

## 1 State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings (SEPP 65) & Residential Flat Design Code

TABLE 1 – RESIDENTIAL FLAT DEVELOPMENT CODE (RFDC)

| CONTROL   | COMPLIANCE | COMMENT   |
|---|------------|---|
| <b>Part 1. Local Context</b>  |            |   |
| <b>Primary Development Controls</b>   |            |   |
| <b>Building Depth:</b> In general, an apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory day lighting and natural ventilation are to be achieved.  | No         | The building depth varies in size above the recommended building depth range. This is justified in the Design Report at <b>Appendix A</b> , in summary, to maximise spatial efficiency and to reduce the bulk of the building, a central core typology has been adopted. This form creates a deeper overall building. The deepest area of the floor plate is mostly occupied by the core, with common area circulation corridors receiving good amenity such as natural light, ventilation and views. |
| <b>Building Separation:</b> Suggested dimensions within a development, for internal courtyards and between adjoining sites are: <ul style="list-style-type: none"> <li>▪ 24 metres between habitable rooms/balconies</li> <li>▪ 18 metres between habitable rooms/balconies and non-habitable rooms</li> <li>▪ 12 metres between non-habitable rooms</li> </ul> | Yes        | The nearest adjacent developments, Site 3 Australia Towers, and Site 67, are 84 and 74 metres away from the closest point of the proposed residential tower.<br><br>Refer to Design Report at <b>Appendix A</b> .   |
| <b>Part 2. Site Design</b>  |            |   |
| <b>Site Configuration</b>   |            |   |
| <b>Deep soil zones:</b> A minimum of 25 percent of the open space area of a site should be a deep soil zone; more is desirable.   | No         | Deep soil: 3,260sqm (23.3% of site area).<br><br>The site currently operates as a regional stormwater detention basin. The replacement stormwater infrastructure requires a 1,800sqm below grade tank in addition to 1,200sqm of bio-filtration wetlands at ground level.   |

| CONTROL   | COMPLIANCE | COMMENT  |
|---|------------|--|
|   |            | <p>Although the proposed scheme consists of 85% landscaped area, the replacement stormwater infrastructure restricts achievable deep soil planting.</p> <p>The marginal deficit of deep soil is considered appropriate given the above spatial constraints and the provision of the new neighbourhood park with a combination of Eucalypts, rainforest natives, Jacaranda and deciduous species.</p> |
| <b>Open space:</b> The area of communal open space required should generally be at least between 25 of the site area.   | Yes        | Refer to Design Report at <b>Appendix A.</b>   |
| <b>Planting on structures:</b> Minimum soil depth for planting.   | Yes        | Refer to Landscape Report at <b>Appendix B.</b>  |
| <b>Site Amenity</b>   |            |  |
| <b>Safety:</b> Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings. | Yes        | Refer to Design Report at <b>Appendix A.</b>   |
| <b>Visual Privacy:</b> Refer to Building Separation minimum standards (see Building Separation).                        | Yes        | <p>The nearest adjacent developments, Site 3 Australia Towers, and Site 67, are 84 and 74 metres away from the closest point of the proposed residential tower.</p> <p>Refer to Design Report at <b>Appendix A.</b></p>  |
| <b>Site Access</b>  |            |  |
| <b>Building Entry:</b> Provide as direct a physical and visual connection as possible between street and entry.         | Yes        | Refer to Design Report at <b>Appendix A.</b>   |
| <b>Parking:</b> Provide bicycle parking which is easily accessible from ground level and from apartments.               | Yes        | Refer to Traffic and Parking Report at <b>Appendix D.</b>  |

