



## State Environmental Planning Policy SEPP (HOUSING) 2021—Design Verification Statement

Project: 7-9 Merriwa Street, GORDON

We confirm that Victor Schneider of Giles Tribe Architects directed the design of the enclosed development application, which is represented by drawings (indicated below) in accordance with the Architects Act 2003.

|       |                                        |       |                                                            |
|-------|----------------------------------------|-------|------------------------------------------------------------|
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We confirm that the proposed development - achieves and outperforms the design principles set out in State *Environmental Planning Policy SEPP (HOUSING) 2021- Design Quality of Residential Apartment Development* and has been designed with regard to the Apartment Design Guide document.

Review of the proposal in terms of the Nine Principles of SEPP HOUSING (2021) by;

Sydney, ~~04 June 2024~~ Revised, 02 October 2024

A handwritten signature in blue ink, appearing to read 'V. Schneider', with a large, stylized initial 'V' and a horizontal line extending to the right.

**Victor Schneider**

Architect (ARB NSW Reg. 11157)  
Design Practitioner (DEP0003335)  
PG. Dipl. Eng. (Arch)

| SCHEDULE 1. DESIGN QUALITY PRINCIPLES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | CONSISTENCY       |
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| <p><b>Principle 1: Context and neighbourhood character</b></p> <p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</p> <p>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p> | <p><i>A background review suggests that the site has been used for residential purposes until the early 1970s, from which time the current commercial [offices] development (albeit modified) was placed on the site.</i></p> <p><i>The subject site is located within the MU1 Mixed Use zone under the KLEP 2015. The proposed development is considered to be most appropriately defined as a 'mixed-use development', that comprises of the following land uses (as defined by the KLEP 2015):</i></p> <ul style="list-style-type: none"> <li>• <i>A 'residential flat building', and</i></li> <li>• <i>'Commercial premises'.</i></li> </ul> <p><i>The proposal responds well to the context by enhancing the qualities of the neighbouring properties and streetscape. The proposal generally meets all setback requirements.</i></p> <p><i>The site is bounded by two street elevations (Merriwa Street and Fitzsimons Lane). The level difference between both street frontages is over 10 metres and requires a tailored design solution and assessment &amp; application of Ku Ring Gai Council controls based on site specific topography.</i></p> <p><i>The proposal is supported by a landscape design that will achieve the desired future character of this area i.e. buildings in landscaped settings. The built form steps in response to the steepness of the site and the portion of land that is located behind the high side neighbour.</i></p> | <p>Consistent</p> |

| SCHEDULE 1. DESIGN QUALITY PRINCIPLES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | CONSISTENCY       |
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| <p><b>Principle 2: Built form and scale</b></p> <p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p> | <p><i>The built form has been developed based on councils planning restrictions, ADG controls and site orientation/ topography.</i></p> <p><i>The proposed articulation and form of the building is similar to the width and pattern of the neighbouring developments (on redeveloped sites of the area). The setback and articulation is the same and matches the neighbouring developments. The articulation helps avoiding long wall sections and reduces bulk appearance of the building.</i></p> <p><i>The site has a unique topography with over 10 metres level difference between both street frontages. The proposed design takes a similar approach to the existing building on site and utilises the large topography cut along the Fitzsimons Lane for parking accommodation as required by Ku Ring Gai DCP. This portion of the building is below Fitzsimons Lane elevation and is considered to be underground which meets the basement definition.</i></p> <p><i>The top floor is generously setback and the top floor plate has been reduced.</i></p> <p><i>The majority of the balconies are oriented to the north and south to allow for passive surveillance and to retain privacy of the adjoining properties. Several balconies are designed with a multiple orientation to maximise solar access.</i></p> <p><i>The communal opens space has been located on the roof to avoid noise pollution, maximise solar access and reduce roof heat load.</i></p> <p><i>Inclusion of commercial component responds to street activation and provides interaction between public domain and the development.</i></p> <p><i>The proposed development responds to the existing site context and the objectives of the zone, incorporating a commercial and residential use components.</i></p> | <p>Consistent</p> |

