

Compliance Table – SEPP 65 Residential Flat Design Code – Avon and Beechworth Roads

Control	Matter for Consideration	Comment	Compliance
01. Residential Building Types			
Building envelopes	Development controls establish allowable bulk, height and location.		YES
Primary development controls	<u>Building height</u> - ensure development responds to desired scale and character of area.	Various heights have been established by the previous Part 3A Submission and subsequent Preferred Project Requirements set out by the DOPI.	YES
	<u>Building depth</u> of 10-18m for adequate daylight and ventilation.	The Building depths vary from 10 to 22m and generally complies with SEPP 65	YES
	<u>Building separation</u> – increased separation with increased height, and greater separation for habitable rooms. <i>Up to 12m (4 storeys)</i> - 12m btw habitable rooms/balconies - 9m btw habitable/bal and non-habitable rooms - 6m between non-habitable rooms <i>Five to eight storeys/25 metres:</i> - 18m between habitable rooms/balconies. - 13m between habitable rooms/balconies and non-habitable rooms. - 9m between non-habitable rooms <i>nine storeys and above/ over 25 metres</i> - 24 metres between habitable rooms/balconies - 18 metres between habitable rooms/balconies and non-habitable rooms - 12 metres between non-habitable rooms Reduced separation requires adequate justification that daylight access to dwellings and open spaces and protection of amenity can be achieved.	Building separation generally complies with SEPP 65. Some minor non-compliances occur at corners of adjoining buildings which do not impact daylight access to dwellings and open spaces or protection of amenity.	YES
	<u>Street setbacks</u> – Side + rear setbacks - protection of amenity, relate to existing pattern	Street setback is more than 60m from Beechworth Road Street setback is more than 9m from Avon Road	Yes

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	FSR – considered a maximum once established. Ensure consistency with height, form and open space.	23,677sqm Site area 22,442sqm GFA FSR 0.94:1	
02. Site Design			
Site Analysis	Consideration of use, height, circulation, edges, landscaping, access and parking and ESD performance.	Four site visits occurred to collect and then review site and data, and review site and context, environment, vegetation, heritage and hydrology.	YES
Soil configuration	Deep soil zones – min. 25m open space area (may be relaxed in urban areas)	The NW allied open space provides extensive Deep soil zones, with comfortable side and front setbacks	YES
	Fences and Walls - Respond to the identified architectural character for the street and/or the area.	Specific streetscape identity for Pymble residential provided, with hedges, 3 new trees and 3 transplanted trees and palms, along with lynchgate entries to provide suitable streetscape identity.	YES
	Landscape design – contribute to amenity for residents and public domain	High quality landscape setting and living environment provided in keeping with site character and local identity.	YES
	Open space – Recommended minimum area of private open space for each apartment at ground level is 25sqm with a min dimension 4m.	The ground floor apartments have been afforded 25sqm or more in large majority of locations, and excess to this for many of the apartments. Some apartments are restricted due to their relationship with the adjacent natural sloping ground levels, but are afforded a quality landscape outlook with consideration given to their privacy and general amenity. The extensive open space on the site provides a high level of general landscape amenity.	YES
	Orientation – optimise solar access, streetscape character, protection of amenity for residents.	The building orientation provides suitable amenity for residents in terms of sunlight access, streetscape address and relationship to neighbouring properties.	YES
	Planting on structures encouraged (i.e. balconies)	Balcony planting is provided for many of the ground floor apartments.	
	Stormwater management	Refer Hydrology Report and Dwgs	YES

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Site amenity	Building separation per Part 01.	The Buildings achieve a significant building separation, which varies from 9.5m to 62m. (Refer to Drawing MP06.09)	YES
Site access	Building entry – safe and secure pedestrian access, separate entries for commercial and residential uses, mail box location	Building entries for Buildings 1 & 4 are located close to the boundary lines and visible from the Street. Building entries for Buildings 3 & 5 are visible from the internal driveways and	YES
	Parking – underground, adequate parking for residents, tenants and visitors, provision of bicycle and accessible parking. Accessibility Driveways – Max. 6m width and away from pedestrian entrance points	Secure underground parking is adequate to the resident's needs (Refer to Traffic Report) (Refer to Accessibility Report) All internal Driveways are 6m wide (with appropriate turning areas for Emergency Vehicles)	YES
03. Building Design			
Building configuration			
Apartment layout	Max. depth of 8m for single aspect apartments. Back of the kitchen to be no more than 8m from window; Width cross through/cross over apartments over 15m deep should have min. 4m depth	The depth of single aspect apartments varies from 6m to 8m Back of the kitchen is generally no more than 8m from window No apartments are over 15m deep	YES
Apartment size	Min apartment sizes: Studio – 38.5sqm 1 bed – 50 -63.4sqm 2 bed – 80 – 121sqm 3 bed – 95 -124sqm	Min apartment sizes proposed: No Studios 1 bed – 50-65sqm 2 bed – 75-85sqm 3 bed – 100sqm	Generally YES
Apartment mix	Variety of apartments required studio, 1 bed, 2 bed, 3 bed; mix apartments on each level. Provide accessible apartments	132 x 1BED 118 x 2BED 23 x 3BED	YES
Balconies	Private open space to each apartment.	Winter Gardens Min. 2m depth	YES