| CONTROL  | COMPLIANCE | COMMENT   |            |          |             |  |
|--|------------|---|------------|----------|-------------|--|
| <b>Pedestrian Access:</b> Follow accessibility standard AS 1428 (Pt 1 & 2) as a minimum. Provide barrier free access to at least 20 percent of dwellings in the development.   | Yes        | Refer to the Access Report submitted with the Environmental Impact Statement.   |            |          |             |  |
| <b>Vehicle Access:</b> Generally limit the width of driveways to a max of 6m. Locate vehicle entries away from main pedestrian entries and on secondary frontages.   | Yes        | Refer to Traffic and Parking Report at <b>Appendix D</b> .  |            |          |             |  |
| <b>Part 3. Building Design</b>   |            |   |            |          |             |  |
| <b>Building Configuration</b>  |            |   |            |          |             |  |
| <b>Apartment Layout:</b> Single-aspect apartments should be limited in depth to 8 metres from a window.  | No         | Residential apartments are 10 and 11 metres deep, however rooms planned beyond 8 metres depth are non-habitable rooms such as bathrooms and storage areas which do not require natural light. This configuration is therefore considered appropriate. |            |          |             |  |
| The back of a kitchen should be no more than 8 metres from a window.   | Yes        | Refer to the Architectural Drawings at <b>Appendix A</b> .  |            |          |             |  |
| 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: <ul style="list-style-type: none"><li>1 bedroom apartment 50m2</li><li>2 bedroom apartment 70m2</li><li>3 bedroom apartment 95m2</li></ul> | Yes        | <b>TYPE</b>   | <b>NO.</b> | <b>%</b> | <b>AREA</b> |  |
|  |            | 1 Bed   | 171        | 46%      | 50-65 sqm   |  |
|  |            | 2 Bed   | 162        | 44%      | 71-85 sqm   |  |
|  |            | 3 Bed   | 27         | 7.5%     | 99-108 sqm  |  |
|  |            | 4 Bed   | 9          | 2.5%     | 155 sqm     |  |
| <b>Balconies:</b> Provide primary balconies for all apartments with a minimum depth of 2 metres.   | Yes        | Refer to the Architectural Drawings at <b>Appendix A</b> .  |            |          |             |  |

| CONTROL   | COMPLIANCE | COMMENT   |
|---|------------|---|
| <p><b>Ceiling heights:</b> 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.</p> <p>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.</p> | Yes        | Refer to the Architectural Drawings at <b>Appendix A</b> .  |
| <p><b>Internal Circulation:</b> 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.</p>   | Yes        | Refer to the Architectural Drawings at <b>Appendix A</b> .  |
| <p><b>Storage:</b> In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:</p> <ul style="list-style-type: none"> <li>▪ studio apartments 6m3</li> <li>▪ one-bedroom apartments 6m3</li> <li>▪ two-bedroom apartments 8m3</li> <li>▪ three plus bedroom apartments 10m3</li> </ul>  | Yes        | Refer to the Architectural Drawings at <b>Appendix A</b> .  |
| <b>Building Amenity</b>   |            |   |
| <p><b>Daylight Access:</b> 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.</p>  | Yes        | <p>68% of residential apartments achieve 3 hours of solar access between 9am and 4pm on 22nd June. 78% of residential apartments achieve 2 hours of solar access between 9am and 4pm on 22nd June.</p> <p>It is argued that Site 68 is situated within a dense urban area and as such the two hour provision, as described in the RFDC is acceptable.</p> |

| CONTROL  | COMPLIANCE | COMMENT   |
|--|------------|---|
|  |            | Further, the adjacent residential tower on Site 3 overshadows the proposed development for one hour between 2pm and 3pm on 22 June. This further emphasises that the site is located in a precinct with a developing character of high density urban form and as such it is considered that the area constitutes a dense urban form and the lower standard of solar access should be applied. |
| Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10 percent of the total units proposed. | No         | 0% of apartments have a south facing orientation. 21% of apartments have a south eastern orientation. As argued in the Design Report these apartments have achieved excellent amenity through prime city skyline views. Given the spatial constraints of the site, the buildings orientation is considered appropriate.   |
| <b>Natural Ventilation:</b> Building depths, which support natural ventilation typically range from 10 to 18 metres.                 | No         | Although the building depth varies in size above the length range of 10-18 metres, the proposal meets the cross ventilation percentage requirement of 60% (see below).  |
| Sixty percent (60%) of residential units should be naturally cross ventilated.   | Yes        | 60% of residential units achieve cross-flow ventilation.  |
| Twenty five percent (25%) of kitchens within a development should have access to natural ventilation.                                | Yes        | 31% of kitchens receive access to natural cross-flow ventilation.   |

