11 September 2014

RESIDENTIAL FLAT DESIGN CODE –RULE OF THUMB STATEMENT OF COMPLIANCE
MIXED USE DEVELOPMENT **-** 1 BURROWAY ROAD, WENTWORTH POINT

Control Checklist / Rule of Thumb	**Comment**	**Consistent**
Part 01. Local Context		
Building Height		
• Where there is an existing floor space ratio (FSR), test height controls against it to ensure a good fit. • Test heights against the number of storeys and the minimum ceiling heights required for the desired building use (see Ceiling Heights).	• Buildings A, B + C are proposed at 9 storeys in height. This will consist of eight residential levels and one retail level. • The 9 storey height is consistent with the maximum height in storeys control in the Masterplan. • The proposal is considered to respond appropriately to the emerging character of the area as well as the anticipated scale of buildings within the immediate context of the site. • The proposed development will not result in any unreasonable impacts on the solar access available to the adjoining properties.	**YES**
Building Depth		
• Resolve building depth controls in plan, section and elevation. • In general, an apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory daylighting and natural ventilation are to be achieved.	• The building depth from line of glass varies between 16 to 22 metres. • The cranked floor plates and a serious of building slots provide opportunity for dual aspects to apartments (min 70% of apartments on a typical residential levels are dual aspect) as well affords the opportunity to bring natural light and air deep into the common circulation spaces. • The design of the proposal provides adequately for the amenity of the proposed apartments in terms of daylight access and natural ventilation	**YES**
Building Separation		
• Design and test building separation controls in plan and section. • Test building separation controls for daylight access to buildings and open spaces. • Building separation controls may be varied in response to site and context constraints. • Developments that propose less than the recommended distances apart must demonstrate that daylight access, urban form and visual and acoustic privacy has been satisfactorily achieved (see Daylight Access, Visual Privacy and Acoustic	• The proposed building separation between habitable rooms/balconies are: - First 4 storeys of residential use (Levels 2-5) Building A to B: 24.9m to 12.4m Building B to C: 28.5m to 11.1m - Five- six storeys (Levels 6-7) Building A to B: 24.9m to 15.3m	**YES/NO**

Privacy). **Designing the controls** For buildings over three storeys, it is recommended that building separation increase in proportion to building height to ensure appropriate urban form, adequate amenity and privacy for building occupants. Suggested dimensions within a development, for internal courtyards and between adjoining sites are: o up to four storeys/12 metres - 12 metres between habitable rooms/balconies - 9 metres between habitable/balconies and non-habitable rooms - 6 metres between non-habitable rooms o five to eight storeys/up to 25 metres - 18 metres between habitable rooms/balconies - 13 metres between habitable rooms/balconies and non-habitable rooms - 9 metres between non-habitable rooms o nine storeys and above/ over 25 metres - 24 metres between habitable rooms/balconies - 18 metres between habitable rooms/balconies and non-habitable rooms - 12 metres between non-habitable rooms	Building B to C: 27.8m to 11.1m - Seven to eight storeys (Levels 8-9) Building A to B: 24.9m to 16.9m Building B to C: 27.8m to 11.1m (Refer to Building Separation Diagrams attached) • The massing of the development is broken down by the introduction of three separate buildings above the podium level which achieves variation in massing and height. • The use of screening to balconies and windows of habitable rooms assists to ensure that sufficient acoustic and visual privacy is maintained. • The development proposed does not result in any unreasonable impacts on the adjoining properties in terms of loss of privacy or visual impacts. • The shadow diagrams also demonstrate that the proposal will not result in any unreasonable impact to properties to the south across Burroway Road. • The private open space areas have been designed and orientated to optimise solar access and ensure that the private open space areas are directly accessible from living areas and will function as an extension of these internal living spaces. • Communal open space is provided by two podium courtyards within the subject development. • The separation between Building B+C along Ferry walk is comparative to an existing street condition and considered satisfactory.	
Street Setbacks		
• Identify the desired streetscape character, the common setback of buildings in the street, the accommodation of street tree planting and the height of buildings and daylight access controls. • Relate setbacks to the area's street hierarchy. • Identify the quality, type and use of gardens and landscaped areas facing the street. • Test street setbacks with building envelopes and street sections. • Test controls for their impact on the scale, proportion and shape of building facades.	• The street setbacks from: - Burroway Road – 5.5m - Hill Road Extension – 2.2m on the ground + generally built to boundary on the residential levels - Foreshore Drive – 0m on the ground + generally 2m on the residential levels - New Street - 1m on the ground + generally built to boundary on the residential levels, tapering away from the boundary to the north. • The street setbacks are generally consistent with the Wentworth Point Precinct Master Plan 2030 • The scale, setback and massing of the proposed development appropriately defines the street edges. • The built form provides a clear distinction between the public and private domain. • The residential units are all elevated above the street levels and	**YES**