| SCHEDULE 1. DESIGN QUALITY PRINCIPLES                                                                                                                                                                                                                                                                                                                                                                                                            | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CONSISTENCY       |
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| <p><b>Principle 3: Density</b></p> <p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment</p> | <p><i>The proposed development will deliver 27 new apartments. The apartments are well sized, providing a good choice of high-level accommodation for families and downsizers.</i></p> <p><i>The building shape and bulk responds to site topography and is of a similar density to the neighbouring surroundings.</i></p> <p><i>The proposed development density is appropriate for the site and existing and future urban context.</i></p> <p><i>The development proposes a FSR of 1.97:1 which is below the maximum allowable FSR of 2:1.</i></p> <p><i>The proposed site coverage is 41.5 % and is a variation to the DCP allowable site coverage of 30%. Despite the non- compliance the proposed site coverage has been reduced greatly, if compared with existing site coverage of over 53%.</i></p> <p><i>The non-compliance is a result of the topography level changes and planning restrictions.</i></p> <p><i>The building is well located to train, bus, shops and park amenities, schools and other public infrastructures.</i></p> | <p>Consistent</p> |

| SCHEDULE 1. DESIGN QUALITY PRINCIPLES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | CONSISTENCY       |
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| <p><b>Principle 4: Sustainability</b></p> <p>Good design combines positive environmental, social and economic outcomes.</p> <p>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</p> | <p><i>The building by compliance with controls and Basix/Nathers modelling achieves a good sustainable outcome which in turn provides long term environmental, social and economic outcomes. In addition to compliant cross ventilation and solar, the provision of balconies will reduce cooling requirements.</i></p> <p><i>The top floor level has a concrete roof, which provides excellent thermal massing where it is required.</i></p> <p><i>Double glazed windows are proposed to reduce the heat loss in winter and heat gain in summer. External and internal blinds are helping to control sunlight.</i></p> <p><i>EV charging is provided within the parking areas.</i></p> <p><i>A PV system is proposed to offset the energy consumption of the building.</i></p> <p><i>The living areas of the apartments have been oriented to maximise sunlight, daylight and natural ventilation. Overall, the project achieves 70% of 2 hours solar access between 9 am and 3 pm in mid winter.</i></p> <p><i>The proposal achieves a remarkable 96% of cross ventilation requirement.</i></p> <p><i>All units have been designed to maximise natural ventilation, through the provision of dual aspect units and kitchens within 8 metres of windows.</i></p> <p><i>The building carbon footprint is further reduced by energy efficient appliances, fittings and services such as water saving showerheads, dual flush toilets and energy efficient hot water systems.</i></p> <p><i>A water retention system and waste minimisation and recycling strategies have been incorporated into the development.</i></p> | <p>Consistent</p> |

| SCHEDULE 1. DESIGN QUALITY PRINCIPLES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CONSISTENCY       |
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| <p><b>Principle 5: Landscape</b></p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</p> <p>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</p> | <p><i>The current (existing) development on site does not provide any areas of high quality landscaping.</i></p> <p><i>The proposal adds plantings to the front and rear of the property to soften the building and provide enjoyment for residents and passers-by, providing opportunities for social interaction.</i></p> <p><i>The layout and planting design in the setback areas has been layered with plantings of both native and exotics typical to the locality will contribute to the landscaped quality of the area.</i></p> <p><i>Several on slab planting structures are proposed to soften the building appearance and to provide additional shading to outdoor spaces.</i></p> <p><i>The proposal is well above the 7 % ADG deep soil requirement. The proposed deep soil is also well above the current (existing) deep soil area.</i></p> <p><i>The majority of the trees are retained. The stormwater and landscape plans have been amended to increase the number of the trees to be kept.</i></p> <p><i>The communal roof top garden and amenity space has been provided with landscaped areas for residents to enjoy. Being at the upper level, allows for a high level of sun access during the mid-winter months.</i></p> | <p>Consistent</p> |

