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9 December 2010

Mr Garry Brown
Henroth Investment Pty Ltd
Suite 801, 46-56 Kippax St
SURRY HILLS
NSW 2010

Dear Garry,

KIRRAWEE BRICK PIT MIXED USE DEVELOPMENT
SEPP 65 Certification

As architects for the above project we certify that we have designed the part 3A Concept Plan as depicted on the revised drawings dated 22nd October 2010, in accordance with the principles of the Residential Flat Design Code (SEPP 65) for the residential components.

It should be noted that as a concept plan certain principles will only be fully resolved in detail design. However we have designed the overall concept to allow these principles to be achieved.

Regards,

Philip Bowen
Principal
Registered Architect: NSW 4527
Nominated Architect for Woodhead Pty. Ltd.

ASSESSMENT OF PART 3A CONCEPT PLAN AGAINST THE NSW RESIDENTIAL FLAT DESIGN CODE

The table below indicates the topics, objectives or rule of thumb suggested within the design code and the response provided by the design.

Residential Design Flat Code –Topic	**Compliance** Y- yes N- no Na- not applicable	**Comment**
Part 01 – Local Context Building types	Y	Mixture of tower and courtyard type apartment blocks with towers central to the site and courtyard blocks on the outer northern and southern boundaries. External materials and finishes will be contemporary vernacular. The development is in keeping with the topography of the land.
Amalgamation and subdivision	Na	
Building envelopes	Y	Refer to urban planning report regarding building envelopes
Building depth – 10-18m recommended	Y	18m maximum achieved
Building separation	N*	Generally throughout the site: -12m separation up to 12m high -18m separation from 12-25m high -24m separation above 25m high. * Concept plan does not strictly comply between buildings A and B (10.3m) and between D and E (23.6), these two non-compliances will be resolved in detailed design stage.
Street setbacks	Y	Complies to DCP
Side and rear setbacks	Y	Greater than Minimum to only common boundary
Floor space ratio	Y	Within 1.52:1
Part 02 Site Design Deep soil zones –min 25% of the open space should be a deep soil zone.	Y	Refer to landscape architects report
Fences and walls – provide definition between public and private, improve privacy and contribute positively to the public domain	Y	Low fences and planting buffers, allowing privacy with soft landscaped edges.

Landscape design –add value to the quality of life by outlook, privacy and views, habitat for native plants and animals, improve microclimate.	Y	Refer to landscape architects and Ecological reports
Open Space – 25-30% of the site should be communal open space. Minimum areas at ground level are 25sqm, with a minimum dimension of 4m.	Y	Public Park – 9,000m2. Public Piazza (common open space) - 3,412 m2 Communal open space throughout site – 7,700 m2
Orientation :	Y	Predominantly north facing
Planting on Structures	Y	Refer to landscape architects for extent of deep planter areas and deep soil zones for larger trees.
Storm water management	Y	Refer to Northrup engineers report
Safety	Y	CPTED principles have been applied to the concept plan and will be followed through in detailed design
Visual Privacy	Y	Fixed screens to Ground Floor Bedroom windows and balconies as necessary
Building Entry	Y	All blocks have either public street or public walkway addresses
Parking	Y	Refer Halcro traffic report
Pedestrian Access	Y	All apartments have lift access to individual apartment entries.
Vehicle Access	Y	Refer to Traffic report
Part 03 Building Design Apartment layout	Y	Designed for adaptable and potential seniors living if appropriate if the future
Apartment mix	Y	11% 1 x bed 49 59% 2 x bed 267 30% 3 x bed 134 100% 450
Balconies – provide all apartments with open space, ensure they are functional and integrated into the overall architectural form, allow for casual overlooking and address.	Y	2.5m minimum wide.
Ceiling Heights	Y	3.0 floor to floor ensuring 2.7 high ceilings throughout development

Flexibility	Y	Accommodates internal apartment layout flexibility
Ground floor apartments – optimize ground floor units with separate entries and access to open space as a terrace or garden.	Y	Each Ground Floor apartment will have individual access from communal domain to the private terraces provided.
Internal circulation	N*	All apartments have lift access to front entries from street address and basement car park. Lobbies are generous width for queuing and circulation at lifts and corridor lengths are minimised where possible. Generally a maximum of 11 apartments per floor plate having their primary access off a single corridor. A further 4 apartments have their second entry door off this corridor (being cross over split level apartments) *While not strictly complying with the 8 apt number the development has double cores, dual aspect and crossover apts for the daylight and natural ventilation criteria is provided. This is a mitigating consideration under the RFDC.
Mixed Use	Y	Development includes 15,180m2 of retail/commercial facilities with separate vehicular, public and loading access.
Storage - at least 50% of required storage within each apartment Requirements - one bed apts – 6m3 - two bed apts – 8m3 - three bed apts – 10m3	Y	Storage Provided: - at least 50% of required storage will be located within each apartment, the remainder is within the basement storage units
Acoustic Privacy	Y	In keeping with RFDC acoustic separation principles
Daylight access – living areas and private open spaces to receive 3 hours direct sunlight between 9am and 3pm in mid winter – in dense urban areas 2 hours may be acceptable.		Blk A - 82 out of 103 - 80% Blk B – 57 out of 77 – 74% Blk C – 34 out of 58 – 59% Blk D – 32 out of 54 – 59% Blk E – 36 out of 42 – 86% Blk F – 28 out of 36 – 78% Blk G – 28 out of 36 – 78% Blk H – 34 out of 44 – 77%
	Y	Overall – 331 out of 450 – 73.5% receive minimum of 3 hours direct sunlight between 9am and 3pm in mid winter (refer to Daylight Access diagrams)
Limit single aspect and south facing units to max 10%	Y	South facing apts 45 out of 450 - 10%. 4 south facing apartments at top floors will receive light shelves to gain a minimum of 3 hours daylight access.

Natural Ventilation – 60% required. Kitchens require 25% to be naturally ventilated.	Y	Cross Ventilation Overall - 285 out of 450 – 63% 50% of Kitchens will have natural ventilation.
Awnings and signage	Y	Awnings to Flora Street and retail signage zones will be identified.
Facades – promote high quality architecture, ensure new developments have facades which define and enhance the public domain and desired character, ensure building elements are integrated into the form and design.	Y	Refer to elevations and massing diagram
Roof design – contribute to the overall quality of the building, integrate it into the design of the building composition and contextual response	Y	Refer to elevations and massing diagram
Energy efficiency – reduces the requirement for heating and cooling, reliance on fossil fuels and minimise green house emissions, support renewable energy initiatives.	Y	Refer to Wallice and Spratt engineer's report and BASIX assessment.
Maintenance	Y	Designed for low maintenance communal and private spaces
Waste Management	Y	RFDC Waste Management principles will be applied
Water Conservation	Y	Refer to Wallice and Spratt engineer's report and BASIX assessment.