	accordingly good levels of privacy are achieved to all units.	
Side + Rear Setbacks		
• Relate side setbacks to existing streetscape patterns. • Test side and rear setback with building separation, open space and deep soil zone requirements (see Building Separation, Open Space and Deep Soil Zones). • Test side and rear setbacks for overshadowing of other parts of the development and/or adjoining properties, and of private open space.	• All setback relate to a street (refer to Street Setbacks)	**NA**
Floor Space Ratio		
• Test the desired built form outcome against proposed floor space ratio to ensure consistency with: - building height - building footprint - the three dimensional building envelope - open space requirements. • Test a variety of typical lot sizes and shapes in your area before establishing a blanket FSR control.	• The gross floor area (GFA) is 27,447sqm. The retail GFA is 4153sqm retail + residential 23,294sqm. • The proposed FSR is a result of the building envelope that is consistent with the Wentworth Point Precinct Master Plan 2030 controls for building height, street setbacks and open space requirements. • The local infrastructure has sufficient capacity to cater for the proposed FSR proposed. The proposal will not result in any adverse impacts on the local area. • The dwellings will have an acceptable level of amenity in terms of unit size, access to natural light, privacy, natural ventilation and as such the proposed density is considered appropriate. • The buildings provide an appropriate expression which incorporates a high level of modulation to create visual interest and also to open views around the buildings.	**YES**
Part 02. Site Design		
Deep Soil Zones		
• A minimum of 25 percent of the open space area of a site should be a deep soil zone; more is desirable. Exceptions may be made in urban areas where sites are built out and there is no capacity for water infiltration. In these instances, stormwater treatment measures must be integrated with the design of the residential flat building. (see Stormwater Management)	• The redevelopment of the overall site provides 10.3% of the site as deep soil (1074sqm – 505sqm in-ground and 569sqm contributory in-ground) which meets with the requirements of the Residential Flat Design Code (6.25%). (Refer to Deep Soil Zone Diagram attached)	**YES**
Open Space		
• The area of communal open space required should generally be at least between 25 and 30 percent of the site area. Larger sites and brownfield sites may have potential for more than 30 percent. • Where developments are unable to achieve the recommended communal open	• The redevelopment of the overall site provides 31.2% of the site as common open space. Area includes open spaces on level 2 and ferry walk on level 1. (Refer to Communal Open Space Diagrams attached)	**YES**

space, such as those in dense urban areas, they must demonstrate that residential amenity is provided in the form of increased private open space and/or in a contribution to public open space. • The minimum recommended area of private open space for each apartment at ground level or similar space on a structure, such as on a podium or car park, is 25m2; the minimum preferred dimension in one direction is 4 metres. (see Balconies for other private open space requirements)	• 2 communal gardens on the level 2 podium have been provided for residents and are accessed from the residential lobbies of Buildings A, B and C. The gardens are for socializing, relaxation, conversation and meetings. It contains planting, seating and BBQ facilities. The areas are designed as an integrated and sustainable system resulting in greater amenity for residents. Refer to Landscape Architect's Plans • The podium level courtyards provide an attractive outlook for the apartments.	
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 quoted above	• The Landscape Plan accompanying the application illustrates all proposed landscaping elements. • 725sqm of planting on structure is provided to the communal open spaces on Level 2. • Minimum soil depths to level 2 are a minimum of 750mm.	**YES**
Safety		
• Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings.	• The building has been designed and orientated to enable passive surveillance of spaces surrounding the site. Safety and security have been considered in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management. Appropriate security to residential entries and lift access will be provided.	**YES**

Visual Privacy		
• Refer to Building Separation minimum standards (see Building Separation).	• The development proposed does not result in any unreasonable impacts on the adjoining properties in terms of loss of privacy or visual impacts. • Visual privacy issues have been managed by siting, orientation, adequate building separation, apartment planning and the use of sliding and fixed screens.	**YES**
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.	• Pedestrian access is provided to the development from all surrounding streets as well as the through-site link. Building A is accessed from the Hill Road extension. Building B from foyers B1 + B2 located off Ferry Walk. Building C from foyer C1 located adjacent to the New Road and C2 from Ferry Walk • At grade access has been provided to the each of the residential entry foyers as well as the retail entries, with the lobbies also containing lifts.	**YES**
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.	• The car parking access into the site has been appropriately located to segregate vehicle and pedestrian movements. • Separate residential + retail car parking entries and exists have been provided. The residential car parking entry and exit is provided from the New Road. The retail car parking entry and exit is provided from Burroway Road.	**YES**
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 cross-over or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts. • Buildings not meeting the minimum standards listed above, must demonstrate how satisfactory daylighting and natural ventilation can be achieved, particularly in relation to habitable rooms (see Daylight Access and Natural Ventilation). • If council chooses to standardise apartment sizes, a range of sizes that do not exclude affordable housing should be used. As a guide, the Affordable Housing Service suggest the following minimum apartment sizes, which can contribute to housing affordability: (apartment size is only one factor influencing affordability) - 1 bedroom apartment 50m2	• Minimum dwelling sizes are 50sqm for 1 bed, 75 for 2 beds and 106 sqm for 3 beds. Back of kitchens are less than the metres from a window. • 256 units are proposed comprising 58 x 1 bed, 179 x 2 beds and 19 x 3beds. • Approximately 70% of apartments on typical residential levels are dual aspect. • The layout of each apartment is functional and efficient. • A BASIX certificate has been obtained for the development indicating that the environmental performance of the building is adequate. • A range of unit size and configurations is provided.	**YES**

- 2 bedroom apartment 70m2 - 3 bedroom apartment 95m2		
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-cannot 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.	• All dwellings have access to a balcony with a minimum area of 6sqm for 1 bed, 8sqm for 2 beds and 12sqm for 3 beds. Primary balconies of all dwellings have a minimum depth of 2 metres, most being 2.5 metres. • The balconies are integrated into the overall architectural form of the building. • The building addresses each street frontage. The opportunity for the natural surveillance of all streets is provided from both the balconies, kitchen and bedroom windows of the development.	**YES**
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. - in mixed use buildings: 3.3 metre minimum for ground floor retail or commercial and for first floor residential, retail or commercial to promote future flexibility of use - in residential flat buildings in mixed use areas: 3.3 metre minimum for ground floor to promote future flexibility of use - in residential flat buildings or other residential floors in mixed use buildings: - in general, 2.7 metre minimum for all habitable rooms on all floors, 2.4 metres is the preferred minimum for all non-habitable rooms, however 2.25m is permitted. - for two storey units, 2.4 metre minimum for second storey if 50 percent or more of the apartment has 2.7 metre minimum ceiling heights - for two-storey units with a two storey void space, 2.4 metre minimum ceiling heights - attic spaces, 1.5 metre minimum wall height at edge of room with a 30 degree minimum ceiling slope. • 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).	• Floor to floor heights are proposed at 3.1m providing adequate clearance to provide a minimum internal clear height of 2.7 metre to habitable rooms. • Floor to floor heights are proposed at 3.2m below roof terraces and the roof to provide adequate clearance for drainage and insulation) ie Level 5, 7 + 9.	**YES**
Ground Floor Apartments		
• Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape and topography of the site. • Provide ground floor apartments with access to private open space, preferably as	• All apartments on Level 2 adjacent to the communal open spaces are provided with terraces which have a minimum depth of approximately 4m. • Adequate hard and landscape screening with a minimum height of 1.6m	**YES**