| SCHEDULE 1. DESIGN QUALITY PRINCIPLES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CONSISTENCY       |
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| <p><b>Principle 6: Amenity</b></p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p> | <p><i>The proposed development is designed to maximise the enjoyment of the living spaces both indoor and outdoor, whilst also conforming with the applicable planning controls.</i></p> <p><i>Apartment layouts encourage flow between the indoor and outdoor living spaces and include appropriate privacy measures. All doors and openings into balconies and terraces are full height floor to ceiling to maximise natural light. Windows and doors are positioned to allow cross ventilation.</i></p> <p><i>All 27 apartments have been designed with a dual aspect in mind. All apartments have extensive outdoor/ balcony areas maximising the enjoyment of sun and warmer weather.</i></p> <p><i>The internal layouts are very generous and well above the minimum ADG requirements. All bedrooms and living rooms are spacious and provide a very good amount of storage areas. Additional storage is provided in the car park area.</i></p> <p><i>Each apartment is serviced by several bathrooms.</i></p> <p><i>Good quality finishes, material and appliances will ensure prolonged enjoyment of the apartment.</i></p> <p><i>Every apartment comes with on-site parking as per Ku Ring Gai Councils DCP requirements.</i></p> <p><i>The proposed development includes 5 platinum and 22 silver apartments. 27 apartments are visitable.</i></p> | <p>Consistent</p> |

| SCHEDULE 1. DESIGN QUALITY PRINCIPLES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CONSISTENCY       |
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| <p><b>Principle 7: Safety</b></p> <p>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>         | <p><i>Building addresses both street frontages. The provision of a communal open space located on the roof, provides good security and surveillance of the public domain.</i></p> <p><i>In addition, the balconies have been designed to face the street contributing to passive security and surveillance.</i></p> <p><i>Commercial tenancies facing the Fitzsimons Lane will provide street activation during the day.</i></p> <p><i>Each unit will be fitted with an audio/ video intercom system.</i></p> <p><i>Controlled vehicular access to the building is provided by a secure car park access from Merriwa Street, with direct access from the cat park to the lift lobbies for residents.</i></p> <p><i>The lift (closer to Fitzsimons Lane) has been reconfigured to allow a separation of commercial and residential usage.</i></p> | <p>Consistent</p> |
| <p><b>Principle 8: Housing diversity and social interaction</b></p> <p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</p> <p>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</p> | <p><i>Total number of dwellings: 27</i></p> <p><i>Mix of dwellings are as follow;</i></p> <p><i>1 x 2 Bed</i></p> <p><i>13 x 3 Bed</i></p> <p><i>13 x 4 Bed</i></p> <p><i>All of the dwellings are accessible with</i></p> <p><i>100% meeting the Silver Rating of Livable Housing</i></p> <p><i>100% visitable</i></p> <p><i>18.5% are Platinum rating of Livable Housing</i></p> <p><i>The unit layouts come with a very spacious and generous layout. This can accommodate larger families and provides options for flexible use such as working from home etc.</i></p> <p><i>The development proposes several communal open spaces and allows for resident's ease of access and mobility for all ages.</i></p>                                                                                                                               | <p>Consistent</p> |

| SCHEDULE 1. DESIGN QUALITY PRINCIPLES                                                                                                                                                                                                                                                                                                                                                                                                                    | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CONSISTENCY       |
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| <p><b>Principle 9: Aesthetics</b></p> <p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape</p> | <p><i>The proposed development is well articulated and modulated, it presents itself in a contemporary and elegant design.</i></p> <p><i>The materials, colours and textures chosen are limited to natural colours, whilst applying modern architectural elements and detailing.</i></p> <p><i>The brick façade to lower levels and metal cladding to upper levels ensures longevity and minimises required maintenance.</i></p> <p><i>High maintenance surfaces such as render etc. are reduced or eliminated.</i></p> <p><i>The development has been designed to promote visual interest and avoid long non-articulated wall sections.</i></p> <p><i>The landscape design incorporates a carefully chosen mix of native and other deciduous species and will add to visual appearance and streetscape.</i></p> | <p>Consistent</p> |