## 2 Draft Amendment No.3 to SEPP 65 & the Draft Apartment Design Guide

TABLE 2 – DRAFT APARTMENT DESIGN GUIDE

| PROVISION                        | COMPLIANCE | COMMENT   |            |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
|----------------------------------|------------|---|------------|-----|---|------|-------|-----|-----|-----------|-------|-----|-----|-----------|-------|----|------|------------|-------|---|------|---------|
| 2F Building Separation           | Yes        | The nearest adjacent developments, Site 3 Australia Towers, and Site 67, are 84 and 74 metres away from the closest point of the proposed residential tower.  |            |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| 3E Deep Soil                     | Yes        | Deep soil: 3,260sqm (23.3% of site area).   |            |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| 3F Visual Privacy                | Yes        | The nearest adjacent developments, Site 3 Australia Towers, and Site 67, are 84 and 74 metres away from the closest point of the proposed residential tower.  |            |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| 3G Pedestrian Access and Entries | Yes        | The proposal provides multiple entries that connect directly with the public domain. Entries are clearly identifiable.  |            |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| 3H Vehicle Access                | Yes        | The proposal locates vehicle access points generally in accordance with the Parkview Precinct Land Uses Plan in the Master Plan 2030.   |            |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| 3J Bicycle and Car Parking       | Yes        | The proposed on-site parking provision is within the maximum number of car parking spaces permitted on the site. Refer to the Traffic and Transport Assessment included at <b>Appendix D</b> .  |            |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| 4A Apartment Mix                 | Yes        | <div>The application proposes the following mix of dwelling types:</div> <table><tr><th>TYPE</th><th>NO.</th><th>%</th><th>AREA</th></tr><tr><td>1 Bed</td><td>171</td><td>46%</td><td>50-65 sqm</td></tr><tr><td>2 Bed</td><td>162</td><td>44%</td><td>71-85 sqm</td></tr><tr><td>3 Bed</td><td>27</td><td>7.5%</td><td>99-108 sqm</td></tr><tr><td>4 Bed</td><td>9</td><td>2.5%</td><td>155 sqm</td></tr></table> | TYPE       | NO. | % | AREA | 1 Bed | 171 | 46% | 50-65 sqm | 2 Bed | 162 | 44% | 71-85 sqm | 3 Bed | 27 | 7.5% | 99-108 sqm | 4 Bed | 9 | 2.5% | 155 sqm |
| TYPE                             | NO.        | %   | AREA       |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| 1 Bed                            | 171        | 46%   | 50-65 sqm  |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| 2 Bed                            | 162        | 44%   | 71-85 sqm  |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| 3 Bed                            | 27         | 7.5%  | 99-108 sqm |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| 4 Bed                            | 9          | 2.5%  | 155 sqm    |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |

| PROVISION                                  | COMPLIANCE | COMMENT   |
|--|------------|---|
| <b>4C Facades</b>                          | Yes        | <p>As shown throughout the architectural package, the proposal results in a high quality architectural building that responds positively to the surrounding streetscape and public domain. The garden slots and façade design creates a well-defined frame to the public domain whilst integrating the development into the streetscape and foreground. The building entrance is well shaded and easily accessible from adjacent footpaths.</p> <p>Refer to the Design Report at <b>Appendix A</b>.</p>   |
| <b>4F Landscape Design</b>                 | Yes        | Refer to Landscape Report at <b>Appendix B</b> .  |
| <b>4L Solar and Daylight Access</b>        | No         | <p>68% of residential apartments achieve 3 hours of solar access between 9am and 4pm on 22nd June. 78% of residential apartments achieve 2 hours of solar access between 9am and 4pm on 22nd June.</p> <p>It is argued that Site 68 is situated within a dense urban area and as such the two hour provision, as described in the RFDC is acceptable. Further, the adjacent residential tower on Site 3 overshadows the proposed development for one hour between 2pm and 3pm on 22 June. This further emphasises that the site is located in a precinct with a developing character of high density urban form and as such it is considered that the area constitutes a dense urban form and the lower standard of solar access should be applied.</p> |
| <b>4N Apartment Layout</b>                 | Yes        | Refer to the Architectural Plans attached at <b>Appendix A</b> .  |
| <b>4O Ceiling Heights</b>                  | Yes        | Refer to the Design Report at <b>Appendix A</b> .   |
| <b>4P Private Open Space and Balconies</b> | Yes        | Refer to the Design Report at <b>Appendix A</b> .   |
| <b>4Q Natural Ventilation</b>              | Yes        | 60% of residential units achieve cross-flow ventilation.  |
| <b>4R Storage</b>                          | Yes        | Storage is provided for all units in accordance with the minimum requirements outlined in the RFDC, through the provision of internal storage rooms and basement storage cages. The Design Report, provided at <b>Appendix A</b> , includes a detailed storage schedule, outlining the proposed storage arrangement per apartment type.   |
| <b>4S Acoustic Privacy</b>                 | Yes        | Refer to the Acoustic Assessment submitted with the Environmental Impact Statement.   |

