

Table of Compliance - Residential Flat Design Code

Part	Design element	Proposed Development	Compliance
Local Context	Building depth An apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 m must demonstrate how satisfactory daylighting and natural ventilation are to be achieved.	The proposed building depth is between 16.5m and 21.5m	Partial non-compliance. Part of the residential tower exceeds the maximum building depth control. However the proposed residential tower will generally achieve satisfactory ventilation and daylight access to units.
	Building separation <ul style="list-style-type: none"> ■ Up to 4 storeys (12 metres): <ul style="list-style-type: none"> - 12 metres between habitable rooms/balconies; - 9 metres between habitable and non-habitable rooms; and - 6 metres between non-habitable rooms. ■ 5 to 8 storeys (up to 25 metres) <ul style="list-style-type: none"> - 18 m between habitable rooms/balconies - 13 m between habitable rooms/balconies and non-habitable rooms - 9 m between non-habitable rooms ■ 9 storeys and above (over 25m) <ul style="list-style-type: none"> - 24 metres between habitable rooms/balconies - 18 metres between habitable/balconies and non-habitable rooms - 12 metres between non-habitable rooms ■ Zero building separation allowed in appropriate contexts 	The residential tower is not located adjacent to any residential dwellings or residential flat buildings. The closest residential flat building is located to the south-east of the proposed residential tower.	Yes

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Site Design	Deep soil zones A minimum of 25% of the open space of a site should be a deep soil zone; more is desirable.	No deep soil zones proposed	Non-compliance. As a basement car park will be provided below the site to meet the public parking requirements, as well as car parking requirements for the proposed mixed use development it is not possible to provide deep soil landscaping. However, over 1,800sqm of landscaped open space will be provided in the public area on the site.
	Open space The area of communal open space required should generally be at least between 25 – 30% of the site area.	Approximately 300sqm of communal open space for exclusive use of residents is provided at level 2.	Non-compliance. However over 1,800sqm of public open space is provided in the plaza area. In addition, extensive indoor communal facilities and private open space is proposed.
	<ul style="list-style-type: none"> The minimum recommended area of private open space for each apartment at ground level or similar is 25m²; the minimum preferred dimension in one direction is 4 metres. 	No ground level apartments are proposed.	N/A
Site Design <i>cont...</i>	Planting on structures <ul style="list-style-type: none"> Large trees (16m canopy) minimum soil depth of 1.3 metres Medium trees (8m canopy) minimum soil depth of 1 metre Small trees (4m canopy) minimum soil depth of 800mm Shrubs minimum soil depth of 500-600mm Ground cover minimum soil depth 300-450mm Turf minimum soil depth 100-300mm Soil depths greater than 1.5 m are unlikely to have any benefits for tree growth. Subsurface drainage requirements are in addition to the minimum soil depths quoted above.	Planting on structures will be carried out in accordance with these minimum requirements.	Yes
	Vehicle access <ul style="list-style-type: none"> Limit driveway width to 6 metres 	The driveway width for the proposed development is 10m.	Non-compliance. The proposed 10m driveway width is required to meet the service vehicle access requirements for the site.

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	<ul style="list-style-type: none"> Locate vehicle entries away from main pedestrian entries and on secondary frontages. 	The driveway is located on Albert Avenue	<p>Yes. The driveway entrance is on Albert Avenue and away from a pedestrian crossing on Thomas Street and separated from the pedestrian entries to the site.</p> <p>A second exit is proposed on Thomas Lane which is also separate from pedestrian access points and will provide sufficient sightlines so as to ensure pedestrian safety.</p>
Building Design	Apartment layout <ul style="list-style-type: none"> Single-aspect apartments should be limited in depth to 8 metres from a window. 	<ul style="list-style-type: none"> The proposed residential tower has 19 studio apartments with a depth of 10m. Other single aspect apartments in the proposed development have a depth range of 8.5 – 10m. The proposed development contains 104 (50%) double aspect apartments. 	Minor non-compliance. The depth of single aspect apartments is not significantly outside of the maximum recommended depth. In addition, 50% of the apartments will have a double aspect.
	<ul style="list-style-type: none"> The back of a kitchen should be no more than 8 metres from a window. 	In the proposed development the depth from the back of kitchens to windows ranges from 6 - 9m.	Partial compliance. Although some kitchens are set back further than 8m from a window (albeit by a minor amount) the location of all kitchens in the proposed development allows for natural ventilation and daylight to be achieved.
	<p>Minimum apartment sizes as follows:</p> <ul style="list-style-type: none"> 50m² for 1 bedroom apartment 70m² for 2 bedroom apartments 95m² for 3+ bedroom apartments 	The apartments in the proposed development all exceed the minimum apartment sizes.	Yes.

