

Compliance Schedule (SEPP65-2015 Apartment Design Guide - Design Criteria & Objectives)

	Design Criteria	Compliance	Proposal															
3D-1	<p>1. Communal open space has a minimum area equal to 25% of the site</p> <p>2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)</p>	YES	<p>1. Excluding Ground Level as it is part of the public domain, the proposal has 1060m² of Communal Open Space. This equates to 38% of the total site area.</p> <p>2. Approximately 80% of this total area receives a minimum of 2 hours direct sunlight between 8am and 3pm on 21 June.</p>															
3E-1	<p>1. Deep soil zones are to meet the following minimum requirements:</p> <table><tr><th>Site Area</th><th>Min. Dimension</th><th>Deep Soil Zone (% of site Area)</th></tr><tr><td><500m²</td><td>-</td><td rowspan="3">7%</td></tr><tr><td>650m²-1,500m²</td><td>3m</td></tr><tr><td>>1,500m²</td><td>6m</td></tr></table>	Site Area	Min. Dimension	Deep Soil Zone (% of site Area)	<500m ²	-	7%	650m ² -1,500m ²	3m	>1,500m ²	6m	YES	<p>1. There is 195m² of Deep Soil with a minimum dimension of 6m. This equates to 7% of the total site area. Additional to this, there is a vast amount of deep soil located around the perimeter of the site which provides great opportunity for landscaping.</p>					
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650m ² -1,500m ²	3m																	
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3F-1	<p>Separation between windows and balconies is provided to ensure visual privacy is achieved. Min required separation distances from buildings to the side and rear boundaries are as follows:</p> <table><tr><th>Building Height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storey)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storey)</td><td>12m</td><td>6m</td></tr></table> <p>Gallery access circulation treated as habitable space when measuring privacy separation distances between neighbouring properties.</p>	Building Height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storey)	9m	4.5m	over 25m (9+ storey)	12m	6m	NO	<p>In Units 402 & 502, the bedroom [habitable room] is setback 6m from the Western boundary. Level 6 then steps to well exceed to 9m separation requirement. On all other levels, the required separation is met.</p> <p>It is important to note that due to the requirements and objectives of the Penrith DCP, it was encouraged to create a building form which ran alongside Union Lane. The above breach of side setback requirements was a direct result of this gesture.</p>			
Building Height	Habitable rooms and balconies	Non-habitable rooms																
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4A-1	<p>1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.</p> <p>3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter</p>	YES	<p>1. 71% [41/58] of apartment receive the required amount of daylight access. As a street wall along Woodruff St. was required and encouraged, it created an inevitable amount of apartments which face South-East. Due to this condition, we believe this percentage is satisfactory</p>															
4B-3	<p>1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed</p> <p>3. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</p>	YES	<p>1. 67% [36/58] of apartments are naturally ventilated- meeting the minimum requirement</p> <p>2. Depth of a cross-over or cross-through apartment does not exceed 18m</p>															
4C-1	<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area 2.4m for second floor, where its area does not exceed 50% of the apt area.</td></tr></table>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area 2.4m for second floor, where its area does not exceed 50% of the apt area.	YES	<p>All ceiling height meet or exceed the minimum requirements outlined</p>							
Minimum ceiling height for apartment and mixed use buildings																		
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For 2 storey apartments	2.7m for main living area 2.4m for second floor, where its area does not exceed 50% of the apt area.																	
4D-1	<p>1. Apartments are required to have the following minimum internal areas:</p> <table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each</p> <p>2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.</p>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	YES	<p>1. All internal apartment area exceed to minimum areas outlined</p> <p>2. A window opening, greater than 10% of the floor area of the room, are located in all habitable rooms</p>					
Apartment type	Minimum internal area																	
Studio	35m ²																	
1 bedroom	50m ²																	
2 bedroom	70m ²																	
3 bedroom	90m ²																	
4D-2	<p>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p> <p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>	YES	<p>1. Habitable room depths are no greater than 2.5 x the ceiling height</p>															
		NO	<p>2. In a number of apartments, the room depth is 8.5m rather than 8m. As the rooms are generally split to either side of the living room, it requires critical circulation around the dining area</p>															
4D-3	<p>1. Master bedrooms have a minimum area of 10m² and other bedrooms to have 9m² (excluding wardrobe space)</p> <p>2. Bedrooms have a minimum dimension of 3m (excl. wardrobe space)</p> <p>3. Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none">3.6m for studio and 1 bed apartments4m for 2 and 3 bedroom apartments	YES	<p>1. All bedrooms well exceed the minimum requirements</p> <p>2. All bedrooms well exceed the minimum requirements</p> <p>3. All living room widths meet or exceed the minimum requirements</p>															
4E-1	<p>1. All apartments are required to have primary balconies as follows:</p> <table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p> <p>2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m</p>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	YES	<p>1. All primary balconies meet or exceed to minimum requirements</p>
Dwelling type	Minimum area	Minimum depth																
Studio apartments	4m ²	-																
1 bedroom apartments	8m ²	2m																
2 bedroom apartments	10m ²	2m																
3+ bedroom apartments	12m ²	2.4m																
		NO	<p>2. Due to the nature of the building and the requirement to have a 0m setback to the Eastern boundary, although their private balconies exceed the minimum area, they do not all have a minimum dimension of 3m</p>															
4F-1	<p>1. The maximum number of apartments off a circulation core on a single level is eight</p> <p>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</p>	YES	<p>1. There are two passenger lifts per level, as well as two fire stairs. This is to accommodate for 10 apartments maximum per level</p> <p>2. n/a</p>															
4G-1	<p>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <table><tr><th>Apartment type</th><th>Storage size volume</th></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr><tr><td>2 bedroom</td><td>8m³</td></tr><tr><td>3+ bedroom</td><td>10m³</td></tr></table> <p>At least 50% of the required storage is to be located within the apartment</p>	Apartment type	Storage size volume	Studio	4m ³	1 bedroom	6m ³	2 bedroom	8m ³	3+ bedroom	10m ³	YES	<p>1. All storage requirements have been met</p>					
Apartment type	Storage size volume																	
Studio	4m ³																	
1 bedroom	6m ³																	
2 bedroom	8m ³																	
3+ bedroom	10m ³																	

