

**BAY PARK, 23 Bennelong Parkway**  
**SEPP 65 Residential Flat Design Code Assessment \_ 6 May 2013**

Page	Recommendation	Current
27	10-18m wide buildings (glass to glass)	<b>YES</b> The building envelopes will allow for this to be provided.
28	Distance between buildings: <b>Up to 4 storeys</b> 12m between habitable / balconies 9m habitable / balconies to non-habitable 6m non-habitable to non-habitable <b>5 to 8 storeys (up to 25m)</b> 18m between habitable / balconies 13m habitable / balconies to non-habitable 9m non-habitable to non-habitable <b>Over 9 storeys (over 25m)</b> 24m between habitable / balconies 18m habitable / balconies to non-habitable 12m non-habitable to non-habitable	<b>YES</b> The building envelopes will allow for this to be provided.
44	Minimum 25% open space area to be deep soil zone	<b>YES</b> The overall site has an area of 25,570sqm of which 6,030sqm is deep soil. This equals 23.5% of the total site area. The open space area is 15,068sqm; the area of deep soil is 40% of this.
49	Communal open space to be 25-30% of site area	<b>YES</b> The site has a total area of 25,570sqm. The public (park) and private (courtyards) communal open spaces have a total of 8,235sqm, which is 32% of the site area.
44	Private courtyards to be 4m deep, minimum 25 sqm	<b>YES</b> The proposal allows for this requirement to be provided.
69	8m max to rear of kitchen from glass	<b>N/A</b> The internal layouts of the apartments have not been designed at this stage.
69	8m maximum depth to single aspect units	<b>N/A</b> The internal layouts of the apartments have not been designed at this stage.
72	2m min balcony width, unless furniture layout can be demonstrated	<b>YES</b>
74	2.7m min ceiling height in habitable areas	<b>YES</b> 3m floor-to-floor, therefore 2.7m is achievable to ceilings.
74	2.25-2.4m ceiling height in non-habitable	<b>YES</b>



77	Maximum 1.2m step from street to ground level	<b>YES</b>
79	Maximum 8 apartments off of a double-loaded common area	<b>YES</b> The design is indicative only at this stage, however the illustrative plans reflect this requirement.
82	Storage provision – 1 bed: 6 cu m; 2 bed: 8 cu m; 3 bed: 10 cu m. Minimum 50% within unit	<b>N/A</b> The internal layouts of the apartments have not been designed at this stage.
83	Habitable spaces to be located away from cores	<b>N/A</b> The internal layouts of the apartments have not been designed at this stage.
85	70% of units to receive 3 hours of direct sunlight in winter to living rooms and private open spaces	<b>YES</b> The design is indicative only at this stage, however the illustrative plans achieve a minimum of 2hrs solar access to more than 70% of the living spaces.
87	60% of units to be cross-ventilated	<b>YES</b> The design is indicative only at this stage, however the illustrative plans achieve a minimum of 60% cross ventilation.