STATE ENVIRONMENTAL PLANNING POLICY No. 65 – RESIDENTIAL FLAT CODE DESIGN COMPLIANCE CHECK

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 lodged with the Concept Plan application.	Yes
Residential Flat Building Types	Block apartments are best used with large development sites.	Building Envelopes 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 envelopeswill complement existing and likely future residential flat development, including the existing residential buildings to east and west. Proposed green spaces will improve visual and pedestrian links to the waterfront 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 a compatible with the existing residential flat buildings to east and west and the desirable future character of the area.	Yes
Building Depth	Max internal depth should be 18m. Freestanding buildings may exceed 18m, subject to satisfactory daylight and natural ventilation.	Buildings envelopes are designed with a maximum width of 22m, which will provide a 18m building depth, the building design within the envelope would include building articulation, balconies, and generous corridor widths (1.5m) between the apartments. Apartments typically would have a depth of approximately 8m allowing satisfactory daylight and natural ventilation to be achieved. Design Development to be provided at DA submission stage.	Yes
Building Separation	Up to four storeys/12 metres: 12m between habitable rooms/balconies. 9m between habitable rooms & non-habitable rooms. 6m between non-habitable rooms. Five to eight storeys/25 metres: 18m between habitable rooms/balconies. 13m between habitable rooms/balconies and non-habitable rooms. 9m between non-habitable rooms	The minimum separation between building envelopes of 18 – 20 metres will exceed the minimum SEPP 65 for habitable-habitable room/balconies. Design Development to be provided at DA submission stage.	Yes

Issue	Required	Proposed	Complies (Y/N)
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 5 metres to Belmore and Bowden Streets, Constitution Road, Nancarrow and Rothesay Avenues, and 3 metres to West Hamilton Crescent The reduced setback to Hamilton Crescent will not compromise the existing streetscape or any established setbacks or impacting on the amenity of adjoining land, or future compliance with SEPP 65 requirements, including solar access, natural ventilation, etc.	No – fully justified and considered acceptable
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.	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 development is generally consistent with the height of the buildings in adjoining residential developments. Variations in height, setbacks and FSR is considered appropriate, with new residential projects that benefits from access to the waterfront and existing public transport and services.	Yes
Part 2 Site Design			
Site Configuration Site Amenity Site Access			
Deep Soil Zones	Optimise deep soil zones. Support rich variety of vegetation type and size. Increase permeability of paved areas. 25% of open space to be deep soil.	Significant areas of deep soil planting zones are provided across the concept plan, including public accessible open spaces, communal open space and private open spaces and building setbacks. The podium levels of apartments will supplement landscape area with significant planting in these areas. Deep Soil zones in Open Space will exceed the rule of thumb. Detail to be provided at DA submission stage.	Yes

Issue	Required	Proposed	Complies (Y/N)
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.	There will be clear delineation between public open spaces and private communal spaces for residents through the use of fences/walls, landscaping and level changes. Materials to be used in the fences/walls will complement the materials used in the proposed buildings.	Yes
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 site layout to deliver a high quality residential amenity. 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, as outlined in the detailed landscape drawings. Detailed Landscape Design to be provided at DA submission stage.	Yes
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 drying area. Communal open space should be 25-30% of site area.	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 balconies. Design Development to be provided at DA submission stage.	Yes

Issue	Required	Proposed	Complies (Y/N)
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.	With due consideration of the constraint of the south west site orientation and south sloping topography, buildings envelopes have been sited and designed to maximize solar access, provide view corridors and links to the waterfront.	Yes
Planting on Structures	Design for optimum plant growth by appropriate soil and drainage. Design planters to support soil depth and plant selection.	The podium levels of apartments will supplement landscape area with significant planting in these areas.	Yes – details to be confirmed
Stormwater Management	Retain stormwater on site. Protect stormwater quality. Control erosion. Consider grey water for irrigation.	The Stormwater, Integrated Water Management Plan documents 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.	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 is maximised through building separation, window placement and landscaping within communal open spaces.	Yes

