



dem

23rd March 2018

EQ Constructions Pty Ltd
Level 8, 43 Bridge Street
Hurstville NSW 2220

Attention: Mark Yazbek

Residential Development at 2-4 Crandon Road and 35-39 Essex Street, Epping

Section 96 Modification - SEPP 65 Design Compliance Statement

We hereby confirm that the proposed architectural modifications incorporate the design quality principles of State Environmental Planning Policy 65 – Design Quality of Residential Flat Development including:

- Safety and Visual Privacy
- Apartment layout, Mix, Balconies, Ceiling Heights and Storage
- Acoustic Privacy, Daylight Access and Natural Ventilation

A SEPP 65 compliance schedule was originally prepared by JPR Architects and has now been updated by DEM confirming that the proposed changes do not materially affect or impact the SEPP 65 compliance. The proposed changes are consistent with the design principles of the original design.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Simon Jenkins', with a stylized, flowing script.

Simon Jenkins
Director of Architecture
NSW Registration No.3978

SEPP 65 COMPLIANCE SCHEDULE

APARTMENT NUMBER	APARTMENT TYPE	ADAPTABLE YES =1 NO = 0	UNIT AREA	BALCONY AREA	ASPECT	CROSS VENTILATION YES =1 NO = 0	CROSS VENTILATION TO KITCHEN YES =1 NO = 0	STORAGE PROVIDED IN UNIT TYPE (m3)	STORAGE REQUIRED IN UNIT TYPE - 50% OF TOTAL (m3)	TOTAL STORAGE PROVIDED PER UNIT (m3)	TOTAL STORAGE REQUIRED PER UNIT (m3)
U.1	2 BED	0	78	17	E	0	0	4	4	8	8
U.2	1 BED	0	62	27	E	0	0	5	5	10	6
U.3	3 BED ADAPTABLE	1 0	98	18	N-E	1	0	5	6	11	10
U.4	1 BED ADAPTABLE	1 0	56	11	N-E	0	0	3	3	6	6
U.5	1 BED	0	60	16	N	0	0	3	3	6	6
G.1	2 BED	0	71	15	E	1	0	4	4	8	8
G.2	2 BED	0	76	16	E	1	1	5	4	9	8
G.3	3 BED ADAPTABLE	1 0	98	18	N-E	1	0	5	6	11	10
G.4	1 BED ADAPTABLE	1 0	57	11	N	0	1	3	3	6	6
G.5	1 BED	0	60	17	N	0	0	3	3	6	6
G.6	1 BED ADAPTABLE	1	59	13	W	1	1	3	3	6	6
G.7	1 BED ADAPTABLE	1 0	58	14	W	1	1	3	3	6	6
G.8	2 BED	0	75	12	S-W	1	1	4	5	9	8
G.9	2 BED	0	74	15	S-E	1	1	6	5	11	8
G.10	2 BED	0	70	12	S-E	1	1	4	5	9	8
G.11	1 BED	0	51	11	E	1	0	3	3	6	6
G.12	2 BED	0	73	13	E	1	0	4	4	8	8
G.13	1 BED	0	58	15	N	0	0	4	3	7	6
G.14	1 BED	0	50	11	N	1	0	3	3	6	6
G.15	1 BED	0	50	11	N	1	0	3	3	6	6
G.16	2 BED ADAPTABLE	1 0	83	14	N-W	1	1	4	4	8	8
1.1	2 BED	0	71	15	E	1	0	4	4	8	8
1.2	2 BED	0	76	16	E	1	1	5	4	9	8
1.3	3 BED ADAPTABLE	1	98	18	N-E	1	0	5	6	11	10
1.4	1 BED ADAPTABLE	1 0	57	11	N	0	1	3	3	6	6
1.5	2 BED	0	78	17	N-W	1	0	4	4	8	8
1.6	1 BED ADAPTABLE	1	59	13	W	1	1	3	3	6	6
1.7	1 BED ADAPTABLE	1 0	58	14	W	1	1	3	3	6	6
1.8	2 BED	0	75	12	S-W	1	1	4	5	9	8
1.9	2 BED	0	74	15	S-E	1	1	6	5	11	8
1.10	2 BED	0	70	12	S-E	1	1	4	5	9	8
1.11	1 BED	0	51	15	E	1	0	3	3	6	6
1.12	2 BED	0	73	17	E	1	0	4	4	8	8
1.13	2 BED	0	75	16	N-E	1	0	4	4	8	8
1.14	1 BED	0	50	11	N	1	0	3	3	6	6
1.15	1 BED	0	50	11	N	1	0	3	3	6	6
1.16	1 BED	0	55	14	N-W	1	1	3	3	6	6
1.17	2 BED ADAPTABLE	1 0	76	12	W	1	0	4	5	9	8
1.18	1 BED ADAPTABLE	1 0	64	12	W	1	1	3	3	6	6
1.19	1 BED	0	60	14	S-W	1	0	4	4	8	8
2.1	2 BED	0	71	15	E	1	0	4	4	8	8
2.2	2 BED	0	76	16	E	1	1	5	4	9	8
2.3	3 BED ADAPTABLE	1	98	18	N-E	1	0	5	6	11	10
2.4	1 BED ADAPTABLE	1 0	57	11	N	0	1	3	3	6	6
2.5	2 BED	0	78	17	N-W	1	0	4	4	8	8
2.6	1 BED ADAPTABLE	1	59	13	W	1	1	3	3	6	6
2.7	1 BED ADAPTABLE	1 0	58	14	W	1	1	3	3	6	6
2.8	2 BED	0	75	12	S-W	1	1	4	5	9	8
2.9	2 BED	0	74	15	S-E	1	1	6	5	11	8
2.10	2 BED	0	70	12	S-E	1	1	4	5	9	8
2.11	1 BED	0	51	15	E	1	0	3	3	6	6
2.12	2 BED	0	73	17	E	1	0	4	4	8	8
2.13	2 BED	0	75	16	N-E	1	0	4	4	8	8
2.14	1 BED	0	50	11	N	1	0	3	3	6	6
2.15	1 BED	0	50	11	N	1	0	3	3	6	6
2.16	1 BED	0	55	14	N-W	1	1	3	3	6	6
2.17	2 BED ADAPTABLE	1 0	76	12	W	1	0	4	5	9	8
2.18	1 BED ADAPTABLE	1 0	64	12	W	1	1	3	3	6	6
2.19	1 BED	0	60	14	S-W	1	0	4	4	8	8
3.1	2 BED LOFT 3 bed	0	78 100	26 12	E	0	1 0	4 5	4 5	8 10	8 10
3.2	now 4.10 1 BED LOFT 3 bed	0	54 100	41 12	E S-E	0 1	1 0	3 5	3 5	6 10	6 10
3.3	3 BED 2 bed	0	111 88	48 46	N-E	1	1	5 4	5 4	10 8	10 8
3.4	1 BED LOFT studio	0	54 41	30	N-W	1	1	3	3	6	6
3.5	1 BED ADAPTABLE	1 0	59	13	W	1	1	3	3	6	6
3.6	1 BED ADAPTABLE	1 0	58	14	W	1	1	3	3	6	6
3.7	2 BED	0	75	12	S-W	1	1	4	5	9	8
3.8	2 BED	0	74	15	S-E	1	1	6	5	11	8
3.9	2 BED	0	70	12	S-E	1	1	4	5	9	8
3.10	1 BED	0	51	15	E	1	0	3	3	6	6
3.11	2 BED	0	73	17	E	1	0	4	4	8	8
3.12	2 BED	0	75	16	N-E	1	0	4	4	8	8
3.13	1 BED	0	50	11	N	1	0	3	3	6	6
3.14	1 BED	0	50	11	N	1	0	3	3	6	6
3.15	1 BED	0	55	14	N-W	1	1	3	3	6	6
3.16	2 BED ADAPTABLE	1	76	12	W	1	0	4	5	9	8
3.17	1 BED ADAPTABLE	1 0	64	12	W	1	1	3	3	6	6
3.18	1 BED	0	60	14	S-W	1	0	4	4	8	8
4.1	3 BED	0	102	40	W	1	0	6	5	11	10
4.2	1 BED	0	53	30	S-W	1	1	3	3	6	6
4.3	3 BED LOFT 2 bed	0	102 0	48 44	S-E	1	1	5 4	6 4	11 8	10 8
4.4	1 BED LOFT studio	0	54 0	14 10	E	1 0	0	3	3	6	6
4.5	3 BED	0	100	68	N-E	1	1	5	5	10	10
4.6	2 BED ADAPTABLE	1	83	24	N-W	1	1	4	4	8	8
4.7	2 BED ADAPTABLE	1	76	12	W	1	0	4	4	8	8
4.8	1 BED ADAPTABLE	1 0	64	12	W	1	0	3	3	6	6
4.9	2 BED	0	60	14	S-W	1	0	4	4	8	8
5.1	3 BED ADAPTABLE	1	109	67	S-W	1	0	5	5	10	10
TOTAL UNITS		27 9 1				76 77	41 40				
REQUIRED		31.03% 10%				87.36% 86%	47.13% 45%				
		30%				60%	25%				
4.11	2 BED	0	83	10	N-E-W	1	1	5	4	8	8
5.2	3 BED	0	101	12	E	0	0	5	5	10	10

