

Part	Design element	Approved Development	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 daylight and natural ventilation are to be achieved.	<ul style="list-style-type: none"> Section A – N/A. Section B – between 23.9m & 26.3m Section C – between 22m & 24.6m Section D – between 14.8m & 16.7m 	<ul style="list-style-type: none"> Section A – N/A. Section B – between 20.4m & 22.8m Section C – between 20.8m & 22.8m Section D – between 13.6m & 18m 	Non-compliance in Sections B and C only. However, the non-compliance in Sections C and D has been reduced from the approved development resulting in improved internal amenity.
	Building separation <ul style="list-style-type: none"> Up to 4 storeys (12m): <ul style="list-style-type: none"> 12m between habitable rooms/balconies; 9m between habitable & non-habitable rooms; and 6m between non-habitable rooms. 5 to 8 storeys (up to 25m) <ul style="list-style-type: none"> 18 m between habitable rooms/balconies 13 m between habitable rooms/balconies & non-habitable rooms 9 m between non-habitable rooms 9 storeys and above (over 25m) <ul style="list-style-type: none"> 24m between habitable rooms/balconies 18m between habitable/balconies & non-habitable rooms; 12m between non-habitable rooms 	The residential tower is not located adjacent to any residential dwellings or residential flat buildings. Commercial buildings immediately adjoin the site on its western boundary. The approved development provides a <u>minimum</u> 12 metre setback to the western boundary (apart from where the northern wall of Section D abuts the boundary) which will ensure that no adverse amenity impacts will occur should this site be developed in the future.	No change	Complies.

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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.	The approved development will have an 840sqm deep soil zone (approximately 17% of the site area) in the north of the site. This location provides for the in situ preservation of archaeological relics and will be maintained as undeveloped land.	No change	Minor non-compliance. However, the provision of deep soil landscaping complies with the City Centre DCP control. The provision of a 17% deep soil zone is considered more than adequate in this urban location.
	Open space <ul style="list-style-type: none"> The area of communal open space required should generally be at least between 25 – 30% of the site area. 	1,571.4sqm (32.4% of site area)	2,398sqm (49% of site area) of private communal open space will be provided at levels 1, 12 and 26 of the development. This will exceed the minimum required and provides additional open space compared to the approved development.	Complies.
	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 	Planting on structures will be carried out in accordance with these minimum requirements.	Details regarding the soil depths for planting on structures were provided with the approved project and are not proposed to change.	Complies.

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	Vehicle access <ul style="list-style-type: none"> Limit driveway width to 6 metres 	The driveway width for the approved development is 7.3m.	The driveway width has been increased to 9m.	Non-compliance. The proposed width of 9m is required as the single driveway will accommodate private vehicle, as well as truck access.
	<ul style="list-style-type: none"> Locate vehicle entries away from main pedestrian entries and on secondary frontages. 	The driveway is located on Hunter Street.	No change	Complies. The driveway entrance is on Hunter Street a secondary frontage and is away from the main pedestrian access point to the proposed development on Macquarie Street.
Building Design	Apartment layout <ul style="list-style-type: none"> Single-aspect apartments should be limited in depth to 8 metres from a window. 	<p>Within Section A there is only one single-aspect apartment per level which ranges in depth from 8.8m to 10.8m. Single aspect apartments at the western frontage of Sections B and C range in depth from 8.8m to 10.8m. On the eastern façade, these depths are reduced to between 8.8m and 10.4m. All single aspect apartments in approved Section D have apartment depths of 8m or less.</p>	<p>Within Section A there is only one single-aspect apartment per level which ranges in depth from 10.8m to 13.2m. Single aspect apartments at the western frontage of Sections B and C range in depth from 10.8m to 11.2m. On the eastern façade, these depths are reduced to between 8m & 10m. Single aspect apartments at the northern façade of Section D will have an apartment depth of between 8m & 10m. All south-facing single aspect apartments in Section D will have a depth of between 4m and 6m.</p>	Minor non-compliance. The non-compliance with the apartment depth Rule-of-Thumb in the RFDC is essentially limited to apartments located on the western side of Sections B and C, and one apartment per level in Section A. All other apartments will have at least one section of the apartment with an apartment depth of 8m or less. Given the limited number of single-aspect apartments, and the minor exceedence of the maximum 8m apartment depth, the non-compliance is not considered significant and is not expected to result in adverse amenity outcomes for the residential component of the development.

