STATE ENVIRONMENTAL PLANNING POLICY NO 65 – RESIDENTIAL FLAT DESIGN CODE

Issue	Required	Proposed	Complies (Y/N)
Part 1 – Local Context			
Local Context	Undertake a local context analysis.	Local context analysis forms part of Environmental Assessment.	Yes
Residential Flat Building Types	Block apartments are best used with large development sites.	Apartments have been designed to respond to site configuration and optimal amenity outcomes.	Yes
Building Envelopes	Establish allowable bulk, height and location of development on a site.	Bulk, height and siting of proposed buildings will complement existing and likely future residential flat development, including 9 storey buildings to south and likely future development to west. Large green spaces are retained/created to improve linkages and maintain landscape character of local area.	Yes
Building Height	Test height controls against FSR and proposed number of storeys and minimum ceiling heights.	Height of buildings is comparable to existing development to south.	Yes
Building Depth	Max internal depth should be 18m. Freestanding buildings may exceed 18m, subject to satisfactory daylight and natural ventilation.	Buildings are generally designed with a max width of 18m. A minor portion has a max width of 20m, however, these buildings will be articulated to enable satisfactory ventilation and solar access, which is considered satisfactory with regard to SEPP 65 compliance. Further clarity will be provided at the Project/ Development Application submission stage.	Yes – details to be confirmed
Building Separation	<u>Up to four storeys/12 metres:</u> 12m between habitable rooms/balconies. 9m between habitable rooms & non-habitable rooms. 6m between non-habitable rooms. <u>Five to eight storeys/25 metres:</u> 18m between habitable rooms/balconies. 13m between habitable rooms/balconies and non-habitable rooms. 9m between non-habitable rooms	Building separation distances generally exceed min requirements for habitable-habitable rooms/ balconies. Some separation distances of 9-13m for habitable-non habitable are provided, however, these apartments will be orientated to avoid overlooking, with screening elements where required. Further clarity will be provided at the Project/ Development Application submission stage.	Yes – details to be confirmed
Street Setbacks	Use range where desired character is variation with overall consistency (5-9m for suburban areas). Minimise overshadowing of street and buildings. Consider secondary upper level setbacks to reinforce desired scale. Underground parking structures, awnings and balconies may encroach on setback.	The principal building lines provide a street setback of approximately 1-3m on Kentucky Road and approximately 3m on Washington Avenue. While the setbacks are less than what would usually be anticipated for a suburban area, the proposed setbacks are considered appropriate based on the following: ▪ The proposal fully complies with State and subregional strategic planning policies which seek to increase dwelling densities on land in close proximity to public	No – fully justified and considered acceptable

Issue	Required	Proposed	Complies (Y/N)
		transport and services, including renewal of outdated social housing estates. ▪ The location, size, road layout, lot configuration and physical separation of the renewal area from other properties (under separate ownership) enables site-specific street setbacks to be set without compromising the existing streetscape or any established setbacks or impacting on the amenity of adjoining land. ▪ Holistic site planning provides a high level of amenity for future residents. The indicative layouts have been designed to enable future compliance with SEPP 65 requirements, including solar access, natural ventilation, etc. The proposed setbacks enable a dwelling density to be achieved that will facilitate the delivery of housing at an affordable price point, enabling people to enter the market who may not otherwise be able to afford to purchase a home.	
Side and Rear Setbacks	Retain or create rhythm or pattern of development that positively defines streetscape so space is not just left over around building form. Consider building separation, open space and soil zones. Relate setbacks to existing streetscape pattern.	Indicative built form in Concept Plan relates to side and rear boundaries to maximise efficient use of land. Buildings are sited and designed to achieve good solar access, natural ventilation, building separation (for privacy/landscaping/deep soil) and views. Proposed setbacks respond to green open spaces and retention of existing significant vegetation.	Yes
Floor Space Ratio	Height, setbacks and FSR to be consistent.	The proposed renewal area is generally consistent with the height of the buildings to the south. The setbacks and FSR vary from the existing built form, however, it is considered appropriate, taking into account the delivery of a more pedestrian friendly environment that benefits from access to public transport and services. It represents the first step in the renewal of the broader estate and will deliver a quality residential environment with a variety of dwellings at varying price points.	Yes
Part 2 Site Design			
Site Configuration			
Deep Soil Zones	Optimise deep soil zones. Support rich variety of vegetation type and size.	Significant areas of deep soil planting zones are provided across the renewal area, including public	Yes – details to be confirmed

