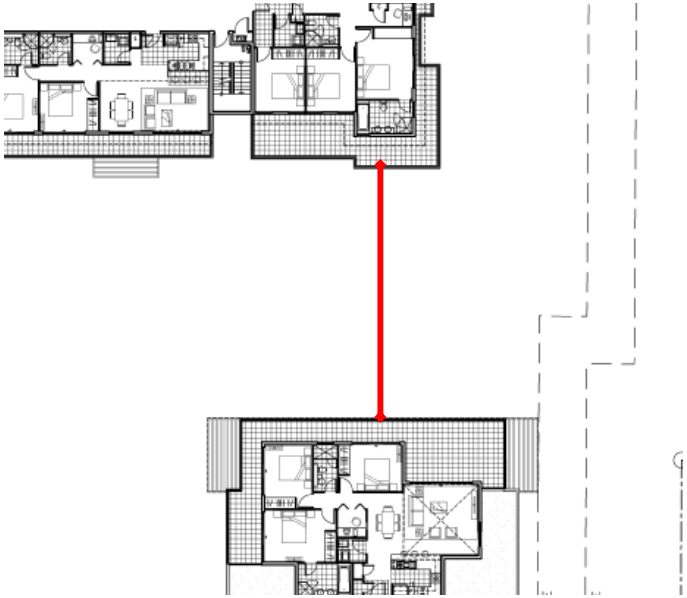
SEPP 65 CODE REQUIREMENT	COMMENT
PART 01 – LOCAL CONTEXT	
Building depth	
In general an apartment building of a maximum depth of 18 metres is appropriate.	**Complies.** All buildings have a maximum depth of 18 metres.

SEPP 65 CODE REQUIREMENT	COMMENT
Building Separation	
Up to 4 storeys: ▪ *12m between habitable rooms/ balconies* ▪ *9 m between habitable/balconies & non habitable* ▪ *6m between non habitable* *5 to 8 stories* ▪ *18m between habitable rooms/ balconies* ▪ *13 m between habitable/balconies & non habitable* ▪ *9m between non habitable*	**Generally Complies.** All buildings up to and including Level 4 have a separation in excess of 12 metres. Level 5 of buildings in the development have separation of 18 metres or more. The only exception is between a balcony on Block D and a balcony on Block E (as shown below). It is a very minor variation and it is relevant to note that 18 metres is achieved between the walls of the buildings. 

SEPP 65 CODE REQUIREMENT	COMMENT
PART 02 – SITE DESIGN	
Deep Soil Zones	
A minimum of 25% of the open space area shall be deep soil zones. Exemptions may be made in urban areas where sites are built out and there is no capacity for water infiltration.	**Complies.** Based on the site area of 22,970 sqm, the site requires a minimum of 1,436 sqm of deep soil area. The proposal provides for 6,847 sqm of deep soil, which is equates to 30.18%
Fences and Walls	
Fences and walls should be designed to define the boundaries between the development, provide privacy and security and contribute positively to the public domain.	**Complies.** Courtyards to ground level apartments include fences to clearly provide definition between the public and private domains.
Landscape Design	
A landscape design should: ▪ *improve the amenity of open space* ▪ *contribute to the streetscape character* ▪ *improve the energy efficiency and solar efficiency of the public domain* ▪ *contribute to the sites characteristics* ▪ *contribute to water and stormwater efficiency* ▪ *provide a sufficient depth of soil for planting* ▪ *minimise maintenance*	**Complies.** The landscape plan has been prepared to satisfy these provisions. The landscape plan will provide a high level of amenity to residents and will incorporate planting that will be appropriate to the locality and will be hosted in appropriate soil depths.
Open Space Configuration	
Area of open space should generally be between 25 – 30% of the site. *Where developments are unable to achieve this, they must demonstrate that the residential amenity is provided in the form of increased private open space.* *Minimum area of private open space at ground level shall be 25m².*	**Complies.** Approximately 68% of the site is provided as open space. All apartments that are at ground level have a courtyard area of at least 25 sqm in area.

SEPP 65 CODE REQUIREMENT	COMMENT
Orientation	
In order to achieve better design practise: ▪ *Plan the site to optimise solar access* ▪ *Select building types or layouts that respond to the streetscape by optimising solar access* ▪ *Optimise solar access to living spaces* ▪ *Detail building elements to modify environmental considerations*	**Complies.** The development has been designed so that buildings are sited to maximise solar access. They incorporate a high level of articulation that has been incorporated not only to add visual interest but also to capture solar access. The proposed development complies in that at least 70% of the apartments receive the required solar access.
Planting on Structures	
In terms of soil provision there is no minimum standard that can be applied to all situations as the requirements vary with the size of plants and trees at maturity.	**Complies.** A detailed landscape plan has been prepared, which depicts appropriate number and size of plants and trees.
Building Entry	
Building entries should: ▪ *Create entries that provide a desirable residential amenity.* ▪ *Orientate the visitor.* ▪ *Contribute positively to the streetscape or building façade design.*	**Complies.** The entrances to the lobbies of the buildings address the street with defined points of entry, or are accessed via the pedestrian network that forms part of the site. In both cases, the entries will be clearly identifiable and accessible.