a terrace or garden.	is provided between the terraces and the communal open spaces.	
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).	• Simple and clear circulation is provided in a safe environment. Units have secure access and perimeter surveillance of access to the building is achieved. • The cranked floor plates and a serious of building slots provide along and at the end of the corridors affords the opportunity to bring natural light and air deep into the common circulation spaces • Open bridges to Building B + C breaks down the length of the internal corridor and provides opportunity to bring in natural light and air.	**YES**
Storage		
• In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: - studio apartments 6m3 - one-bedroom apartments 6m3 - two-bedroom apartments 8m3 - three plus bedroom apartments 10m3	• Combined storage facilities which are approximately 4m2 in area have been provided within each dwelling. • Some of the storage areas cages have been enlarged to provided adequate space to store bikes.	**YES**
Daylight Access		
• Living rooms and private open spaces for at least 70 percent of apartments in a development should receive a minimum of three hours direct sunlight between 9 am and 3 pm 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 percent 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.	• 70% (178) of dwellings are provided with 2 hours of daylight access on the shortest day of the year (June 21st) to glazing of the primary living space • 71% (181) of dwellings are provided with 3 hours of daylight access on the shortest day of the year (June 21st) to the primary private open space (balcony+ terrace)	**YES**
Natural Ventilation		
• Building depths, which support natural ventilation typically range from 10 to 18 metres. • Sixty percent (60%) of residential units should be naturally cross ventilated. • Twenty five percent (25%) of kitchens within a development should have access	• 70% (180) of dwellings receive natural ventilation. • All kitchens have access to natural ventilation, through open planning with living areas.	**YES**

to natural ventilation. • Developments, which seek to vary from the minimum standards, must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms.		
Waste Management		
• Supply waste management plans as part of the development application submission as per the NSW Waste Board.	• Appropriate garbage and recycling storage areas are provided in accordance with the Council guidelines.	**YES**
Water Conservation		
• Rainwater is not to be collected from roofs coated with lead- or bitumen-based paints, or from asbestos-cement roofs. Normal guttering is sufficient for water collections provided that it is kept clear of leaves and debris.	• A BASIX Certificate accompanies the application which details how water consumption will be minimised. • Water quality planning is provided as a component of the DA.	**YES**

SEPP65 RFDC COMPLIANCE SCHEDULE

MIXED USE DEVELOPMENT - 1 BURROWAY ROAD, WENTWORTH POINT

level			unit		orientation	daylight hours													
	bld	floor	no	# of beds		0800-0900	0900-1000	1000-1100	1100-1200	1200-1300	1300-1400	1400-1500	1500-1600	total daylight to living rooms (9am-3pm)	total daylight to private open space (8am-4pm)	**2 HOURS DAYLIGHT ACCESS**	**3 HOURS DAYLIGHT ACCESS**	**NATURAL VENT**	**SOUTH FACING**
BUILDING A																			
2	A	2	01	2B	NW/SW					x	x	x	x	3	4	Y	Y	Y	
	A	2	02	2B	NW					x	x	x	x	3	4	Y	Y	Y	
	A	2	03	1B	NW					x	x	x	x	3	4	Y	Y		
	A	2	04	3B	NW/NE		x	x	x	x	x	x	x	6	7	Y	Y	Y	
	A	2	05	2B	NE/SE	x	x	x	x	x	x			5	6	Y	Y	Y	
	A	2	06	2B	SE									0	0				Y
	A	2	07	1B	SE									0	0				Y
	A	2	08	1B	SE									0	0				Y
	A	2	09	2B	SE/SW									0	0			Y	
3	A	3	01	2B	NW/SW					x	x	x	x	3	4	Y	Y	Y	
	A	3	02	2B	NW					x	x	x	x	3	4	Y	Y	Y	
	A	3	03	1B	NW					x	x	x	x	3	4	Y	Y		
	A	3	04	3B	NW/NE		x	x	x	x	x	x	x	6	7	Y	Y	Y	
	A	3	05	3B	NE/SE	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	A	3	06	2B	SE									0	0				Y
	A	3	07	1B	SE									0	0				Y
	A	3	08	1B	SE									0	0				Y
	A	3	09	2B	SE/SW									0	0			Y	
4	A	4	01	2B	NW/SW					x	x	x	x	3	4	Y	Y	Y	
	A	4	02	2B	NW					x	x	x	x	3	4	Y	Y	Y	
	A	4	03	1B	NW					x	x	x	x	3	4	Y	Y		
	A	4	04	3B	NW/NE		x	x	x	x	x	x	x	6	7	Y	Y	Y	
	A	4	05	3B	NE/SE	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	A	4	06	2B	SE									0	0				Y
	A	4	07	2B	SE									0	0				Y
	A	4	08	1B	SE									0	0				Y
	A	4	09	2B	SE/SW									0	0			Y	
5	A	4	01	2B	NW/SW			x	x	x	x	x	x	5	6	Y	Y	Y	
	A	4	02	2B	NW			x	x	x	x	x	x	5	6	Y	Y	Y	
	A	4	03	1B	NW			x	x	x	x	x	x	5	6	Y	Y		
	A	4	04	3B	NW/NE		x	x	x	x	x	x	x	6	7	Y	Y	Y	
	A	4	05	3B	NE/SE	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	A	4	06	2B	SE									0	0				Y
	A	4	07	2B	SE									0	0				Y
	A	4	08	1B	SE									0	0				Y
	A	4	09	2B	SE/SW									0	0			Y	
6	A	6	01	2B	NW/SW					x	x	x	x	3	4	Y	Y	Y	
	A	6	02	2B	NW					x	x	x	x	3	4	Y	Y	Y	
	A	6	03	1B	NW		x	x	x	x	x	x	x	6	7	Y	Y		
	A	6	04	2B	NW/NE	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	A	6	05	2B	NE/SE	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	A	6	06	2B	SE									0	0				Y
	A	6	07	1B	SE									0	0				Y
	A	6	08	2B	SE/SW									0	0			Y	
7	A	7	01	2B	NW/SW					x	x	x	x	3	4	Y	Y	Y	
	A	7	02	2B	NW					x	x	x	x	3	4	Y	Y	Y	
	A	7	03	1B	NW		x	x	x	x	x	x	x	6	7	Y	Y		
	A	7	04	2B	NW/NE	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	A	7	05	2B	NE/SE	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	