Apartment Schedule						
No.	Type	Area	Access.	Carparks	Daylight	Cross-Ventilated
LEVEL 1						
101	2BR	92 m²	Yes	1	Yes	Yes
102	2BR	88 m²	No	1	Yes	Yes
103	2BR	84 m²	No	1	Yes	No
104	2BR	87 m²	No	1	Yes	No
105	2BR	82 m²	No	1	Yes	Yes
106	2BR	80 m²	No	1	No	No
107	2BR	85 m²	No	1	No	No
108	2BR	85 m²	No	1	No	Yes
109	2BR	89 m²	No	1	Yes	Yes
110	2BR	97 m²	No	1	Yes	No
10		868 m²		10		
LEVEL 2						
201	2BR	92 m²	Yes	1	Yes	Yes
202	2BR	88 m²	No	1	Yes	Yes
203	2BR	90 m²	No	1	Yes	No
204	2BR	85 m²	No	1	Yes	Yes
205	2BR	91 m²	No	1	Yes	Yes
206	2BR	85 m²	No	1	No	No
207	2BR	85 m²	No	1	No	No
208	2BR	85 m²	No	1	No	Yes
209	2BR	89 m²	No	1	Yes	Yes
210	2BR	97 m²	No	1	Yes	No
10		887 m²		10		
LEVEL 3						
301	2BR	92 m²	Yes	1	Yes	Yes
302	2BR	88 m²	No	1	Yes	Yes
303	2BR	90 m²	No	1	Yes	No
304	2BR	85 m²	No	1	Yes	Yes
305	2BR	91 m²	No	1	Yes	Yes
306	2BR	85 m²	No	1	No	No
307	2BR	85 m²	No	1	No	No
308	2BR	85 m²	No	1	No	Yes
309	2BR	89 m²	No	1	Yes	Yes
310	2BR	97 m²	No	1	Yes	No
10		887 m²		10		
LEVEL 4						
401	2BR	92 m²	Yes	1	Yes	Yes
402	2BR	88 m²	No	1	Yes	Yes
403	2BR	90 m²	No	1	Yes	No
404	2BR	85 m²	No	1	Yes	Yes
405	2BR	91 m²	No	1	Yes	Yes
406	2BR	85 m²	No	1	No	No
407	2BR	85 m²	No	1	No	No
408	2BR	85 m²	No	1	No	Yes
409	2BR	89 m²	No	1	Yes	Yes
410	2BR	97 m²	No	1	Yes	No
10		887 m²		10		
LEVEL 5						
501	2BR	92 m²	Yes	1	Yes	Yes
502	2BR	88 m²	No	1	Yes	Yes
503	2BR	90 m²	No	1	Yes	No
504	2BR	85 m²	No	1	Yes	Yes
505	2BR	91 m²	No	1	Yes	Yes
506	2BR	85 m²	No	1	No	No
507	2BR	85 m²	No	1	No	No
508	2BR	85 m²	No	1	No	Yes
509	2BR	89 m²	No	1	Yes	Yes
510	2BR	97 m²	No	1	Yes	No
10		887 m²		10		
LEVEL 6						
601	3BR	112 m²	No	2	Yes	Yes
602	3BR	112 m²	No	2	Yes	Yes
603	2BR	90 m²	No	1	Yes	Yes
604	2BR	91 m²	No	1	Yes	Yes
605	3BR	97 m²	No	2	No	No
606	3BR	109 m²	No	2	No	Yes
607	2BR	89 m²	No	1	Yes	Yes
608	2BR	97 m²	No	1	Yes	No
8		797 m²	5/58	12	41/58	36/54
TOTAL APTS: 58		5212 m²	9%	62	71%	67%