SEPP 65 CODE REQUIREMENT	COMMENT
Pedestrian Access	
Identify the access requirements from the street or car parking area to the apartment entrance. *Follow the accessibility standard set out in Australian Standard AS 1428 (parts 1 and 2), as a minimum.* *Provide barrier free access to at least 20 percent of dwellings in the development.*	**Complies.** Access is available from the basement parking level to the buildings above. Barrier free access is available via ramps that connect the development with the public domain and to the lift for access to units above. Accessibility structures in accordance with the relevant Australian Standard will be provided with the application for a Construction Certificate.
Vehicle Access	
Generally limit the width of driveways to a maximum of six metres. *Locate vehicle entries away from main pedestrian entries and on secondary frontages.*	**Complies.** The width of the driveway is designed to cater for the number of vehicles generated by the development is 6.5 metres wide. The vehicle entry and exit point is located at the north of the development. Internal connection is provided to the proposed buildings. The location of the driveways does not conflict with the pedestrian network.
PART 03 – BUILDING DESIGN	
Apartment Layout	
Single-aspect apartments should be limited in depth to 8 metres from a window. *The back of a kitchen should be no more than 8 metres from a window.* *The width of crossover or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts.*	**Complies.** All apartments have a depth of no more than 8 metres. The backs of the kitchens in all apartments are 8 metres or less from primary windows.

SEPP 65 CODE REQUIREMENT	COMMENT
As a guide, the following minimum apartment sizes apply: • Studio: 38 sqm • 1 bedroom: 50 sqm • 2 bedroom: 70 sqm • 3 bedroom: 95 sqm	**Generally Complies.** The proposal has the following typical apartment sizes: Studio 45 sqm 1 Bed 54 to 73sqm 2 Bed 67 to 92 sqm 3 bed 101 to 116 sqm The size of units provides for a variety of household types and needs. The unit size requirements have not changed since the inception of SEPP 65 some 8 years ago. Since this time household structures and needs have changed to create demand for a variety of unit sizes.
Balconies	
Provide primary balconies for all apartments with a minimum depth of 2 metres. Developments which seek to vary from the minimum standards must demonstrate that negative impacts from the context-noise, wind-can not be satisfactorily mitigated with design solutions. *Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.*	**Complies.** All apartments have their own balcony. All apartments have balconies with a depth of 2 metres.
Ceiling Heights	
The following recommended dimensions are measured from finished floor level (FFL) to finished ceiling level (FCL). These are minimums only and do not preclude higher ceilings, if desired. *Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight (eg. Shallow apartments with large amount of window area).*	**Complies.** All apartments have a floor to ceiling height of 2.7 metres.

SEPP 65 CODE REQUIREMENT	COMMENT
Ground Floor Apartments	
Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. *Provide ground floor apartments with access to private open space, preferably as a terrace or garden.*	**Complies.** All apartments at ground level have a courtyard that addresses and can be accessed from the street.
Internal Circulation	
In general, where units are arranged off a double-loaded corridor, the number of units accessible from a single core / corridor should be limited to eight. Exceptions may be allowed: ▪ *For adaptive reuse buildings;* ▪ *Where developments can demonstrate the achievement of the desired streetscape character and entry response;* ▪ *Where developments can demonstrate a high level of amenity for common lobbies, corridors and units (cross over, dual aspect apartments).*	**Generally Complies.** Each building corridor services entry to no more than 8 apartments. This is demonstrated in the illustrations that follow. A minor variation is sought to Block D, where one corridor serves 9 apartments. This is considered acceptable, as the southern end of the corridor is provided with natural light and ventilation provided by the windows in the building recess. This will ensure an appropriate level of amenity is provided to meet the objectives of the RFDC.