| PROVISION                     | COMPLIANCE | COMMENT   |
|-------------------------------|------------|---|
| <b>4T Noise and Pollution</b> | Yes        | Refer to the Acoustic Assessment submitted with the Environmental Impact Statement. |
| <b>4U Energy Efficiency</b>   | Yes        | Refer to the ESD Report submitted with the Environmental Impact Statement.          |
| <b>4W Waste Management</b>    | Yes        | Refer to Waste Management Plan submitted with the Environmental Impact Statement.   |



### 3 Sydney Olympic Park Master Plan 2030

TABLE 3 – SYDNEY OLYMPIC PARK MASTER PLAN 2030

| Provision                                  | COMPLIANCE | COMMENT  |
|--|------------|--|
| <b>4.0 General Controls and Guidelines</b> |            |  |
| <b>4.1 Introduction</b>                    | Yes        | The proposal has been prepared in accordance with the reports, policies and guidelines documented in the Introduction section of the SOP Master Plan 2030.   |
| <b>4.2 Sustainability</b>                  | Yes        | The proposal meets the sustainability controls. Refer to the Ecologically Sustainable Development (ESD) Report (including BASIX) attached at Appendix J.   |
| <b>4.3 Public Domain</b>                   | Yes        | <p>The proposal includes:</p> <p>Pedestrian and bicycle through site links, improving accessing from Sydney Olympic Park railway station and town centre through to Bicentennial Park and the future Parkview Precinct.</p> <p>A new neighbourhood park, with a combination of Eucalypts, rainforest natives, Jacaranda and deciduous species, as well as the relocated palm trees from the corner of Australia Avenue and Bennelong Parkway.</p> <p>Refer to the Landscape Report and Landscape Drawings attached at <b>Appendix B</b>.</p>   |
| <b>4.4 Event Access and Closures</b>       | Yes        | <p>The Parkview Precinct will be affected by major ANZ Stadium events, the Royal Easter Show and other smaller events. The roadways surrounding the site are not subject to closures and access can be achieved along Australia Avenue and Bennelong Parkway. The proposal will therefore be able to accommodate the public domain closures.</p> <p>In order to best manage transport and parking related issues and in the interests of minimising negative Major Event Capability impacts:</p> <ul style="list-style-type: none"> <li>▪ The proposal locates vehicle access points generally in accordance with the Parkview Precinct Land Uses Plan in the Master Plan 2030.</li> </ul> |