ADG UNIT COMPLIANCE CHECKLIST- U101-U803  
7-9 Merriwa Street, GORDON



| AMENITY | REQUIREMENT |
|---------|-------------|
|---------|-------------|

| U101 | U102 | U201 | U202 | U301 | U302 |
|------|------|------|------|------|------|
|------|------|------|------|------|------|

|           |              |                                                                         |
|-----------|--------------|-------------------------------------------------------------------------|
| <b>4A</b> | Solar Access | 2 hours of direct sunlight (Sydney Metro)<br>3 hours of direct sunlight |
|-----------|--------------|-------------------------------------------------------------------------|

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| <b>4B</b> | Cross Ventilation | Natural Cross Ventilation                                                     |
|           |                   | Overall depth of a cross-over or cross- through apartment does not exceed 18m |

|   |   |   |   |   |   |
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| C | C | C | C | C | C |

|           |                 |                                       |
|-----------|-----------------|---------------------------------------|
| <b>4C</b> | Ceiling Heights | 2.7m habitable<br>2.4m non- habitable |
|-----------|-----------------|---------------------------------------|

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|             |                |                                                                                                                               |
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| <b>4D-1</b> | Apartment Size | Studio = 35m2<br>1 Bed = 50m2<br>2 Bed = 70m2<br>3 Bed = 90 m2<br>Every habitable room must have a window in an external wall |
|-------------|----------------|-------------------------------------------------------------------------------------------------------------------------------|

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| <b>4D-2</b> |  | Habitable room depths limited to 3x ceiling height (open plan) e.g 2.7m x 3 = 8m max |
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| <b>4D-3</b> |  | Master Bedroom min area = 10m2                                                                       |
|             |  | Bedrooms min 3m dimension                                                                            |
|             |  | Living rooms or combined living/ dining min width:<br>3.6m for studio and 1 bed<br>4.0m for 2- 3 bed |
|             |  | Width of cross over to cross through apartments are at least 4m internally                           |

|   |   |   |   |   |   |
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| <b>4E</b> | POS and Balcony | Studio = 4m2<br>1 Bed = 8m2 [min depth 2m]<br>2 Bed = 10m2 [min depth 2m]<br>3 Bed = 12m2 [min depth 2.4m]<br>Apartments at ground or podium level<br>15m2 [min depth 3m] |
|-----------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|   |   |             |             |             |             |
|---|---|-------------|-------------|-------------|-------------|
| C | C | C           | C           | C           | C           |
| C | C | N<br>/<br>A | N<br>/<br>A | N<br>/<br>A | N<br>/<br>A |

|           |         |                                                            |
|-----------|---------|------------------------------------------------------------|
| <b>4G</b> | Storage | Studio = 4m3<br>1 Bed = 6m3<br>2 Bed = 8m3<br>3 Bed = 10m3 |
|-----------|---------|------------------------------------------------------------|

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| AMENITY | REQUIREMENT |
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|    |              |                                           |
|----|--------------|-------------------------------------------|
| 4A | Solar Access | 2 hours of direct sunlight (Sydney Metro) |
|    |              | 3 hours of direct sunlight                |

|    |                   |                                                                               |
|----|-------------------|-------------------------------------------------------------------------------|
| 4B | Cross Ventilation | Natural Cross Ventilation                                                     |
|    |                   | Overall depth of a cross-over or cross- through apartment does not exceed 18m |

|    |                 |                     |
|----|-----------------|---------------------|
| 4C | Ceiling Heights | 2.7m habitable      |
|    |                 | 2.4m non- habitable |