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Issue	Required	Proposed	Complies (Y/N)
	Increase permeability of paved areas. 25% of open space to be deep soil.	open spaces, communal (resident) open spaces and building setbacks. Supplementary zones will be provided on top of the basement car with soil depths of approximately 1-1.5m to enable significant landscaping in these areas. It is anticipated that a minimum of 25% of the open space will be deep soil in accordance with the rules of thumb. The detailed design phase at the Project/Development Application stage will confirm compliance.	
Fences and Walls	Respond to character of street and area. Delineate private and public domain without compromising safety and security. Contribute to amenity, beauty and usability of private and communal open spaces. Retain and enhance amenity of public domain by avoiding continuous lengths of blank walls and using planting to soften edges and reduce scale. Select durable materials which are easily cleaned and graffiti resistant.	Fences/walls will be detailed at the Project/Development Application stage. However, it is intended that there will be a clear delineation between public and private communal spaces for residents and that the materials used in the fences/walls will complement the materials used in the proposed buildings.	Yes – details to be confirmed
Landscape Design	Improve amenity of open space with landscape design, including shade and screening. Contribute to streetscape and public domain. Improve energy efficiency and solar efficiency of dwellings and microclimate of private open spaces. Design landscape with regard to site characteristics. Contribute to water and stormwater efficiency. Provide sufficient depth of soil above pavers Minimise maintenance by robust landscape elements.	Landscape design has been integrated with architectural/building design to deliver a high quality residential amenity, taking advantage of existing public open spaces within and to the north of the site. Significant tree planting will supplement existing significant vegetation, with additional public and private domain planting to enhance the appearance and amenity of the site. Planting includes endemic and drought tolerant species to minimise water demand. Detailed landscape design will be documented in the future Project/Development Applications.	Yes – details to be confirmed
Open Space	Provide communal open space appropriate and relevant to context and building setting. Facilitate use of communal open space by solar access, site features and minimising overshadowing. Provide private open space for each apartment. Locate open space to increase residential amenity. Provide environmental benefits including habitat, microclimate, rainwater percolation, outdoor	Large areas of public open space and communal (resident) open space are provided across the site. Communal open spaces are sited to provide clear delineation between private and publicly accessible open space, as well as achieving good residential amenity, solar access and the like. Individual apartments will benefit from ground floor courtyards or upper level balconies. Further information will be provided	Yes – details to be confirmed

Issue	Required	Proposed	Complies (Y/N)
	drying area. Communal open space should be 25-30% of site area. Minimum private open space for each ground level apartment is 25m^2, with minimum dimension of 4m.	at the Project/Development Application stage.	
Orientation	Orient buildings to maximise north facing walls and provide adequate building separation. Respond to streetscape and optimise solar access. Courtyards and setbacks to northern boundaries. Optimise solar access to living spaces and private open space by orienting them to north. Building elements to maximise sun in winter and shade in summer.	Buildings have been sited and designed to maximise solar access, with buildings generally oriented to the north, reduced building heights towards the north/park and building separation to achieve visual privacy, communal open spaces and landscaping.	Yes
Planting on Structures	Design for optimum plant growth by appropriate soil and drainage. Design planters to support soil depth and plant selection.	The supplementary zones on top of the basement car will have soil depths of approximately 1-1.5m to enable significant landscaping in these areas.	Yes – details to be confirmed
Stormwater Management	Retain stormwater on site. Protect stormwater quality. Control erosion. Consider grey water for irrigation.	A Stormwater Management Plan has been prepared to document the water quantity and quality management measures to be incorporated into the staged development of the site. Stormwater will be retained and re-used on site in WC flushing and irrigation.	Yes
Site Amenity			
Safety	Delineate private and public space. Optimise visibility, functionality and safety of building entrances. Improve opportunities for casual surveillance and minimise opportunities for concealment. Control access to the development.	There will be a clear delineation between public open space, common/communal space for residents and private open space for individual residents. Building entrances will be clearly identifiable and visible from the street with appropriate security to enhance safety of residents and visitors to the site.	Yes
Visual Privacy	Maximise visual privacy adjoining buildings by separation, setbacks and site layout. Design layouts to minimise direct overlooking of rooms and private open spaces. Use site and building design elements to increase privacy without compromising light and air access.	Visual privacy will be maximised through building separation, window placement and landscaping within communal open spaces.	Yes
Site Access			
Building Entry	Improve presentation to street by	Buildings will be oriented to existing	Yes

