TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 11

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 The depth of a typical level varies from 16m – 18.6m in depth.
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 and above* ▪ *24m between habitable rooms/ balconies* ▪ *18 m between habitable/balconies & non habitable* ▪ *12m between non habitable*	Complies Building separation complies with the required setbacks, which is shown on the Building Separation Plan at the end of this Annexure. Where there is the potential for overlooking from balconies, privacy screens will be constructed to ensure visual amenity is maintained.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 11

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 41,275m² and the total deep soil area is 39,051m² therefore deep soil exceeds the 25% of total open space area.
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 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***.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 11

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 41,275m.² 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. 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 Report in ***Annexure 8***.

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*, which depicts appropriate number, size and species of plants and trees.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 11

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. Appropriate lighting will be provided within the site. Entrances will have 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 internal streets and the approved pedestrian network.
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 an independent Access Consultant 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 11 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 shown 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 The depth of a typical apartment ensures that the back of a kitchen is generally not more than 8m from a window. There are no cross through apartments. The typical or average apartments sizes are as follows: 1 bedroom = 55m² 2 Bedroom = 82 m² 3 Bedroom = 100m²
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 (e.g. 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 100% of ground floor 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 There are 8 apartments off one core in Building 11.
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 on the basis of a 50-50% split. The provision of storage spaces within the apartment includes the linen space, media and part of the laundry to comply with the SEPP.
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 designed to ensure that each building has a clear identity by the sophisticated placement of vertical and horizontal architectural elements, colours and materials. Refer to ***Annexures 4 and 5.***
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 designs complement the buildings, and are both functionally and aesthetically pleasing. Refer to ***Annexure 5*** for photomontages of each building.
Maintenance	
To ensure long life and ease of maintenance for the development.	Complies All Meriton apartments are to be managed by a Site Manager who is available to 24 hours, 7 days a week to appropriately maintain the building.
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 runoff.*	Complies A comprehensive Environmental Sustainable Development Report addressing water conservation prepared by Cundall Pty Ltd and is attached to ***Annexure 13***. Basix requirements also reduce consumption of potable water. Stormwater runoff is 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***.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 11

SEPP 65 CODE REQUIREMENT	COMMENT
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 Building 11 is able to meet 72.3 % direct sunlight between 9am and 3pm. Refer to ***Annexure 8*** for a detailed Solar Access Assessment. 5 out of 47 apartments are south facing, which is 10.6%. This is largely due to the orientation of the buildings which have been designed in accordance with the approved Concept Plan.
Natural Ventilation	
Building depths, which support natural ventilation typically range from 10 to 18m.	Complies The depth of a typical level varies from 16m – 18.6m in depth.
60% of residential units should be naturally cross ventilated.	Complies 74% are naturally cross ventilated. Refer to Cross Ventilation Report following the compliance tables.
25% of kitchens within a development should have access to natural ventilation.	Complies All kitchens have direct access to windows for natural ventilation by being incorporated as part of a living room that adjoins a balcony.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 12

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 The depth of a typical level varies from 16m – 18.6m in depth.
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 and above* ▪ *24m between habitable rooms/ balconies* ▪ *18 m between habitable/balconies & non habitable* ▪ *12m between non habitable*	Complies Building separation complies with the required setbacks, which is shown on the Building Separation Plan at the end of the Annexure. Where there is the potential for overlooking from balconies, privacy screens will be constructed to ensure visual amenity is maintained.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 12

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 41,275m² and the total deep soil area is 39,051m² therefore deep soil exceeds the 25% of total open space area.
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 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***.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 12

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 41,275m². 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. 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 Report in ***Annexure 8***.

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* which depicts appropriate number, size and species of plants and trees.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 12

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. Appropriate lighting will be provided within the site. Entrances will have 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 internal streets and the approved pedestrian network.
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 an independent Access Consultant 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 12 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 shown 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.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 12

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 The depth of a typical apartment ensures that the back of a kitchen is generally not more than 8m from a window. There are no cross through apartments. The typical apartments sizes are as follows: 1 bedroom = 55m² 2 Bedroom 82m² 3 Bedroom minimum = 100 m²
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 (e.g. 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 100% of ground floor apartments have access to private open space.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 12

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 There are two lobbies in Building 12, both of which have less than 8 units off each core.
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 on the basis of a 50-50% split. The provision of storage spaces within the apartment includes the linen space, media and part of the laundry to comply with the SEPP.
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.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 12

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 designed to ensure that each building has a clear identity by the sophisticated placement of vertical and horizontal architectural elements, colours and materials. Refer to ***Annexure 4 and 5.***
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 designs complement the buildings, and are both functionally and aesthetically pleasing. Refer to ***Annexure 5*** for photomontages of each building.
Maintenance	
To ensure long life and ease of maintenance for the development.	Complies All Meriton apartments are to be managed by a Site Manager who is available to 24 hours, 7 days a week to appropriately maintain the building.
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.