|      |                |                                                             |
|------|----------------|-------------------------------------------------------------|
| 4D-1 | Apartment Size | Studio = 35m2                                               |
|      |                | 1 Bed = 50m2                                                |
|      |                | 2 Bed = 70m2                                                |
|      |                | 3 Bed = 90 m2                                               |
|      |                | Every habitable room must have a window in an external wall |

|      |  |                                                                                      |
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| 4D-2 |  | Habitable room depths limited to 3x ceiling height (open plan) e.g 2.7m x 3 = 8m max |
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| 4D-3 |  | Master Bedroom min area = 10m2                                                                       |
|      |  | Bedrooms min 3m dimension                                                                            |
|      |  | Living rooms or combined living/ dining min width:<br>3.6m for studio and 1 bed<br>4.0m for 2- 3 bed |
|      |  | Width of cross over to cross through apartments are at least 4m internally                           |

|    |                 |                                                             |
|----|-----------------|-------------------------------------------------------------|
| 4E | POS and Balcony | Studio = 4m2                                                |
|    |                 | 1 Bed = 8m2 [min depth 2m]                                  |
|    |                 | 2 Bed = 10m2 [min depth 2m]                                 |
|    |                 | 3 Bed = 12m2 [min depth 2.4m]                               |
|    |                 | Apartments at ground or podium level<br>15m2 [min depth 3m] |

|    |         |              |
|----|---------|--------------|
| 4G | Storage | Studio = 4m3 |
|    |         | 1 Bed = 6m3  |
|    |         | 2 Bed = 8m3  |
|    |         | 3 Bed = 10m3 |

| U401 | U402 | U403 | U501 | U502 | U503 |
|------|------|------|------|------|------|
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| C | C | X           | C | C | C |
| C | C | N<br>/<br>A | C | C | C |

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| C | C | C | C | C | C |
| C | C | C | C | C | C |
| C | C | C | C | C | C |
| C | C | C | C | C | C |

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|-------------|-------------|-------------|-------------|-------------|-------------|
| C           | C           | C           | C           | C           | C           |
| N<br>/<br>A | N<br>/<br>A | N<br>/<br>A | N<br>/<br>A | N<br>/<br>A | N<br>/<br>A |

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| C | C | C | C | C | C |
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\*C = complies

| AMENITY | REQUIREMENT |
|---------|-------------|
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|    |              |                                                                         |
|----|--------------|-------------------------------------------------------------------------|
| 4A | Solar Access | 2 hours of direct sunlight (Sydney Metro)<br>3 hours of direct sunlight |
|----|--------------|-------------------------------------------------------------------------|

|    |                   |                                                                               |
|----|-------------------|-------------------------------------------------------------------------------|
| 4B | Cross Ventilation | Natural Cross Ventilation                                                     |
|    |                   | Overall depth of a cross-over or cross- through apartment does not exceed 18m |

|    |                 |                                       |
|----|-----------------|---------------------------------------|
| 4C | Ceiling Heights | 2.7m habitable<br>2.4m non- habitable |
|----|-----------------|---------------------------------------|

|      |                |                                                                |
|------|----------------|----------------------------------------------------------------|
| 4D-1 | Apartment Size | Studio = 35m2<br>1 Bed = 50m2<br>2 Bed = 70m2<br>3 Bed = 90 m2 |
|      |                | Every habitable room must have a window in an external wall    |

|      |  |                                                                                      |
|------|--|--------------------------------------------------------------------------------------|
| 4D-2 |  | Habitable room depths limited to 3x ceiling height (open plan) e.g 2.7m x 3 = 8m max |
|------|--|--------------------------------------------------------------------------------------|