SEPP65 RFDC COMPLIANCE SCHEDULE

MIXED USE DEVELOPMENT - 1 BURROWAY ROAD, WENTWORTH POINT

level	bld	floor	unit no	# of beds	orientation	daylight hours 0800-0900	0900-1000	1000-1100	1100-1200	1200-1300	1300-1400	1400-1500	1500-1600	total daylight to living rooms (9am-3pm)	total daylight to private open space (8am-4pm)	2 HOURS DAYLIGHT ACCESS	3 HOURS DAYLIGHT ACCESS	NATURAL VENT	SOUTH FACING
	A	7	06	2B	SE									0	0				Y
	A	7	07	1B	SE									0	0				Y
	A	7	08	2B	SE/SW									0	0			Y	
8	A	8	01	2B	NW/SW					x	x	x	x	3	4	Y	Y	Y	
	A	8	02	2B	NW					x	x	x	x	3	4	Y	Y	Y	
	A	8	03	1B	NW		x	x	x	x	x	x	x	6	7	Y	Y		
	A	8	04	2B	NW/NE	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	A	8	05	2B	NE/SE	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	A	8	06	2B	SE									0	0				Y
	A	8	07	1B	SE									0	0				Y
	A	8	08	2B	SE/SW									0	0			Y	
9	A	9	01	2B	NW/SW-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	A	9	02	2B	NW-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	A	9	03	1B	NW-SL		x	x	x	x	x	x		6	6	Y	Y		
	A	9	04	2B	NW/NE-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	A	9	05	2B	NE/SE-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	A	9	06	2B	SE-SL		x	x	x	x	x	x		6	6	Y	Y		
	A	9	07	1B	SE-SL		x	x	x	x	x	x		6	6	Y	Y		
	A	9	08	2B	SE/SW-SL		x	x	x	x	x	x		6	6	Y	Y	Y	

SEPP65 RFDC COMPLIANCE SCHEDULE

MIXED USE DEVELOPMENT - 1 BURROWAY ROAD, WENTWORTH POINT

level			unit		orientation	daylight hours													
	bld	floor	no	# of beds		0800-0900	0900-1000	1000-1100	1100-1200	1200-1300	1300-1400	1400-1500	1500-1600	total daylight to living rooms (9am-3pm)	total daylight to private open space (8am-4pm)	**2 HOURS DAYLIGHT ACCESS**	**3 HOURS DAYLIGHT ACCESS**	**NATURAL VENT**	**SOUTH FACING**
BUILDING B																			
2	B	2	01	2B	NW/SW				x	x	x			2	3	Y	Y	Y	
	B	2	02	2B	NW				x	x	x			2	3	Y	Y	Y	
	B	2	03	2B	SE									0	0			Y	
	B	2	04	2B	SE/SW									0	0			Y	
	B	2	05	1B	W					x	x	x		3	3	Y	Y	Y	
	B	2	06	1B	W					x	x	x		3	3	Y	Y		
	B	2	07	1B	W					x	x	x		3	3	Y	Y	Y	
	B	2	08	1B	W					x	x	x		3	3	Y	Y		
	B	2	09	2B	W/N	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	B	2	10	3B+S	N/E	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	B	2	11	2B	E	x	x	x						2	3		Y		
	B	2	12	2B	E	x	x	x						2	3	Y	Y		
	B	2	13	2B	E									0	0			Y	
3	B	3	01	2B	NW/SW				x	x	x			2	3	Y	Y	Y	
	B	3	02	2B	NW				x	x	x			2	3	Y	Y	Y	
	B	3	03	2B	SE									0	0			Y	
	B	3	04	2B	SE/SW									0	0			Y	
	B	3	05	1B	W					x	x	x		3	3	Y	Y	Y	
	B	3	06	1B	W					x	x	x		3	3	Y	Y		
	B	3	07	1B	W					x	x	x		3	3	Y	Y	Y	
	B	3	08	1B	W					x	x	x		3	3	Y	Y		
	B	3	09	2B	W/N	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	B	3	10	3B+S	N/E	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	B	3	11	2B	E	x	x	x						2	3		Y		
	B	3	12	2B	E	x	x	x						2	3	Y	Y		
	B	3	13	2B	E									0	0			Y	
4	B	4	01	2B	NW/SW				x	x	x			2	3	Y	Y	Y	
	B	4	02	2B	NW				x	x	x			2	3	Y	Y	Y	
	B	4	03	2B	SE									0	0			Y	
	B	4	04	2B	SE/SW									0	0			Y	
	B	4	05	1B	W					x	x	x		3	3	Y	Y	Y	
	B	4	06	1B	W					x	x	x		3	3	Y	Y		
	B	4	07	1B	W					x	x	x		3	3	Y	Y	Y	
	B	4	08	1B	W					x	x	x		3	3	Y	Y		
	B	4	09	2B	W/N	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	B	4	10	3B+S	N/E	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	B	4	11	2B	E	x	x	x						2	3		Y		
	B	4	12	2B	E	x	x	x						2	3	Y	Y		
	B	4	13	2B	E									0	0			Y	
5	B	5	01	2B	NW/SW				x	x	x			2	3	Y	Y	Y	
	B	5	02	2B	NW				x	x	x			2	3	Y	Y	Y	
	B	5	03	2B	SE									0	0			Y	
	B	5	04	2B	SE/SW									0	0			Y	
	B	5	05	1B	W					x	x	x		3	3	Y	Y	Y	
	B	5	06	1B	W					x	x	x		3	3	Y	Y		
	B	5	07	1B	W					x	x	x		3	3	Y	Y	Y	
	B	5	08	1B	W					x	x	x		3	3	Y	Y		
	B	5	09	2B	W/N	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	B	5	10	3B+S	N/E	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	B	5	11	2B	E	x	x	x						2	3	Y	Y		
	B	5	12	2B	E	x	x	x						2	3	Y	Y		
	B	5	13	2B	E									0	0			Y	