Issue	Required	Proposed	Complies (Y/N)
	entry treatment. Direct connection and clear transition between street and entry. Ensure equal access for all. Provide safe and secure access. Separate building entry from car parks. Design entries/circulation to allow furniture movement. Provide mailboxes to be convenient, but not clutter the appearance of the development from the street.	street frontages and proposed accessways to improve legibility and safety. Car park entries will be separated from pedestrian entries, with internal access available via passenger lifts designed to accommodate furniture movement. Mailboxes will be located adjacent to or near the building entries.	
Parking	Determine car spaces by access to public transport, density and ability to accommodate on site. Limit visitor spaces, where impact on landscape and open space is significant. Give preference to underground parking. Provide bicycle parking which is easily accessible.	Car parking is to be provided at a reduced rate (compared to Council's DCP) for social housing dwellings, taking into account low car ownership rates of future residents and proximity of the site to existing public transport and services. Private dwellings will be provided generally in accordance with RTA/Council controls. It is intended that visitor car parking is to be accommodated both on the street and/or on-site, taking into account the existing ownership of the renewal site, the lack of impact on other privately owned residential properties within the area and the physical capacity of the street to accommodate the likely demand for visitor car parking. Parking will be located partially underground and away from public view. Bicycle parking will be provided within the residential flat buildings to be made available for private sale. Bicycle parking within the residential flat buildings to be for social housing will be provided in accordance with Housing NSW requirements.	Yes – details to be confirmed
Pedestrian Access	Accessible routes to public and semi-public areas. Promote equity by entry location and ramps. Ground floor apartments to be accessible from street and associated open space. Maximise number of accessible, visitable and adaptable apartments. Barrier free access to min 20% of dwellings.	The proposed development maximises accessibility through appropriate building entry design, including ramps where required, and passenger lifts for vertical circulation. Ground floor apartments will be directly accessible from street or communal open space where appropriate and feasible. All buildings are anticipated to have barrier free access to the front door of each apartment. 10% of the development will have adaptable apartments compliant with the AS4299 requirements.	Yes – details to be confirmed

Issue	Required	Proposed	Complies (Y/N)
Vehicle Access	Ensure adequate separation between vehicle entries and street intersections. Optimise opportunities for active street frontages and streetscape design. Improve appearance of car parking entries. Limit width of driveways to 6m. Locate vehicle entries away from pedestrian entries and on secondary frontages.	Car park entries will be located to provide sufficient separation from street intersections. Car parks will be located partially underground to enable activated streetscapes with adequate natural surveillance of the street and avoid potential detrimental visual impacts. Vehicle driveways will be limited in width to meet AS, while limiting potential hardstand area. Driveways will be located on proposed accessways, where possible, to minimise impact on existing local road network.	Yes – details to be confirmed
Part 3 Building Design			
Building Configuration			
Apartment Layout	Determine apartment sizes in relation to location, market, spatial configuration and affordability. Ensure apartment layouts are resilient over time. Design layouts to respond to natural and built environments and optimise site opportunities. Avoid locating kitchen in circulation space. Include adequate storage in the apartment. Ensure apartments facilitate furniture removal and placement. Single aspect apartments to have max depth of 8m from window. Kitchen to be max 8m from window. Crossover or crossthrough apartments >15m deep to have min width of 4m.	Apartment sizes will be designed to meet the anticipated market demand, taking into account location, design quality and affordability. A mix of 1, 2 and 3 bedroom apartments of varying sizes (eg 1 or 2 bathrooms) will be provided to accommodate multiple occupant typologies and a diverse and vibrant community. The design layout will allow for principal living areas to be located towards the window line to maximise solar access and natural ventilation while wet areas will be located closer to the centre. It is anticipated that the proposal will meet the SEPP65 rules of thumb concerning arrangement, storage, depth, and flexibility of the apartments. Further information will be provided at the Project Application stage showing the internal layout and sizing of each apartment.	Yes – details to be confirmed
Apartment Mix	Provide variety of apartments in larger buildings. Refine appropriate mix by population trends and proximity to transport, employment and services. Locate mix of 1 and 3 bed units on ground floor to enable access by disabled, elderly and families. Optimise accessible and adaptable apartments.	It is proposed that a variety of dwellings (1/2/3 bedrooms) will be provided to cater for the existing and likely future demand within the local area. The Concept Plan application does not seek approval for a defined mix of dwelling types to enable the delivery of future housing to respond to any changing demands, however, it is anticipated that the ground floor units will comprise units appropriate for the disabled, elderly or families and that the social housing dwellings will meet the accessibility provisions of Housing NSW for seniors.	Yes – details to be confirmed