|      |  |                                                                                                      |
|------|--|------------------------------------------------------------------------------------------------------|
| 4D-3 |  | Master Bedroom min area = 10m2                                                                       |
|      |  | Bedrooms min 3m dimension                                                                            |
|      |  | Living rooms or combined living/ dining min width:<br>3.6m for studio and 1 bed<br>4.0m for 2- 3 bed |
|      |  | Width of cross over to cross through apartments are at least 4m internally                           |

|    |                 |                                                                                                            |
|----|-----------------|------------------------------------------------------------------------------------------------------------|
| 4E | POS and Balcony | Studio = 4m2<br>1 Bed = 8m2 [min depth 2m]<br>2 Bed = 10m2 [min depth 2m]<br>3 Bed = 12m2 [min depth 2.4m] |
|    |                 | Apartments at ground or podium level<br>15m2 [min depth 3m]                                                |

|    |         |                                                            |
|----|---------|------------------------------------------------------------|
| 4G | Storage | Studio = 4m3<br>1 Bed = 6m3<br>2 Bed = 8m3<br>3 Bed = 10m3 |
|----|---------|------------------------------------------------------------|

| U504 | U505 | U601 | U602 | U603 | U604 |
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| C | C | C | C | X | C |
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| C | C | C | C | C | C |

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| C | C | C | C | C | C |
| C | C | C | C | C | C |

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|---|---|---|---|---|---|
| C | C | C | C | C | C |
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| C | C | C | C | C | C |
| C | C | C | C | C | C |
| C | C | C | C | C | C |
| C | C | C | C | C | C |

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|-------------|-------------|-------------|-------------|-------------|-------------|
| C           | C           | C           | C           | C           | C           |
| N<br>/<br>A | N<br>/<br>A | N<br>/<br>A | N<br>/<br>A | N<br>/<br>A | N<br>/<br>A |

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| C | C | C | C | C | C |
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\*C = complies

| AMENITY | REQUIREMENT |
|---------|-------------|
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|    |              |                                                                         |
|----|--------------|-------------------------------------------------------------------------|
| 4A | Solar Access | 2 hours of direct sunlight (Sydney Metro)<br>3 hours of direct sunlight |
|----|--------------|-------------------------------------------------------------------------|

|    |                   |                                                                               |
|----|-------------------|-------------------------------------------------------------------------------|
| 4B | Cross Ventilation | Natural Cross Ventilation                                                     |
|    |                   | Overall depth of a cross-over or cross- through apartment does not exceed 18m |

|    |                 |                                       |
|----|-----------------|---------------------------------------|
| 4C | Ceiling Heights | 2.7m habitable<br>2.4m non- habitable |
|----|-----------------|---------------------------------------|

|      |                |                                                                |
|------|----------------|----------------------------------------------------------------|
| 4D-1 | Apartment Size | Studio = 35m2<br>1 Bed = 50m2<br>2 Bed = 70m2<br>3 Bed = 90 m2 |
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|      |  |                                                                                      |
|------|--|--------------------------------------------------------------------------------------|
| 4D-2 |  | Habitable room depths limited to 3x ceiling height (open plan) e.g 2.7m x 3 = 8m max |
|------|--|--------------------------------------------------------------------------------------|

|      |  |                                                                                                      |
|------|--|------------------------------------------------------------------------------------------------------|
| 4D-3 |  | Master Bedroom min area = 10m2                                                                       |
|      |  | Bedrooms min 3m dimension                                                                            |
|      |  | Living rooms or combined living/ dining min width:<br>3.6m for studio and 1 bed<br>4.0m for 2- 3 bed |
|      |  | Width of cross over to cross through apartments are at least 4m internally                           |

|    |                 |                                                                                                            |
|----|-----------------|------------------------------------------------------------------------------------------------------------|
| 4E | POS and Balcony | Studio = 4m2<br>1 Bed = 8m2 [min depth 2m]<br>2 Bed = 10m2 [min depth 2m]<br>3 Bed = 12m2 [min depth 2.4m] |
|    |                 | Apartments at ground or podium level<br>15m2 [min depth 3m]                                                |

|    |         |                                                            |
|----|---------|------------------------------------------------------------|
| 4G | Storage | Studio = 4m3<br>1 Bed = 6m3<br>2 Bed = 8m3<br>3 Bed = 10m3 |
|----|---------|------------------------------------------------------------|

| U605 | U701 | U702 | U703 | U704 | U705 |
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| C | C | C | C | C | C |
| C | C | C | C | C | C |