| Provision                                   | COMPLIANCE | COMMENT  |
|---|------------|--|
|   |            | <ul style="list-style-type: none"> <li>The proposal complies with the car parking requirement in order to provide sufficient parking is provided for residents, staff and visitors. This should ensure that parking required during events remains available.</li> <li>The site and the proposed development are located well away from major event venues; major event support infrastructure such as car parks and bus terminals; event transport routes and major event car-parking routes. This ensures there is no conflict during major events.</li> </ul> <p>Refer Traffic and Parking Report attached at <b>Appendix D</b>.</p>  |
| <b>4.5 Land Uses and Density - Land Use</b> |            |  |
| <b>Land Use</b>                             | Yes        | The proposal complies with allowable land uses for the subject site.   |
| <b>Floor Space Ratio</b>                    | No         | <p>The maximum floor space for the site is 2.2:1 inclusive of the 10% design excellence incentive. The proposal results in a floor space ratio of 2.4:1. This is justified by a Clause 4.6 exception at Section 6.2.5 in the EIS Report, in summary:</p> <p>The proposal has been subject to on-going consultation with SOPA and the SOPA Design Review Panel, who have provided support for the proposed re-distribution of floor space, from the previously envisaged four-storey podium and thirty-storey tower building, to a slender tower with landscaped ground plane and separate child care centre.</p> <p>The proposal is the direct result of a Design Excellence Competition, in which recommendations were made by the Competition Jury and SOPA Design Review Panel to increase the size of the vertical slots, 'make public' the third 'privatised' vertical slot by redistributing the lost residential floor space to the top of the building, incorporate ground floor retail / commercial uses, and create internal public seating areas overlooking the vertical slots.</p> <p>The area of additional floor space does not increase the intensity of use, in fact the additional floor space decreases the efficiency of the building in order to improve residential amenity.</p> |
| <b>4.6 Building Form and Amenity</b>        |            |  |

| Provision                       | COMPLIANCE | COMMENT  |
|---------------------------------|------------|--|
| <b>Building Depth Controls</b>  | No         | The building depth varies in size above the recommended building depth range. This is justified in the Design Report at <b>Appendix A</b> , in summary, to maximise spatial efficiency and to reduce the bulk of the building, a central core typology has been adopted. This form creates a deep depth. The deepest area of the floor plate is mostly occupied by the core, with common area circulation corridors receiving good amenity such as natural light, ventilation and views.   |
| <b>Building Height Controls</b> | No         | <p>The maximum building height for the site is 90m, The proposal results in a building height of 110.7m. This is justified with a Clause 4.6 exception at Section 6.2.5 in the EIS Report, in summary:</p> <p>The proposal has been subject to on-going consultation with SOPA and the SOPA Design Review Panel, who have provided support for the proposed re-distribution of floor space, from the previously envisaged four-storey podium and thirty-storey tower building, to a slender tower with landscaped ground plane and separate child care centre.</p> <p>The proposal is the direct result of a Design Excellence Competition, in which recommendations were made by the Competition Jury and SOPA Design Review Panel to increase the size of the vertical slots and 'make public' the third 'privatised' vertical slot by redistributing the lost residential floor space to the top of the building.</p> <p>There is no tangible nexus between the height variation and the overall intensity of site use.</p> <p>The area of non-compliance will not result in any unreasonable solar access or privacy impacts.</p> <p>The proposed built form and height is consistent with the desired future character of the Parkview Precinct and the Sydney Olympic Park Town Centre, as envisaged by the SEPP Major Development and the Sydney Olympic Park Master Plan 2030.</p> |
| <b>Minimum Ceiling Heights</b>  | Yes        | The proposal complies with the ceiling height control.   |
| <b>Rooftop Services Zone</b>    | Yes        | The lift over run and motor room extend above the roof top by 1.8m.  |
| <b>Building Separation</b>      | Yes        | <p>The nearest adjacent developments, Site 3 Australia Towers, and Site 67, are 84 and 74 metres away from the closest point of the proposed residential tower.</p> <p>Refer to Design Report at <b>Appendix A</b>.</p>  |