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Issue	Required	Proposed	Complies (Y/N)
Balconies	Primary balcony (min 2m depth) to be adjacent to living area. Consider secondary balconies in larger apartments, adjacent to bedrooms and for clothes drying. Balconies to respond to local climate and context, solar access, wind and privacy. Design balustrades to allow views and casual surveillance, while providing safety and privacy. Coordinate and integrate building services with façade and balcony design.	The proposal allows for generous balconies or garden terraces to be provided to each apartment. Each outdoor area is designed to exceed the minimum depth and area rules of thumb of SEPP65. Further detail will be provided at the Project/Development Application stage, including façade design strategy, privacy, amenity, etc.	Yes – details to be confirmed
Ceiling Heights	Coordinate internal ceiling heights and slab levels with external height requirements. Min floor to ceiling height of 2.7m. Variations to demonstrate satisfactory daylight.	A 3m floor-to-floor height has been adopted for each building, including 2.7m ceiling heights to the living areas and bedrooms. Wet areas may have reduced ceiling heights, which is considered appropriate. Further information regarding the sectional arrangement of the development will be provided during the Project/Development Application stage.	Yes – details to be confirmed
Flexibility	Provide robust building configurations which utilise multiple building entries and circulation cores. Promote accessibility and adaptability by accessible and visitable apartments and pedestrian access.	The Concept Plan application includes indicative block layouts that can meet the provisions of SEPP 65 in terms of accessibility, etc. Detailed building design will be documented in the future Project/Development Applications.	Yes – details to be confirmed
Ground Floor Apartments	Design gardens to contribute to street. Promote housing choice by providing private gardens and maximising accessible apartments on ground floor. Increase solar access on ground floor by higher ceilings and windows and tree selection.	Front gardens will contribute to street and integrated with entry to ground floor apartments, where level access can be provided. Adequate solar access will be achieved through appropriate orientation and use of cross-through apartments, where possible.	Yes – details to be confirmed
Internal Circulation	Increase amenity and safety by generous widths, lighting, minimising lengths, avoiding tight corners, legible signage and adequate ventilation. Support better apartment layouts by designing buildings with multiple cores. Articulate longer corridors by using series of foyer areas and windows along or at end of window. Minimise maintenance and maintain durability by using robust materials in common circulation areas.	The Concept Plan application includes indicative block layouts that can meet the provisions of SEPP 65 in terms of internal circulation requirements. Detailed building design will be documented in the future Project/Development Applications.	Yes – details to be confirmed
Storage	50% of storage to be within	Compliance with storage	Yes – details to

Issue	Required	Proposed	Complies (Y/N)
	apartment and accessible from hall or living area, and dedicated storage rooms on each floor and car parks. Storage to be suitable for local area and able to accommodate larger items (eg bicycles). Storage is secure for individual use.	requirements will be detailed at the Project/Development Application stage, however, it is envisaged that approximately half will be within the apartment and half within a secured area in the basement.	be confirmed
Building Amenity			
Acoustic Privacy	Maximise acoustic privacy by adequate separation. Internal layout to separate noise from quiet areas by grouping bedrooms and service areas. Resolve conflicts between noise, outlook and views by design measures, such as double glazing. Reduce noise transmission from common corridors Provide seals to entry doors.	An acoustic impact assessment has been prepared confirming that the external impacts can be appropriately mitigated. The internal layout will be addressed in the detailed building design and documented in the future Project/Development Applications.	Yes – details to be confirmed
Daylight Access	Orient building to optimise northern aspect. Ensure daylight access to communal open space March-September and shade in summer. Optimise apartments receiving daylight access to habitable rooms and principal windows. Design for shading and glare control. Living rooms and POS of min 70% of apartments should receive 3 hours direct sunlight between 9am and 3pm in mid winter. Max 10% to be single aspect apartments with southerly aspect.	The proposed buildings have been orientated and articulated to allow for optimal solar access, while maintaining desired urban design massing objectives. Compliance with the rules of thumb will be provided at the Project/Development Application stage.	Yes – details to be confirmed
Natural Ventilation	Promote and guide natural breezes. Utilise building layout and section to increase natural ventilation. Internal layout to minimise disruptions and group rooms with similar usage together. Select doors and operable windows to utilise air pressure or windows to funnel breezes. Coordinate design with passive solar design. Explore innovative technologies to ventilate rooms. 10-18m building depth for natural ventilation. 60% of units to be naturally cross ventilated. 25% of kitchens to have access to natural ventilation.	The proposed buildings have been designed to provide cross ventilation in excess of the rules of thumb by articulating the built form and supplementing with fire isolated plenum ventilation and roof openings. Large openings to the private open spaces will allow good ventilation to all apartments. Building widths have generally been kept under 18m to allow for good natural ventilation.	Yes – details to be confirmed
Building Form			