SEPP65 RFDC COMPLIANCE SCHEDULE

MIXED USE DEVELOPMENT - 1 BURROWAY ROAD, WENTWORTH POINT

level	bld	floor	unit no	# of beds	orientation	daylight hours 0800-0900	0900-1000	1000-1100	1100-1200	1200-1300	1300-1400	1400-1500	1500-1600	total daylight to living rooms (9am-3pm)	total daylight to private open space (8am-4pm)	2 HOURS DAYLIGHT ACCESS	3 HOURS DAYLIGHT ACCESS	NATURAL VENT	SOUTH FACING
6	B	6	01	2B	NW/SW				x	x	x			3	3	Y	Y	Y	
	B	6	02	2B	NW				x	x	x			3	3	Y	Y	Y	
	B	6	03	2B	SE									0	0			Y	
	B	6	04	2B	SE/SW									0	0			Y	
	B	6	05	1B	W					x	x			2	2	Y	Y	Y	
	B	6	06	1B	W					x	x			2	2	Y	Y		
	B	6	07	3B+S	W/N		x	x	x	x	x	x	x	6	7	Y	Y	Y	
	B	6	08	3B	N/E		x	x	x	x	x	x	x	6	7	Y	Y	Y	
	B	6	09	2B	E	x	x	x						2	3	Y	Y		
	B	6	10	2B	E									0	0			Y	
7	B	7	01	2B	NW/SW				x	x	x			3	3	Y	Y	Y	
	B	7	02	2B	NW				x	x	x			3	3	Y	Y	Y	
	B	7	03	2B	SE									0	0			Y	
	B	7	04	2B	SE/SW									0	0			Y	
	B	7	05	1B	W					x	x			2	2	Y	Y	Y	
	B	7	06	1B	W					x	x			2	2	Y	Y		
	B	7	07	3B+S	W/N		x	x	x	x	x	x	x	6	7	Y	Y	Y	
	B	7	08	3B	N/E		x	x	x	x	x	x	x	6	7	Y	Y	Y	
	B	7	09	2B	E	x	x	x						2	3	Y	Y		
	B	7	10	2B	E									0	0			Y	
8	B	8	01	2B	NW/SW				x	x	x	x		4	4	Y	Y	Y	
	B	8	02	2B	NW				x	x	x	x		4	4	Y	Y	Y	
	B	8	03	2B	SE									0	0			Y	
	B	8	04	2B	SE/SW									0	0			Y	
	B	8	05	1B	W					x	x			2	2	Y	Y	Y	
	B	8	06	1B	W					x	x			2	2	Y	Y		
	B	8	07	2B	W/N		x	x	x	x	x	x	x	6	7	Y	Y	Y	
	B	8	08	2B	N/E		x	x	x	x	x	x	x	6	7	Y	Y	Y	
	B	8	09	2B	E	x	x	x						2	3	Y	Y		
	B	8	10	2B	E									0	0			Y	
9	B	9	01	2B	NW/SW-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	B	9	02	2B	NW-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	B	9	03	2B	SE-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	B	9	04	2B	SE/SW-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	B	9	05	1B	W-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	B	9	06	1B	W-SL		x	x	x	x	x	x		6	6	Y	Y		
	B	9	07	2B	W/N-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	B	9	08	2B	N/E-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	B	9	09	2B	E-SL		x	x	x	x	x	x		6	6	Y	Y		
	B	9	10	2B	E-SL		x	x	x	x	x	x		6	6	Y	Y	Y	