| Provision                      | COMPLIANCE | COMMENT  |
|--------------------------------|------------|--|
| <b>Building Setbacks</b>       | Yes        | Refer to the Architectural Drawings at <b>Appendix A</b> .   |
| <b>Tower Building Controls</b> | Yes        | <p><u>Street setbacks</u> - N/A</p> <p><u>Above podium setbacks</u> - No podium is provided</p> <p><u>Separation distances</u> - The nearest adjacent developments, Site 3 Australia Towers, and Site 67, are 84 and 74 metres away from the closest point of the proposed residential tower.</p> <p><u>Maximum horizontal dimensions</u> – The typical floor-plate comprises 1,250sqm. Three “garden slots” are provided per floor-plate which creates vegetated communal spaces within the building which enable all residents to enjoy high quality outlook, views and solar access irrespective of the apartment occupied.</p> <p><u>Maximum distances to natural light sources</u> – The building depth varies in size above the recommended building depth range. This is justified in the Design Report at <b>Appendix A</b>, in summary, to maximise spatial efficiency and to reduce the bulk of the building, a central core typology has been adopted. This form creates a deep depth. The deepest area of the floor plate is mostly occupied by the core, with common area circulation corridors receiving good amenity such as natural light, ventilation and views. The garden slots provide ventilation, increased solar access and views.</p> <p><u>Building articulation</u> – As shown on the architectural plans and photo montages, the proposal results in a building highly articulated with garden slots running the height of the building. This articulation minimises the bulk of the tower and impacts positively on the public domain.</p> |
| <b>Accessibility</b>           | Yes        | The development has accessible paths of travel that are continuous throughout. The proposed development has demonstrated an appropriate degree of accessibility. Refer to Access Report submitted with the Environmental Impact Statement.   |
| <b>Design Excellence</b>       | Yes        | The Site 68 Design Excellence Competition was conducted in accordance with the endorsed Design Excellence Strategy and Design Competition Brief, which sought architectural schemes for one residential tower building and associated landscape / urban design works.  |

| Provision                                       | COMPLIANCE | COMMENT  |
|---|------------|--|
|   |            | <p>Consistent with the Design Excellence Strategy, the Design Competition was run as an invited two-stage process involving a Stage 1: Expression of Interest and Stage 2: Design Competition.</p> <p>The four short listed Architectural practices presented to the Competition Jury on Friday 6 June 2014. Consistent with the Competition Brief, the Jury decided upon a winning proposal by unanimous agreement, being the scheme presented by Bates Smart. The Bates Smart scheme achieved the highest level of consistency with the Design Brief and demonstrated Design Excellence. A copy of the endorsed Design Competition Report was submitted with the Environmental Impact Statement.</p> |
| <b>Building Expression</b>                      | Yes        | <p>As shown throughout the architectural package, the proposal results in a high quality architectural building that responds positively to the surrounding streetscape and public domain. The garden slots and façade design creates a well-defined frame to the public domain whilst integrating the development into the streetscape and foreground. The building entrance is well shaded and easily accessible from adjacent footpaths.</p> <p>Refer to the Design Report at <b>Appendix A</b>.</p>  |
| <b>Cross Ventilation</b>                        | Yes        | 60% of residential units achieve cross-flow ventilation.   |
| <b>Noise</b>                                    | Yes        | Refer to Noise and Vibration Assessment submitted with the Environmental Impact Statement.   |
| <b>Waste Management</b>                         | Yes        | Refer to Waste Management Plan submitted with the Environmental Impact Statement.  |
| <b>Residential Building: Sepp 65</b>            | No         | See SEPP 65 compliance assessment above.   |
| <b>Residential Building: Affordable Housing</b> | Yes        | The proposal is not required to provide any affordable housing. However, it is noted that the increased supply of dwellings on the site will improve affordability in the area.  |