Issue	Required	Proposed	Complies (Y/N)
Site Access			
Building Entry	Improve presentation to street by 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.	Buildings are oriented to existing street frontages and proposed accessways to improve legibility and safety. Car park entries are 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.	Yes
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 provided at a rate of 1 space each 1 and 2 bedroom apartment and 2 spaces each 3 bed apartments, and 1 visitor space for every 5 apartments, taking into proximity of the site to existing public transport and services. Parking is generally in basement and designed so as not to be visible from public view. Bicycle parking facilities are to be provided in the basement of buildings.	Yes
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 have barrier free access to the front door of each apartment.	Yes
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 are located away from street intersections. Car parks are located in basement and beneath podiums to enable activated streetscapes with adequate natural surveillance of the street and avoid potential detrimental visual impacts. Driveways are physically separated from pedestrian entry points.	Yes

Issue	Required	Proposed	Complies (Y/N)
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 meet the anticipated market demand, taking into account location and design quality. A mix 1, 2 and 3 bedroom apartments of varying sizes (e.g. 1 or 2 bathrooms) will be provided to accommodate multiple occupant typologies. The design layout will allow for principal living areas to have a window maximizing soloar access and natural ventilation. Internal layout and sizing to be part Design Development at DA submission stage.	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 existing and future market demand. The concept plan does not seek approval of a defined mix of dwellings. The mix and types of units proposed will be in response to changes housing market and demand.	Yes
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 masterplan's building envelopes allow for generous balconies to each apartment. Detailed Design to be provided at DA submission stage.	Yes
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 typical 3.1m floor-to-floor height has been adopted for building envelopes, allowing for 2.7m ceiling heights to living and bedroom spaces. Wet Areas may have reduced ceiling heights	Yes

Issue	Required	Proposed	Complies (Y/N)
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 includes indicative building envelopes that can satisfy the provisions of SEPP 65. Detailed Design to be provided at DA submission stage.	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
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 includes indicative building envelopes that can satisfy the provisions of SEPP 65. Detailed Design to be provided at DA submission stage.	Yes – details to be confirmed
Storage	50% of storage to be within 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.	Compliance with storage requirements will be detailed at DA submission stage. it is anticipated that half will be within the apartment and half in secure basement area.	Yes – details to 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.	A Noise Assessment was part of the Environmental Assessment as part of the Concept Plan Application. Detailed Assessment to be provided at DA submission stage.	Yes – details to be confirmed

Issue	Required	Proposed	Complies (Y/N)
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 building envelopes have been orientated and articulated to allow for solar access, while maintaining desired urban design massing objectives. Detailed Design to be provided at DA submission 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. Large openings to the private open spaces will allow good ventilation to all apartments. Building envelope widths have been kept to a maximum of 22m to allow for good natural ventilation.	Yes – details to be confirmed
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

Issue	Required	Proposed	Complies (Y/N)
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.	The concept plan includes indicative building envelopes. Detail of the building form, façade and building elements to be provided at DA submission stage	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 concept plan includes indicative building envelopes. Detail of the roof form to be provided at DA submission stage	Yes – details to be confirmed
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 building envelopes have been sited and designed to enable solar access and natural ventilation to be readily achieved in the future detailed design phase. Various Ecological Sustainable Design principles have been incorporated into the proposed dwellings to achieve the required Basix certification.	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 provide appropriate irrigation systems. Provide garden maintenance and storage area.	Detail of the maintenance to be provided at DA submission stage	Yes – details to be confirmed

Issue	Required	Proposed	Complies (Y/N)
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 was submitted with the Concept Plan application, detailing the approach to waste minimisation and management.	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.	Various Ecological Sustainable Design principles have been incorporated into the proposed dwellings to achieve the required Basix certification.	Yes