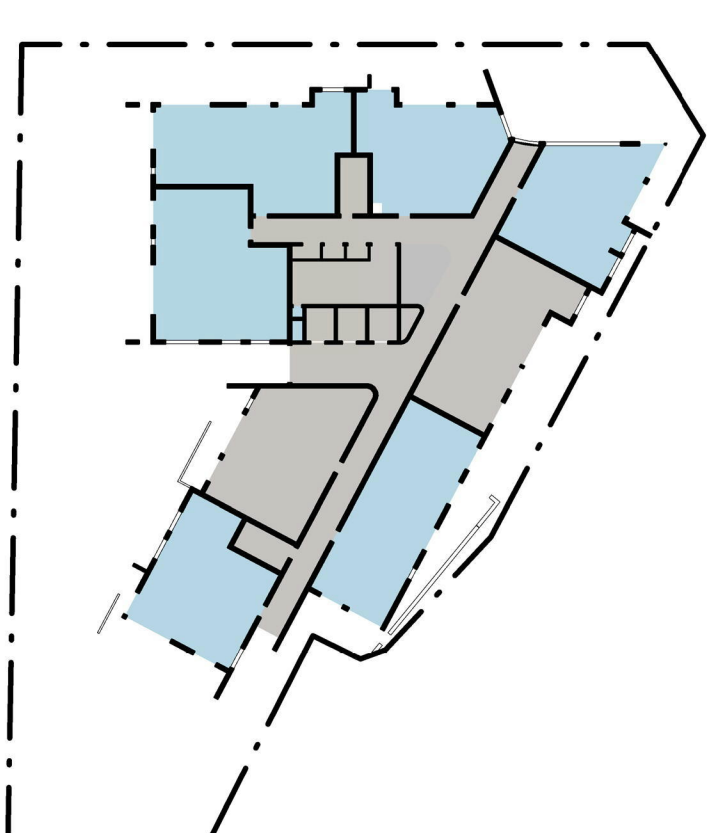
CROSS VENTILATION - PODIUM LEVEL

1 : 600



CROSS VENTILATION - TYPICAL LEVELS 2-5

1 : 600



CROSS VENTILATION - LEVEL 6

1 : 600



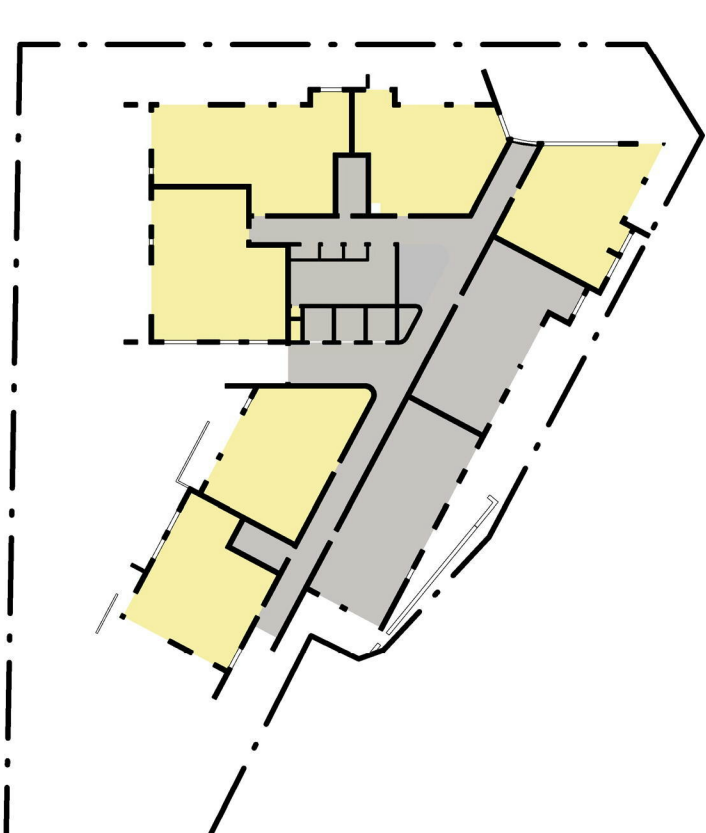