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	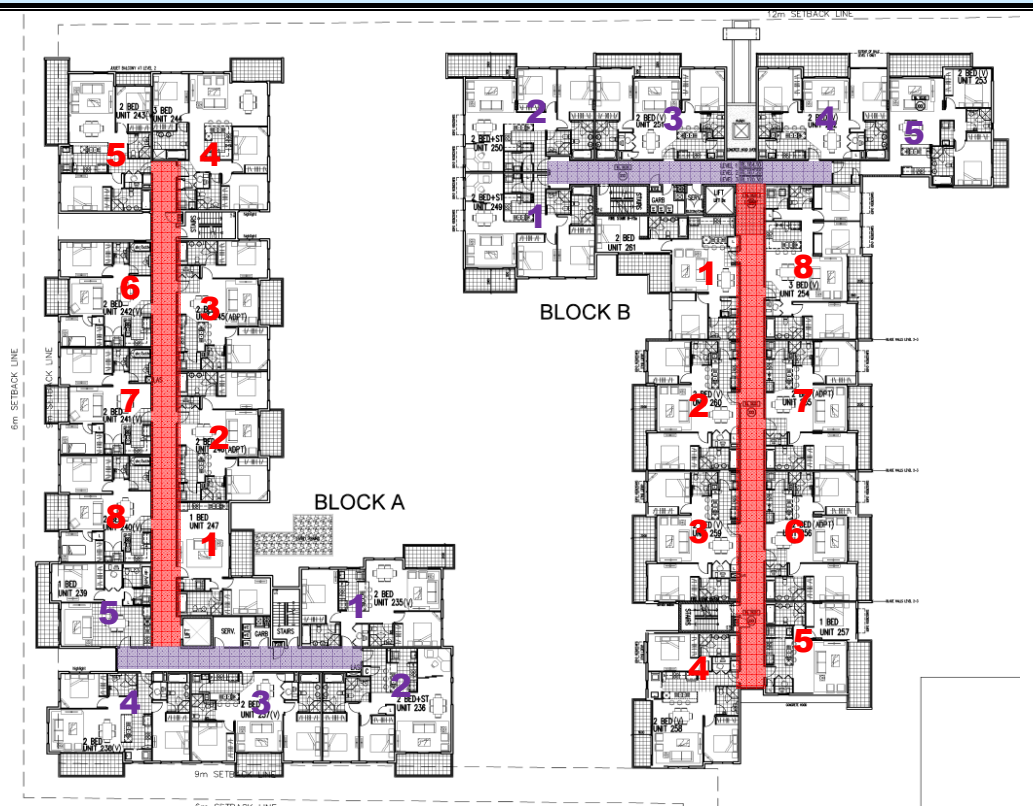

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	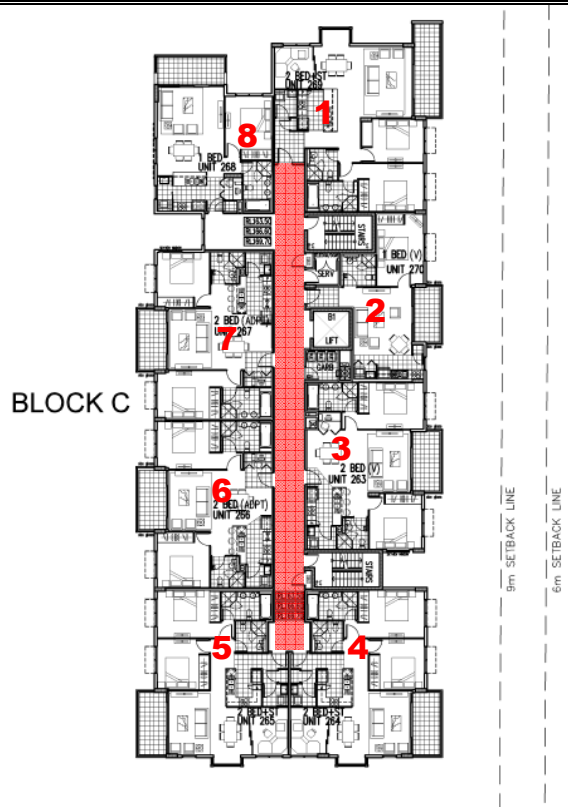

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	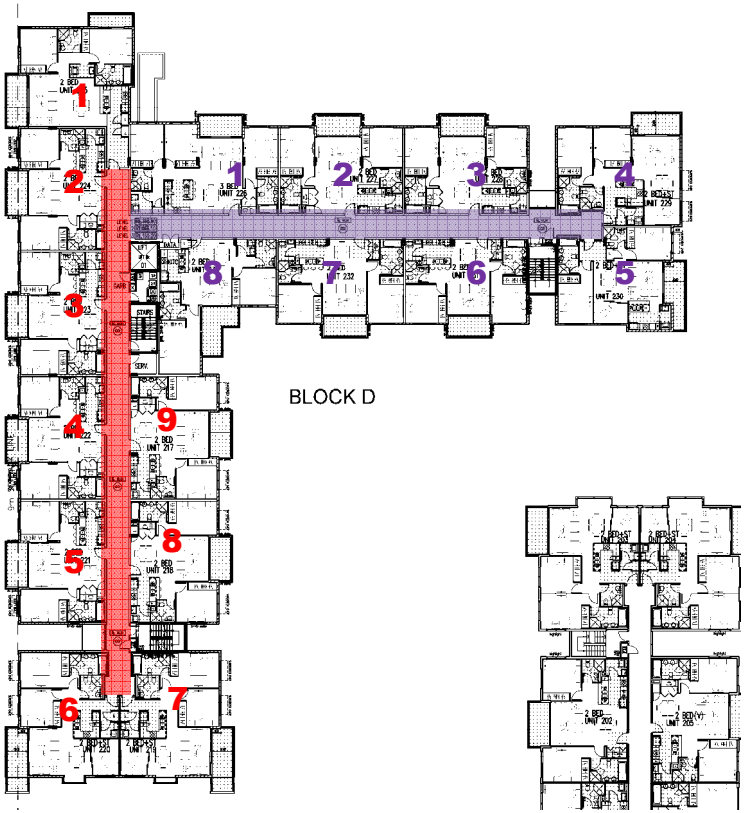

