



2nd October 2008

CLEMPTON PARK – 60 CHARLOTTE STREET CLEMPTON PARK
Lot 3

RE: PROPOSED DEVELOPMENT RESIDENTIAL APARTMENT BUILDING AND CHILDCARE CENTRE-
LOT 3 OF CLEMPTON PARK

SEPP 65 RULES OF THUMB STATEMENT – PART 2/3

The proposed apartment building with childcare centre is situated on Lot 3 of the Clempton Park concept plan. Clempton Park is currently the Sunbeam Factory at 60 Charlotte Street; the site is surrounded by a mixture of building types, heights, uses and styles.

The separate Sepp 65 statement covers the 10 design quality principals, while this statement briefly responds to the rules of thumb.

Part 2

Site Analysis

The site analysis plan assesses the contextual location of the building. The scale of the building and its siting is addressed in the design quality principals.

The rule of thumb is complied with having 25% of the site as deep soil zone.

Site Configuration

The communal open space is 17%; this is low due to the incorporation of a childcare centre on the ground floor and its associated outdoor requirements.

The private courtyard open space is an average of 43sqm meeting the rule of thumb.

The landscape plan specifies the plant species and acknowledges the planting rules of thumb.

Site Access

Two residential entries are located on New Troy Street. These are clearly articulated in the façade. Generous pathways access these entries. Access from the car park is via lift direct to each level. There is greater than 20% barrier free access to the apartments complying with the rule of thumb.

Part 3

Building configuration

There are no single access apartments greater than 8m in depth, complying with the rule, as does the distance to the back of a kitchen.

There is a range of apartment sizes from 57sqm to 121sqm meeting the range of apartment sizes and rule of thumb.

There are balconies to all apartments with no depth less than 2m, complying with the rule.

Ceiling heights to habitable rooms are not less than 2.7m.

All ten ground floor units have separate entries. There are assessable units provided in accordance with the Australian Standard. Lift access to all levels facilitates the location of accessible units.

There are no more than eight units accessible from a corridor. This has been achieved by incorporating a dual core.

Storage requirements are generally met. The schedule lists the storage areas for each apartment in the minority of cases where the minimum is not achieved within the apartment, additional is easily achieved in the basement.

72% of the apartments receive three hours of sunlight to living spaces in mid winter thus being compliant. The buildings orientation means that there are no solely due south facing apartments, but there are 18 apartments with a south easterly orientation. A number of these have openable double glazed skylights, increasing daylight penetration.

62% of the apartments have cross ventilation and far more than 25% of the kitchens have access to natural ventilation. The depth of the building varies but generally it is a maximum of approximately 16m complying with the rule.

A separate waste management report forms part of the project application.

The proposed roofing material is colorbond. The rainwater collected is for irrigation.

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