SEPP65 RFDC COMPLIANCE SCHEDULE

MIXED USE DEVELOPMENT - 1 BURROWAY ROAD, WENTWORTH POINT

level		unit		orientation	daylight hours													
bld	floor	no	# of beds		0800-0900	0900-1000	1000-1100	1100-1200	1200-1300	1300-1400	1400-1500	1500-1600	total daylight to living rooms (9am-3pm)	total daylight to private open space (8am-4pm)	**2 HOURS DAYLIGHT ACCESS**	**3 HOURS DAYLIGHT ACCESS**	**NATURAL VENT**	**SOUTH FACING**
BUILDING C																		
C	2	01	1B	NW									0	0				
C	2	02	2B	NW				x	x	x			3	3	Y	Y		
C	2	03	2B	NW				x	x	x			3	3	Y	Y	Y	
C	2	04	2B	W				x	x	x			3	3	Y	Y	Y	
C	2	05	1B+S	W				x	x	x			3	3	Y	Y		
C	2	06	2B	W/N	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
C	2	07	2B	N/E	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
C	2	08	1B+S	E		x	x	x					2	3	Y	Y		
C	2	09	2B	E		x	x	x					2	3	Y	Y	Y	
C	2	10	2B	SE		x	x	x					2	3	Y	Y	Y	
C	2	11	2B	SE									0	0			Y	
C	2	12	2B	SE									0	0			Y	
C	2	13	2B	SE/SW									0	0			Y	
C	2	14	2B	SW/W									0	0			Y	
C	3	01	1B	NW									0	0				
C	3	02	2B	NW				x	x	x			3	3	Y	Y		
C	3	03	2B	NW				x	x	x			3	3	Y	Y	Y	
C	3	04	2B	W				x	x	x			3	3	Y	Y	Y	
C	3	05	1B+S	W				x	x	x			3	3	Y	Y		
C	3	06	2B	W/N	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
C	3	07	2B	N/E	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
C	3	08	1B+S	E		x	x	x					2	3	Y	Y		
C	3	09	2B	E		x	x	x					2	3	Y	Y	Y	
C	3	10	2B	SE		x	x	x					2	3	Y	Y	Y	
C	3	11	2B	SE									0	0			Y	
C	3	12	2B	SE									0	0			Y	
C	3	13	2B	SE/SW									0	0			Y	
C	3	14	2B	SW/W									0	0			Y	
C	4	01	1B	NW									0	0				
C	4	02	2B	NW				x	x	x			3	3	Y	Y		
C	4	03	2B	NW				x	x	x			3	3	Y	Y	Y	
C	4	04	2B	W				x	x	x			3	3	Y	Y	Y	
C	4	05	1B+S	W				x	x	x			3	3	Y	Y		
C	4	06	2B	W/N	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
C	4	07	2B	N/E	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
C	4	08	1B+S	E		x	x	x					2	3	Y	Y		
C	4	09	2B	E		x	x	x					2	3	Y	Y	Y	
C	4	10	2B	SE		x	x	x					2	3	Y	Y	Y	
C	4	11	2B	SE									0	0			Y	
C	4	12	2B	SE									0	0			Y	
C	4	13	2B	SE/SW									0	0			Y	
C	4	14	2B	SW/W									0	0			Y	
C	5	01	1B	NW									0	0				
C	5	02	2B	NW				x	x	x			3	3	Y	Y		
C	5	03	2B	NW				x	x	x			3	3	Y	Y	Y	
C	5	04	2B	W				x	x	x			3	3	Y	Y	Y	
C	5	05	1B+S	W				x	x	x			3	3	Y	Y		
C	5	06	2B	W/N	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
C	5	07	2B	N/E	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
C	5	08	1B+S	E		x	x	x					2	3	Y	Y		
C	5	09	2B	E		x	x	x					2	3	Y	Y	Y	