| Provision                                     | COMPLIANCE | COMMENT   |            |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
|---|------------|---|------------|-----|---|------|-------|-----|-----|-----------|-------|-----|-----|-----------|-------|----|------|------------|-------|---|------|---------|
| Residential Building: Minimum Apartment Sizes | Yes        | <div>The application proposes the following mix of dwelling types:</div> <table><tr><th>TYPE</th><th>NO.</th><th>%</th><th>AREA</th></tr><tr><td>1 Bed</td><td>171</td><td>46%</td><td>50-65 sqm</td></tr><tr><td>2 Bed</td><td>162</td><td>44%</td><td>71-85 sqm</td></tr><tr><td>3 Bed</td><td>27</td><td>7.5%</td><td>99-108 sqm</td></tr><tr><td>4 Bed</td><td>9</td><td>2.5%</td><td>155 sqm</td></tr></table>   | TYPE       | NO. | % | AREA | 1 Bed | 171 | 46% | 50-65 sqm | 2 Bed | 162 | 44% | 71-85 sqm | 3 Bed | 27 | 7.5% | 99-108 sqm | 4 Bed | 9 | 2.5% | 155 sqm |
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| 1 Bed   | 171        | 46%   | 50-65 sqm  |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| 2 Bed   | 162        | 44%   | 71-85 sqm  |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| 3 Bed   | 27         | 7.5%  | 99-108 sqm |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| 4 Bed   | 9          | 2.5%  | 155 sqm    |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| Residential Building: Apartment Mix           | Yes        | See above.  |            |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| Residential Building: Balconies               | Yes        | Refer to the Architectural Drawings at <b>Appendix A.</b>   |            |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| Residential Building: Visual Privacy          | Yes        | Refer to the Architectural Drawings at <b>Appendix A.</b>   |            |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |
| Residential Building: Solar Access            | No         | <div>68% of residential apartments achieve 3 hours of solar access between 9am and 4pm on 22nd June. 78% of residential apartments achieve 2 hours of solar access between 9am and 4pm on 22nd June.</div> <div>It is argued that Site 68 is situated within a dense urban area and as such the two hour provision, as described in the RFDC is acceptable. Further, the adjacent residential tower on Site 3 overshadows the proposed development for one hour between 2pm and 3pm on 22 June. This further emphasises that the site is located in a precinct with a developing character of high density urban form and as such it is considered that the area constitutes a dense urban form and the lower standard of solar access should be applied.</div> |            |     |   |      |       |     |     |           |       |     |     |           |       |    |      |            |       |   |      |         |

| Provision  | COMPLIANCE | COMMENT  |
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| <b>Residential Building: Daylight Access</b>       | No         | <p>The habitable rooms in all of the proposed apartments will have daylight access.</p> <p>The apartments are 10 and 11 metres deep, however rooms planned beyond 8 metres depth are non-habitable rooms such as bathrooms and storage areas which do not require natural light. This configuration is therefore considered appropriate.</p>   |
| <b>Residential Building: Storage</b>               | Yes        | Storage is provided for all units in accordance with the minimum requirements outlined in the RFDC, through the provision of internal storage rooms and basement storage cages. The Design Report, provided at <b>Appendix A</b> , includes a detailed storage schedule, outlining the proposed storage arrangement per apartment type.  |
| <b>4.7 Access and Parking</b>                      | Yes        | The proposed on-site parking provision is within the maximum number of car parking spaces permitted on the site. Refer to the Traffic and Transport Assessment included at <b>Appendix D</b> .   |
| <b>4.8 Transport Strategies and Infrastructure</b> | Yes        | Refer to the Traffic and Transport Assessment included at <b>Appendix D</b> .  |
| <b>4.9 Landscape and Site</b>                      |            |  |
| <b>Open Space</b>                                  | Yes        | The proposal also provides significant communal open spaces for the residents. Refer to Design Report at <b>Appendix A</b> .   |
| <b>Residential Open Space</b>                      | Yes        | Refer to Design Report at <b>Appendix A</b> .  |
| <b>Safety And Security</b>                         | Yes        | <p>The residential units and facade achieve high levels of visual surveillance over the proposed area of public domain as well as to incorporate privacy provisions.</p> <p>Living areas are located against the facade with full width frontage. Bedrooms are set back from the facade by generous balconies of 2.1 to 3.0 metres in typical depth to provide visual privacy from pedestrians at ground level. Horizontal fins varying between 600 and 150mm in depth incorporated into the spandrel, balcony handrail and living room facades permit direct views out while also providing privacy when viewed from below.</p> <p>Refer to Design Report at <b>Appendix A</b>.</p> |

| Provision                        | COMPLIANCE | COMMENT  |
|----------------------------------|------------|--|
| <b>Deep Soil</b>                 | Yes        | Deep soil: 3,260sqm (23.3% of site area).                                      |
| <b>Stormwater Management</b>     | Yes        | Refer to the Stormwater and Flooding Assessment attached at <b>Appendix G.</b> |
| <b>4.10 Community Facilities</b> | Yes        | The proposal includes the provision of a child care centre.                    |