DAYLIGHT ACCESS - PODIUM LEVEL

1 : 600



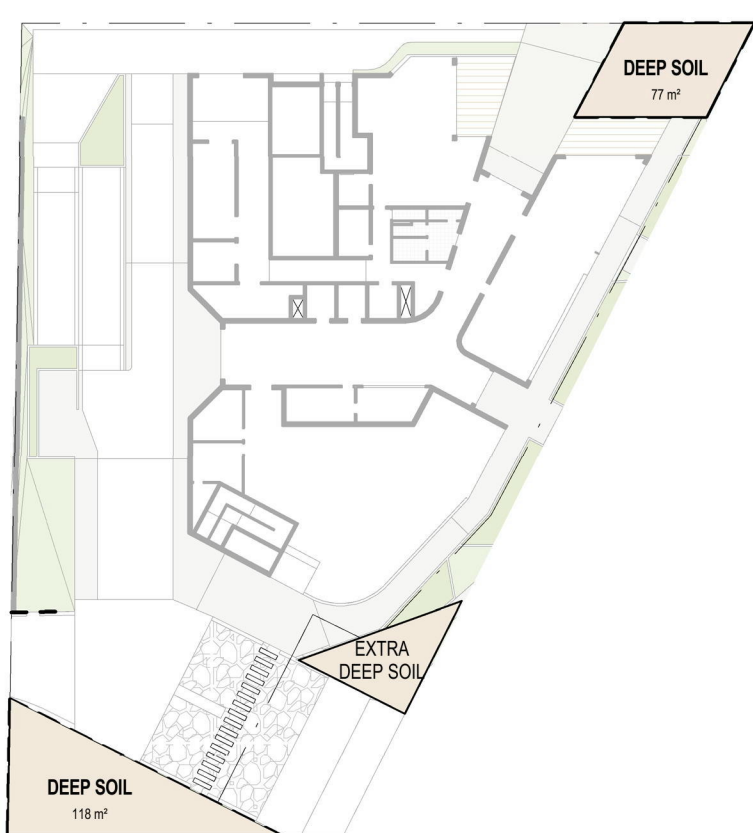
DAYLIGHT ACCESS - TYPICAL LEVELS 2-5

1 : 600



DAYLIGHT ACCESS - LEVEL 6

1 : 600



DEEP SOIL

1 : 600

[illegible]