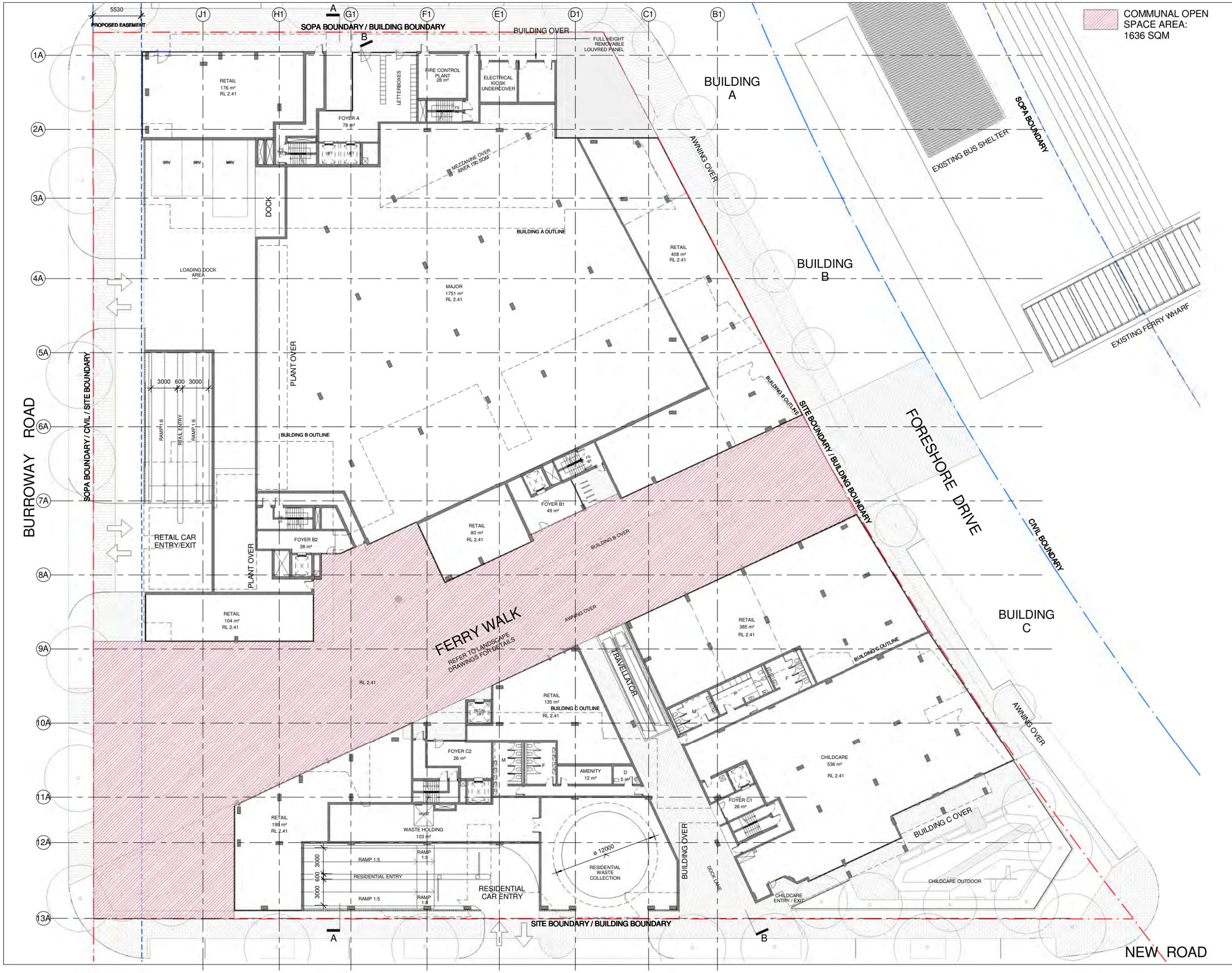
SEPP65 RFDC COMPLIANCE SCHEDULE

MIXED USE DEVELOPMENT - 1 BURROWAY ROAD, WENTWORTH POINT

level	bld	floor	unit no	# of beds	orientation	daylight hours 0800-0900	0900-1000	1000-1100	1100-1200	1200-1300	1300-1400	1400-1500	1500-1600	total daylight to living rooms (9am-3pm)	total daylight to private open space (8am-4pm)	**2 HOURS DAYLIGHT ACCESS**	**3 HOURS DAYLIGHT ACCESS**	**NATURAL VENT**	**SOUTH FACING**
	C	5	10	2B	SE		x	x	x					2	3	Y	Y	Y	
	C	5	11	2B	SE									0	0			Y	
	C	5	12	2B	SE									0	0			Y	
	C	5	13	2B	SE/SW									0	0			Y	
	C	5	14	2B	SW/W				x	x	x			3	3	Y	Y	Y	
6	C	6	01	1B	NW									0	0				
	C	6	02	2B	NW				x	x	x			3	3	Y	Y		
	C	6	03	2B	NW				x	x	x			3	3	Y	Y	Y	
	C	6	04	3B+S	W/N	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	C	6	05	3B+S	N/E	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	C	6	06	2B	SE		x	x	x					2	3	Y	Y	Y	
	C	6	07	2B	SE									0	0			Y	
	C	6	08	2B	SE									0	0			Y	
	C	6	09	2B	SE/SW									0	0			Y	
	C	6	10	2B	SW/W				x	x	x			3	3	Y	Y	Y	
7	C	7	01	1B	NW				x	x	x			3	3	Y	Y		
	C	7	02	2B	NW				x	x	x			3	3	Y	Y		
	C	7	03	2B	NW				x	x	x			3	3	Y	Y	Y	
	C	7	04	3B+S	W/N	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	C	7	05	3B+S	N/E	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	C	7	06	2B	SE		x	x	x					2	3	Y	Y	Y	
	C	7	07	2B	SE									0	0			Y	
	C	7	08	2B	SE									0	0			Y	
	C	7	09	2B	SE/SW									0	0			Y	
	C	7	10	2B	SW/W				x	x	x			3	3	Y	Y	Y	
8	C	8	01	1B	NW				x	x	x			3	3	Y	Y		
	C	8	02	2B	NW				x	x	x			3	3	Y	Y		
	C	8	03	2B	NW				x	x	x			3	3	Y	Y	Y	
	C	8	04	2B	W/N	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	C	8	05	2B	N/E	x	x	x	x	x	x	x	x	6	8	Y	Y	Y	
	C	8	06	2B	SE		x	x	x					2	3	Y	Y	Y	
	C	8	07	2B	SE									0	0			Y	
	C	8	08	2B	SE									0	0			Y	
	C	8	09	2B	SE/SW									0	0			Y	
	C	8	10	2B	SW/W				x	x	x			3	3	Y	Y	Y	
9	C	9	01	1B	NW-SL		x	x	x	x	x	x		6	6	Y	Y		
	C	9	02	2B	NW-SL		x	x	x	x	x	x		6	6	Y	Y		
	C	9	03	2B	NW-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	C	9	04	2B	W/N-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	C	9	05	2B	N/E-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	C	9	06	2B	SE-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	C	9	07	2B	SE-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	C	9	08	2B	SE-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	C	9	09	2B	SE/SW-SL		x	x	x	x	x	x		6	6	Y	Y	Y	
	C	9	10	2B	SW/W-SL		x	x	x	x	x	x		6	6	Y	Y	Y	

TOTAL - BUILDINGS A,B+C

TOTAL	256				**178**	**181**	**180**	**18**
%					**70%**	**71%**	**70%**	**7%**
MINIMUM SEPP65 REQUIREMENT					70%		60%	10%



NORTH POINT

REV	DESCRIPTION OF CHANGE	DATE
H	DA REVISION	05 09 14

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HDR | RICE DAUBNEY

PROJECT
SOPA
"DOCK" 1 BURROWAY RD
WENTWORTH POINT, THE WHARF SITE
SYDNEY OLYMPIC PARK

DRAWING TITLE
SEPP 65 DIAGRAM
COMMUNAL OPEN SPACE LEVEL 1
FERRY WALK

SCALE:	CHECKED:
1:400 @ A3	Checker

PROJECT NUMBER	DRAWING NUMBER	ISSUE:
12005	SK-0001	H

NORTH POINT

REV	DESCRIPTION OF CHANGE	DATE
H	DA REVISION	05 09 14

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PROJECT
SOPA
"DOCK" 1 BURROWAY RD
WENTWORTH POINT, THE WHARF SITE
SYDNEY OLYMPIC PARK