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	<p>Min. 2m depth</p> <p>Demonstrate mitigation impacts from noise, wind</p> <p>Scaled plans required showing balcony configuration and furniture layout.</p>	<p>All winter gardens are protected by glazed louvers system</p> <p>Refer to Architectural Drawing Plans</p>	
Ceiling Heights	<p>Min. 2.7m for habitable rooms; 2.4 non-habitable.</p> <p>Two storey units 2.4m allowed for second floor if over 50% of apartment has 2.7m</p>	<p>2.7m for habitable rooms; 2.4 non-habitable</p> <p>No two storey units</p>	YES
Flexibility	<p>Apartments can be adapted to allow for wider range of inhabitants</p>	<p>Accessible apartment provided</p> <p>The general design for the non accessible apartment is linear and allow great flexibility to suit the need of a wide range of inhabitants</p>	YES
Ground Floor Apartments	<p>Optimise number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units.</p> <p>Provide ground floor apartments with access to private open space, preferably as terrace or garden</p>	<p>No direct ground floor access to apartments is provided</p> <p>Winter gardens are provided to ground floor apartments</p>	
Internal circulation	<p>Max. 8 units accessible from single corridor.</p>	<p>Building 1: from 2 to 9 apartment accessible from single corridor</p> <p>Building 3: from 8 to 13 apartment accessible from single corridor</p> <p>Building 4: from 6 to 12 apartment accessible from single corridor</p> <p>Building 5: from 5 to 9 apartment accessible from single corridor</p>	NO
Mixed use	<p>Integration of retail and commercial with housing</p> <p>Active streets encourage pedestrian movement, service needs of residents.</p> <p>Residential amenity to be retained.</p>	<p>The building is located in a residential zone with easy access to public services and amenities</p>	YES

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Storage	Studio – 6m ³ 1 bed – 6m ³ 2 bed – 8m ³ 3 bed – 10m ³	Studio – 6m ³ 1 bed – 6m ³ 2 bed – 8m ³ 3 bed – 10m ³	YES
Acoustic Privacy	Ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces.	Refer to Acoustic Report	YES
Daylight access	Min. 70% Living rooms and open space to receive Min. 3 hours direct sunlight between 9am and 3pm mid winter (2 hours may be acceptable in dense urban areas) Limit no. single aspect apartments with a southerly aspect SW-SE to max. 10% units.	80% of the proposed apartments achieve a min 3h of solar access during mid winter	YES
Natural Ventilation	Building depths 10-18m 60% of residential units to be naturally cross-ventilated. 25% kitchens access to natural ventilation.	Building 1 depth: 11-21m Building 3 depth: 9-21m Building 4 depth: 9-21m Building 5 depth: 11-21m 67% of the proposed apartment are cross-ventilated 1% of the Kitchens	YES Kitchens do not comply
Awnings and signage	Encourage weather protection and pedestrian activity on street.	Weather protection and pedestrian activity on street are provided (Refer to Landscape documentation)	YES
Facades	High architectural quality in residential flat buildings; Define and enhance public domain. Respond to desired contextual character of area Define corners.	See Architectural Plans and Renderings	YES
Roof Design	Integrated into overall design and roof performance. Incorporate ESD strategies i.e. photovoltaic applications, water features and green roofs.		YES
Energy efficiency	Encourage ESD i.e. reduce reliance on fossil fuels; minimise emissions; promote renewable energy; reduce need for		YES

Control	Matter for Consideration	Comment	Compliance
	mechanical heating and cooling.		
Maintenance	Ensure longevity of building	The selection of building materials ensure building longevity	YES
Waste Management	Waste management plan required	Refer to Waste management Report	YES
Water conservation	Rainwater not to be collected on roofs covered with contaminated material	Refer to Stormwater Report	YES