SEPP 65 CODE REQUIREMENT	COMMENT
Water Conservation	
To reduce mains consumption of potable water. *To reduce the quantity of urban stormwater runoff.*	Complies A comprehensive Environmental Sustainable Development Report addressing water conservation prepared by Cundall Pty Ltd and is attached to ***Annexure 13***. Basix requirements also reduce consumption of potable water. Stormwater runoff is 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 Building 12 is able to meet 70.3% direct sunlight between 9am and 3pm. Refer to ***Annexure 8*** for a detailed Solar Access Assessment. There are no southerly facing apartments.
Natural Ventilation	
Building depths, which support natural ventilation typically range from 10 to 18m.	Complies The depth of a typical level varies from 16m – 18.6m in depth.
60% of residential units should be naturally cross ventilated.	Complies 64% of residential units are naturally cross ventilated. Refer to Cross Ventilation Report following the compliance tables.
25% of kitchens within a development should have access to natural ventilation.	Complies All kitchens have direct access to windows for natural ventilation by being incorporated as part of a living room that adjoins a balcony.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 13/14

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 The depth of a typical level varies from 16m – 18.6m in depth.
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 and above* ▪ *24m between habitable rooms/ balconies* ▪ *18 m between habitable/balconies & non habitable* ▪ *12m between non habitable*	Complies Building separation complies with the required setbacks, which is shown on the Building Separation Plan at the end of this Annexure. Where there is the potential for overlooking from balconies, privacy screens will be constructed to ensure visual amenity is maintained.

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 41,275m² and the total deep soil area is 39,051m² therefore deep soil exceeds 25% of the total open space area.
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 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***.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 13/14

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 41,275m². 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. 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 Report in ***Annexure 8***.

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*, which depicts appropriate number, size and species of plants and trees.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 13/14

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. Appropriate lighting will be provided within the site. Entrances will have 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 internal streets and the approved pedestrian network.
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 an independent Access Consultant 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 13/14 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 shown 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 The depth of a typical apartment ensures that the back of a kitchen is generally not more than 8m from a window. There are no cross through apartments. The typical apartments sizes are as follows: 1 bedroom = 55m² 2 Bedroom = 82 m² 3 Bedroom minimum = 100 m²
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 100% of ground floor 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 There are 5 apartments off each lobby.
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 on the basis of a 50-50% split. The provision of storage spaces within the apartment includes the linen space, media and part of the laundry to comply with the SEPP.
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 designed to ensure that each building has a clear identity by the sophisticated placement of vertical and horizontal architectural elements, colours and materials. Refer to ***Annexures 4 and 5.***
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 designs complement the buildings, and are both functionally and aesthetically pleasing. Refer to ***Annexure 5*** for photomontages of each building.
Maintenance	
To ensure long life and ease of maintenance for the development.	Complies All Meriton apartments are to be managed by a Site Manager who is available to 24 hours, 7 days a week to appropriately maintain the building.
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 runoff.*	Complies A comprehensive Environmental Sustainable Development Report addressing water conservation prepared by Cundall Pty Ltd and is attached to ***Annexure 13***. Basix requirements also reduce consumption of potable water. Stormwater runoff is 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***.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 13/14

SEPP 65 CODE REQUIREMENT	COMMENT
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 Building 13/14 is able to meet 71% direct sunlight between 9am and 3pm. There are no units which are south facing.
Natural Ventilation	
Building depths, which support natural ventilation typically range from 10 to 18m.	Complies The depth of a typical level varies from 16m – 18.6m in depth.
60% of residential units should be naturally cross ventilated.	Complies 65.2 % are naturally cross ventilated. Refer to Cross Ventilation Report following the compliance tables.
25% of kitchens within a development should have access to natural ventilation.	Complies All kitchens have direct access to windows or indirect access to natural ventilation by being incorporated as part of a living room that adjoins a balcony.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 15/16

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 The depth of a typical level varies from 16m – 18.6m in depth.
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 and above* ▪ *24m between habitable rooms/ balconies* ▪ *18 m between habitable/balconies & non habitable* ▪ *12m between non habitable*	Complies Building separation complies with the required setbacks, which is shown on the Building Separation Plan at the end of the Annexure. Where there is the potential for overlooking from balconies, privacy screens will be constructed to ensure visual amenity is maintained.

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 41,275m² and the total deep soil area is 39,051m² therefore deep soil exceeds the 25% of total open space area.
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 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***.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 15/16

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 41,275m ². Refer to 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. 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 Report in ***Annexure 8***.