DRAWING TITLE
SEPP 65 DIAGRAM
COMMUNAL OPEN SPACE LEVEL 2

SCALE:		CHECKED:
1:400 @ A3		Checker
PROJECT NUMBER	DRAWING NUMBER	ISSUE:
12005	SK-0002	H

PLANTING ON STRUCTURE: 725.26 SQM

BUILDING A

BUILDING B

BUILDING C

SOPA BOUNDARY / BUILDING BOUNDARY

SOPA BOUNDARY / CIVIL / SITE BOUNDARY

SITE BOUNDARY / BUILDING BOUNDARY

BUILDING A OUTLINE

BUILDING B OUTLINE

BUILDING C OUTLINE

PROPOSED EASEMENT 5530

COMMUNAL OPEN SPACE
REFER TO LANDSCAPE
DRAWINGS FOR DETAILS
RL 8.52

FERRY WHARF BELOW

FERRY WALK BELOW

AWNING

FORESHORE DRIVE

BURROWAY ROAD

NEW ROAD

CIVIL BOUNDARY

SOPA BOUNDARY

NORTH POINT

REV	DESCRIPTION OF CHANGE	DATE
H	DA REVISION	05 09 14

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PROJECT
SOPA
"DOCK" 1 BURROWAY RD
WENTWORTH POINT, THE WHARF SITE
SYDNEY OLYMPIC PARK

DRAWING TITLE
SEPP 65 DIAGRAM
PLANTING ON STRUCTURE

SCALE:	CHECKED:
1:400 @ A3	Checker

PROJECT NUMBER	DRAWING NUMBER	ISSUE:
12005	SK-0003	H

DEEP SOIL AREA:
1073.95 SQM

5530
PROPOSED EASEMENT

SOPA BOUNDARY / BUILDING BOUNDARY

BUILDING OVER

FULL HEIGHT REMOVABLE LOUVRED PANEL

RETAIL
176 m²
RL 2.41

FIRE CONTROL PLANT
28 m²

ELECTRICAL KIOSK UNDERCOVER

LETTERBOXES

FOYER A
78 m²

BUILDING A

SRV

SRV

MRV

DOCK

MEZZANINE OVER
AREA 190 SQM

AWNING OVER

EXISTING BUS SHELTER

SOPA BOUNDARY

BUILDING A OUTLINE

LOADING DOCK AREA

RETAIL
408 m²
RL 2.41

BUILDING B

MAJOR
1751 m²
RL 2.41

EXISTING FERRY WHARF

PLANT OVER

3000 600 3000

RAMP 1:6

RETAIL ENTRY

RAMP 1:6

BUILDING B OUTLINE

BUILDING B OUTLINE

SITE BOUNDARY / BUILDING BOUNDARY

FORESHORE DRIVE

BURROWAY ROAD

SOPA BOUNDARY / CIVIL / SITE BOUNDARY

RETAIL CAR ENTRY/EXIT

PLANT OVER

FOYER B2
38 m²

FOYER B1
49 m²

RETAIL
80 m²
RL 2.41

BUILDING B OVER

RETAIL
104 m²
RL 2.41

FERRY WALK

REFER TO LANDSCAPE DRAWINGS FOR DETAILS

AWNING OVER

CIVIL BOUNDARY

RL 2.41

TRAVELLATOR

RETAIL
385 m²
RL 2.41

BUILDING C OUTLINE

BUILDING C

RETAIL
135 m²
RL 2.41

BUILDING C OUTLINE

RETAIL LIFT

FOYER C2
26 m²

AMENITY
12 m²

D
5 m²

CHILDCARE
536 m²
RL 2.41

FOYER C1
26 m²

AWNING OVER

RETAIL
199 m²
RL 2.41

WASTE HOLDING
103 m²

RAMP 1:5

RAMP 1:8

RESIDENTIAL ENTRY

RAMP 1:5

RAMP 1:8

3000 600 3000

ø 12000

RESIDENTIAL WASTE COLLECTION

RESIDENTIAL CAR ENTRY

BUILDING OVER

DOCK LINE

BUILDING C OVER

CHILDCARE OUTDOOR

CHILDCARE ENTRY / EXIT

SITE BOUNDARY / BUILDING BOUNDARY

NEW ROAD

A

B

NORTH POINT

REV	DESCRIPTION OF CHANCE	DATE
H	DA REVISION	05 09 14

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SOPA
"DOCK" 1 BURROWAY RD
WENTWORTH POINT, THE WHARF SITE
SYDNEY OLYMPIC PARK

DRAWING TITLE
SEPP 65 DIAGRAM
DEEP SOIL

SCALE:	CHECKED:
1:400 @ A3	Checker

PROJECT NUMBER	DRAWING NUMBER	ISSUE:
12005	SK-0004	H

NORTH POINT

REV	DESCRIPTION OF CHANGE	DATE
H	DA REVISION	05 09 14

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SYDNEY OLYMPIC PARK

DRAWING TITLE
SEPP 65 DIAGRAM
TYPICAL LOWER RESIDENTIAL LEVELS SETBACKS (LEVEL 3-5)

SCALE:	CHECKED:
1:400 @ A3	Checker

PROJECT NUMBER	DRAWING NUMBER	ISSUE:
12005	SK-0005	H

REV	DESCRIPTION OF CHANGE	DATE
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DRAWING TITLE
SEPP 65 DIAGRAM
TYPICAL MID RESIDENTIAL LEVELS
SETBACKS (LEVEL 6 - 7)

SCALE:	CHECKED:
1:400 @ A3	Checker

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12005	SK-0006	H

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DRAWING TITLE
SEPP 65 DIAGRAM
TYPICAL UPPER RESIDENTIAL
LEVELS SETBACKS (LEVEL8-9)

SCALE:	CHECKED:
1:400 @ A3	Checker

PROJECT NUMBER	DRAWING NUMBER	ISSUE:
12005	SK-0007	H