 528 Kent Street, Sydney NSW 2000</p> <p>Tel: (02) 9287 2888 Fax: (02) 9287 2777 Email: info@design.meriton.com.au Internet: http://www.meriton.com.au</p>	<p>Level 17, 9 Castlereagh St Sydney NSW Australia 2000</p> <p>T +612 9232 5877 F +612 9221 4139</p> <p>NSW Registered Architects: A: Andrew McAuliffe No. 2622 J: Brian Archibald No. 3916 D: Steve Archibald No. 4776 A: Ross Archibald No. 5987 S: Steve Archibald No. 4239 A: Terry Archibald No. 5247</p>			Dwg No: D0004	Drawn By: Author	Checked By: Checker	Revision: E
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	PRELIMINARY ISSUE FOR COORDINATION									
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