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	<ul style="list-style-type: none"> The back of a kitchen should be no more than 8 metres from a window. 	Less than half of the units in the approved development have kitchens that do not have direct access to a window. In Sections A, B and C, where kitchens do not have direct access to a window, the backs of kitchens will be located approximately 8.8m from a window. In Section D, all kitchens will be within 8m of a window.	80% of the residential apartments in the modified development will have kitchens located within 8m of a window. The remaining 20% will have kitchens located within 10m of a window.	Minor non-compliance. However, the majority of units within the modified development have kitchens within 8m of a window.
	Minimum apartment sizes as follows: <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 approved development comply with the minimum apartment sizes.	Only two one-bedroom apartments in the proposed development have areas below the recommended 50sqm minimum.	Minor non-compliance.
	Balconies Primary balconies adjacent to primary living areas for all apartments with minimum depth of 2m	All apartments in the approved development have a balcony adjacent to the primary living area. Balconies have a minimum depth of 2m apartment from in Section D where balcony depths are reduced to 1.6m for some apartments.	All balconies apart from those in 5 units (one unit per level from level 8 to level 11) in Section D have a minimum dimension of 2m.	Minor non-compliance.
	Ceiling heights <ul style="list-style-type: none"> 2.7m minimum (finished floor level to finished ceiling level) for all habitable rooms on all floors. 2.4m 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 	The approved development has a minimum 2.7m ceiling height in all apartments.	No change.	Complies.

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	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.	No more than 8 apartments are approved to be provided off the corridors in Sections A and D. In Sections C and D, between 10 and 12 apartments are approved to be provided of the north-south corridor.	No change in Sections A and D. In Sections C and D between 10 and 14 apartments are to be provided of the north-south corridor.	Non-compliance. However, windows will be provided to the north-south corridor at the central lift core via the 4m-wide slot, as well as the southern and northern end. Thus, appropriate daylight access will be provided to this corridor.
	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	All apartments in the approved development are provided with storage to meet these minimums.	All of the apartments in the proposed development (apart from the three-bedroom apartments) meet the total minimum storage space requirements. Three-bedroom units are provided with between 8.3m ³ and 9.3m ³ of storage which is only slightly below the requirements. In some cases, less than 50% of the storage is provided in the apartments. However, the overall the required storage capacity is provided.	Minor non-compliance.
	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. 2 hours sunlight is permitted in urban areas 	The site is located in an established urban area and a minimum of 2 hours solar access is considered acceptable. The Design Review Panel also agreed that measuring solar access between 8am and 4pm is reasonable. On this basis 83% of units in the approved development receive a minimum of 2 hours solar access to private open space in midwinter, and 71% of apartments receive at least 2 hours of solar access to the glass line of their living rooms in mid-winter.	74% of apartments will receive at least 2 hours of direct solar access to their living areas. 73% of apartments will receive at least 2 hours of direct solar access to their private open space areas.	Complies.

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	<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. 	8.7% of the total number of single-aspect units in the approved development have a southerly aspect.	Less than 10% of single aspect apartments within the development have a southerly aspect.	Complies.
	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 approved residential development ranges from 14.8m to 26.3m.	The building depth for the proposed residential development ranges from 13.6m to 22.8m.	Non-compliance. However, considered acceptable as the proposal exceeds the minimum standards for natural cross ventilation and daylight access.
	<ul style="list-style-type: none"> 60% of apartments should be naturally cross ventilated 	74% of apartments in the approved residential building will be naturally cross ventilated.	61.3% of apartments will be capable of being cross-ventilated.	Complies.
	<ul style="list-style-type: none"> 25% of kitchens should have access to natural ventilation 	200 apartments (54%) in the approved development have kitchens with direct access to natural ventilation.	Approximately 22 (5%) of kitchens in apartments in the proposed development will have direct access to natural ventilation.	Non-compliance. However, the modified development generally complies with the minimum apartment depth requirements.