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Issue	Required	Proposed	Complies (Y/N)
Awnings and Signage	Locate awnings over building entries. Enhance safety by providing lighting.	Awnings and lighting will be provided at building entries to achieve amenity and safety.	Yes – details to be confirmed
Facades	Consider relationship between building form and façade or building elements. Facades to have appropriate scale, rhythm and proportion responding to use and desired character. Facades to reflect orientation of site using sunshade devices. Express important corners by giving visual prominence to parts of façade. Coordinate and integrate building services. Coordinate security grills, ventilation louvres and car park entry doors with overall façade design.	Building form, façade and building elements will be detailed at the Project/Development Application stage. However, the indicative built form has allowed for highly resolved architectural responses to each of the buildings and sophisticated relationships between the public spaces, entry areas, urban waypoints, and private spaces. Car park entry points have been typically located at the low points of the building allowing entries on grade and minimal interruption to the street frontage.	Yes – details to be confirmed
Roof Design	Relate roof design to desired built form. Relate to size and scale of building, elevations, building form. Respond to orientation of site. Minimise visual intrusiveness of service elements. Facilitate use of roof for sustainable functions.	The roof form will be provided in the Project/Development Application for each stage. However, the Concept Plan application demonstrates that building heights are arranged in response to the contours of the site. The proposed roof form allows a high degree of flexibility for different potential uses of the roof space.	Yes – details to be confirmed
Building Performance			
Energy Efficiency	Incorporate passive solar design to optimise heat storage in winter and heat transfer in summer. Improve control of mechanical heating and cooling. Plan for photovoltaic panels Improve hot water system efficiency. Reduce reliance on artificial lighting. Maximise efficiency of household appliances.	The buildings have been sited and designed to enable solar access and natural ventilation to be readily achieved in the future detailed design phase. Windtech Consultants Pty Ltd has prepared a list of the various Ecological Sustainable Design principles that will be incorporated into the dwellings proposed in the Concept Plan application. These will be detailed later in the Project/ Development Applications for individual phases, taking into account BASIX compliance.	Yes – details to be confirmed
Maintenance	Design windows to enable internal cleaning. Select manually operated systems, such as blinds. Incorporate and integrate building maintenance systems into design of building form, roof and façade. Select durable materials which are easily cleaned. Select appropriate landscape elements and vegetation and	Future Project Applications for staged renewal will include appropriate details regarding maintenance, however, it is anticipated that each of the Code requirements can be readily addressed.	Yes – details to be confirmed

Issue	Required	Proposed	Complies (Y/N)
	provide appropriate irrigation systems. Provide garden maintenance and storage area.		
Waste Management	Incorporate existing built elements where possible. Recycle and reuse demolished materials. Specify building materials that can be reused or recycled. Integrate waste management into all stages of project. Support waste management by specifying project needs and reducing waste by using standard product sizes. Prepare waste management plan. Locate storage areas for bins away from street frontage. Provide waste cupboards or temporary storage area. Incorporate on-site composting where possible.	A waste management plan has been prepared and is submitted with the Concept Plan application, detailing the approach to waste minimisation and management during the construction and operational phases of the development.	Yes
Water Conservation	Use AAA rated appliances. Encourage use of rainwater tanks. Collect, store and use rainwater on site. Incorporate local native vegetation in landscape. Consider grey water recycling.	The water conservation measures outlined in the ESD principles to be addressed in the Project/ Development Applications for individual phases include: ▪ Rainwater harvesting for WCs and irrigation ▪ Water efficient appliances (minimum 3 star WELS rating) ▪ Dual flush toilet suite ▪ Landscape using water-efficient, drought-tolerant and indigenous species ▪ Moisture sensors within irrigation system ▪ First flush filtration pits for stormwater discharge ▪ Individual water meters per apartment	Yes