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* which depicts appropriate number, size and species of plants and trees.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 15/16

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. Appropriate lighting will be provided within the site. Entrances will have 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 internal streets and the approved pedestrian network.
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 an independent Access Consultant 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 15/16 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 shown 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 The depth of a typical apartment ensures that the back of a kitchen is generally not more than 8m from a window. There are no cross through apartments. The typical apartments sizes are as follows: 1 bedroom = 55m² 2 Bedroom = 82 m² 3 Bedroom minimum = 100 m²
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 100% of ground floor 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 There are two lobbies in the building; each has 7 apartments off one lobby.
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 on the basis of a 50-50% split. The provision of storage spaces within the apartment includes the linen space, media and part of the laundry to comply with the SEPP.
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 designed to ensure that each building has a clear identity by the sophisticated placement of vertical and horizontal architectural elements, colours and materials. Refer to ***Annexures 4 and 5.***
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 designs complement the buildings, and are both functionally and aesthetically pleasing. Refer to ***Annexure 5*** for photomontages of each building.
Maintenance	
To ensure long life and ease of maintenance for the development.	Complies All Meriton apartments are to be managed by a Site Manager who is available to 24 hours, 7 days a week to appropriately maintain the building.
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 runoff.*	Complies A comprehensive Environmental Sustainable Development Report addressing water conservation prepared by Cundall Pty Ltd and is attached to ***Annexure 13***. Basix requirements also reduce consumption of potable water. Stormwater runoff is 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***.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 15/16

SEPP 65 CODE REQUIREMENT	COMMENT
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 Building 15/16 is able to meet 73.9% direct sunlight between 9am and 3pm. 5 out of 84 units are south facing which is 5.9% of the total apartments.
Natural Ventilation	
Building depths, which support natural ventilation typically range from 10 to 18m.	Complies The depth of a typical level varies from 16m – 18.6m in depth.
60% of residential units should be naturally cross ventilated.	Complies 63.9 % are naturally cross ventilated. Refer to Cross Ventilation Report following the compliance table.
25% of kitchens within a development should have access to natural ventilation.	Complies All kitchens have direct access to windows for natural ventilation by being incorporated as part of a living room that adjoins a balcony.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 17

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 The depth of a typical level varies from 16m – 18.6m in depth.
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 and above* ▪ *24m between habitable rooms/ balconies* ▪ *18 m between habitable/balconies & non habitable* ▪ *12m between non habitable*	Complies Building separation complies with the required setbacks, which is shown on the Building Separation Plan at the end of this Annexure. Where there is the potential for overlooking from balconies, privacy screens will be constructed to ensure visual amenity is maintained.

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 41,275m² and the total deep soil area is 39,051m² therefore deep soil exceeds the 25% of total open space area.
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***.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 17

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 41,275m ². An Open Space plan is enclosed in ***Annexure 2.*** 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. 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 Report in ***Annexure 8***.

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* which depicts appropriate number, size and species of plants and trees.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 17

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. Appropriate lighting will be provided within the site. Entrances will have 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 internal streets and the approved pedestrian network.
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 an independent Access Consultant 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 17 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 shown 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 The depth of a typical apartment ensures that the back of a kitchen is generally not more than 8m from a window. There are no cross over apartments in Building 17. The typical or average apartment sizes are as follows: 1 bedroom = 55m² 2 Bedroom minimum = 82 m² 3 Bedroom minimum = 100m²
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 100% of ground floor 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 There are 6 units off each lobby.
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 on the basis of 50 -50% split. The provision of storage spaces within the apartment includes the linen space, media and part of the laundry to comply with the SEPP.
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.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 17

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 designed to ensure that each building has a clear identity by the sophisticated placement of vertical and horizontal architectural elements, colours and materials. Refer to *Annexures 4 and 5.*
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 designs complement the buildings, and are both functionally and aesthetically pleasing. Refer to *Annexure 5* for photomontages of each building.
Maintenance	
To ensure long life and ease of maintenance for the development	Complies All Meriton apartments are to be managed by a Site Manager who is available to 24 hours, 7 days a week to appropriately maintain the building.
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 runoff.*	Complies A comprehensive Environmental Sustainable Development Report addressing water conservation prepared by Cundall Pty Ltd and is attached to *Annexure 13*. Basix requirements also reduce consumption of potable water. Stormwater runoff is 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*.

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE – BUILDING 17

SEPP 65 CODE REQUIREMENT	COMMENT
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 71.4% 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. There are 5 out of 41 single aspect apartments = 12%. The orientation of the building is as per the approved Concept Plan; further the building is able to meet the solar access and ventilation guidelines.
Natural Ventilation	
Building depths, which support natural ventilation typically range from 10 to 18m.	Complies The depth of a typical level varies from 16m – 18.6m in depth.
60% of residential units should be naturally cross ventilated.	Complies 61.9% are naturally cross ventilated. Refer to Cross Ventilation Report following the compliance tables.
25% of kitchens within a development should have access to natural ventilation.	Complies All kitchens have direct access to windows for natural ventilation by being incorporated as part of a living room that adjoins a balcony.