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	Balconies <ul style="list-style-type: none"> Primary balconies adjacent to primary living areas for all apartments with minimum depth of 2 metres A 2 m deep balcony can comfortably accommodate a table and 2 chairs A 2.4 m deep balcony can comfortably accommodate a table and 4 chairs 	Balconies with a depth of 2m are provided for all apartments in the proposed development except the studio apartments.	Partial compliance. Although the studio apartments do not have balconies this represents a minimum of the apartment types in this proposed development.
	Ceiling heights <ul style="list-style-type: none"> 2.7 metres minimum (finished floor level to finished ceiling level) for all habitable rooms on all floors. 2.4 metres for non habitable rooms (2.25m minimum). 2 storey units - 2.4m minimum for second storey if 50% or more of the apartment has 2.7m ceiling height 2 storey units (with a 2 storey void space) – 2.4 m min ceiling heights Attic spaces – 1.5 m wall height at edge of room with a 30 degree minimum ceiling slope 	The proposed development has a 2.7m ceiling height in all apartments.	Yes
Building Design <i>cont...</i>	Internal circulation Where units are arranged off a double-loaded corridor, the number of units accessible from a single core/corridor should be limited to 8.	The number of units in the proposed development accessible from a single corridor ranges from 6 – 10 apartments.	Partial compliance. Only a minor non-compliance with this Rule-of-Thumb will occur at some of the lower-level residential floors.
	Storage In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: <ul style="list-style-type: none"> 6m³ for studio and 1 bedroom apartments 8m³ for 2 bedroom apartments 10m³ for 3 + bedroom apartments 50% of storage space to be provided in apartments	<ul style="list-style-type: none"> Storage is provided in the basement Amount of internal storage space to be confirmed at detailed design stage. 	Extent of storage per unit to be confirmed at detailed design stage.

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	Daylight access <ul style="list-style-type: none"> Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid winter. 	A suns-eye solar access analysis is provided at Attachment B of the letter dated August 2010.	<p>Partial compliance. 50% of the proposed units will receive 2 hours of solar access on June 21 to the main living rooms of the apartments. 70% of the proposed units will receive 1 + hours of sunlight on June 21 to the main living rooms and balconies.</p> <p>However it is noted that 64% of units will receive 2+ hours on sunlight to the apartment when considering bedrooms as well as the main living areas.</p>
	<ul style="list-style-type: none"> Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total number of units proposed. 	No single aspect apartments in the proposed development face SW or SE	Yes
Building Design <i>cont...</i>	Natural ventilation <ul style="list-style-type: none"> Building depths which support natural ventilation typically range from 10 to 18 metres. 	The building depth for the proposed residential development ranges from 16 to 21m.	Partial compliance. The proposed building depths will generally achieve appropriate natural ventilation to units. See Section 6.15 of EAR for further discussion.
	<ul style="list-style-type: none"> 60% of apartments should be naturally cross ventilated 	See Section 6.15 of the EAR for details.	Partial compliance
	<ul style="list-style-type: none"> 25% of kitchens should have access to natural ventilation 	The proposed development does not meet this design element.	Non compliance. However the open plan of the apartments combined with the high natural cross ventilation will allow for the movement of fresh air.