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| C | C | C | C | C | C |
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| C | C | C | C | C | C |
| C | C | C | C | C | C |

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| C | C | C | C | C | C |
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| C | C | C | C | C | C |
| C | C | C | C | C | C |
| C | C | C | C | C | C |
| C | C | C | C | C | C |

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|-------------|-------------|-------------|-------------|-------------|-------------|
| C           | C           | C           | C           | C           | C           |
| N<br>/<br>A | N<br>/<br>A | N<br>/<br>A | N<br>/<br>A | N<br>/<br>A | N<br>/<br>A |

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| C | C | C | C | C | C |
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\*C = complies

| AMENITY | REQUIREMENT |
|---------|-------------|
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|    |              |                                                                         |
|----|--------------|-------------------------------------------------------------------------|
| 4A | Solar Access | 2 hours of direct sunlight (Sydney Metro)<br>3 hours of direct sunlight |
|----|--------------|-------------------------------------------------------------------------|

|    |                   |                                                                               |
|----|-------------------|-------------------------------------------------------------------------------|
| 4B | Cross Ventilation | Natural Cross Ventilation                                                     |
|    |                   | Overall depth of a cross-over or cross- through apartment does not exceed 18m |

|    |                 |                                       |
|----|-----------------|---------------------------------------|
| 4C | Ceiling Heights | 2.7m habitable<br>2.4m non- habitable |
|----|-----------------|---------------------------------------|

|      |                |                                                                |
|------|----------------|----------------------------------------------------------------|
| 4D-1 | Apartment Size | Studio = 35m2<br>1 Bed = 50m2<br>2 Bed = 70m2<br>3 Bed = 90 m2 |
|      |                | Every habitable room must have a window in an external wall    |

|      |  |                                                                                      |
|------|--|--------------------------------------------------------------------------------------|
| 4D-2 |  | Habitable room depths limited to 3x ceiling height (open plan) e.g 2.7m x 3 = 8m max |
|------|--|--------------------------------------------------------------------------------------|

|      |  |                                                                                                      |
|------|--|------------------------------------------------------------------------------------------------------|
| 4D-3 |  | Master Bedroom min area = 10m2                                                                       |
|      |  | Bedrooms min 3m dimension                                                                            |
|      |  | Living rooms or combined living/ dining min width:<br>3.6m for studio and 1 bed<br>4.0m for 2- 3 bed |
|      |  | Width of cross over to cross through apartments are at least 4m internally                           |

|    |                 |                                                                                                            |
|----|-----------------|------------------------------------------------------------------------------------------------------------|
| 4E | POS and Balcony | Studio = 4m2<br>1 Bed = 8m2 [min depth 2m]<br>2 Bed = 10m2 [min depth 2m]<br>3 Bed = 12m2 [min depth 2.4m] |
|    |                 | Apartments at ground or podium level<br>15m2 [min depth 3m]                                                |

|    |         |                                                            |
|----|---------|------------------------------------------------------------|
| 4G | Storage | Studio = 4m3<br>1 Bed = 6m3<br>2 Bed = 8m3<br>3 Bed = 10m3 |
|----|---------|------------------------------------------------------------|

| U801 | U802 | U803 |  |  |  |
|------|------|------|--|--|--|
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| C | C | C |  |  |  |
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| C | C | C |  |  |  |
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| C           | C           | C           |  |  |  |
| N<br>/<br>A | N<br>/<br>A | N<br>/<br>A |  |  |  |

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| C | C | C |  |  |  |
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\*C = complies