Rev C 24/08/15 1. UNIT TYPE/APARTMENT AREAS/BALCONY AREAS AMENDED TO MATCH FLOOR PLANS & COMMENTS FROM COUNCIL PLANNER

Rev B 28/05/15 1. MATRIX UPDATED PER CHANGES TO FLOOR PLANS

FOR DA PURPOSES ONLY

PROJECT:
PROPOSED MULT-UNIT RESIDENTIAL
DEVELOPMENT

2-4 CRANDON RD + 35-39 ESSEX ST
EPPING NSW 2121
DRAWING:
SEPP 65 COMPLIANCE MATRIX

PROJECT NO: 2014029
DRAWN BY: RM/BMT,
SCALE: N.T.S. @ A3
DRAWING NO: REV:
PLOTTED: 27/08/2015

DA 2302 C

Rev D	24/08/15	1. RE-ISSUED TO COUNCIL FOR DA
Rev C1	13/07/15	1. SOLAR ACCESS SUMMARY UPDATED TO REFLECT CHANGES TO UNITS G 6, G 7, 6 8, 1 6, 1 7, 1 8, 2 6, 2 7, 2 8, 3 5, 3 6 & 3 7
Rev B	28/05/15	1. SOLAR ACCESS SUMMARY UPDATED PER CHANGES TO FLOOR PLANS