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	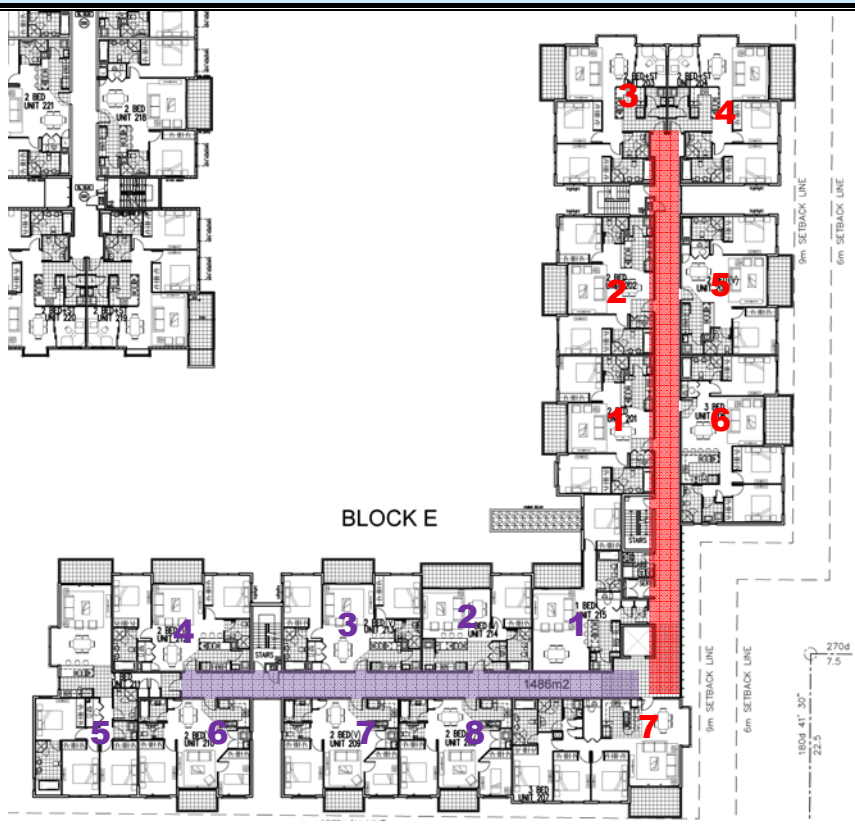

SEPP 65 CODE REQUIREMENT	COMMENT
Storage	
In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: ▪ *Studio apartments: 6m3* ▪ *One bedroom apartments: 6m3* ▪ *Two bedroom apartments: 8m3* ▪ *Three plus bedroom apartments: 10m3*	**Complies.** The proposal generates the following storage requirements: Studio x 6m3 x 3 = 18 m3 1 Bed x 6m3 x 27 = 162 m3 2 Bed x 8m3 x 235 = 1,880 m3 3 Bed x 10m3 x 33 = 330 m3 Total = 2,390 m3 Storage is accommodated in the units in the form of linen cupboards and storage/media spaces. The remaining required storage is accommodated in the basement in the form of storage cages.
Daylight Access	
Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of three hours direct sunlight between 9am and 3pm in mid winter. In dense urban areas a minimum of two hours may be acceptable. *Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed. Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed (see Orientation and Energy Efficiency).*	**Complies.** A minimum of 70% of apartments in the entire development will receive the required hours of solar access during mid-winter. Refer solar access report at Annexure 11 of the Environmental Assessment report. 9% of apartments in the entire development are single-aspect and south facing.

SEPP 65 CODE REQUIREMENT	COMMENT
Natural Ventilation	
Building depths, which support natural ventilation typically range from 10 to 18m. *60% of residential units should be naturally cross ventilated.* *25% of kitchens within a development should have access to natural ventilation.*	**Complies.** The buildings in the proposed development have depths of 18 metres. 65% of apartments in the entire development will be cross-ventilated. All kitchens have direct access to windows or indirect access to natural ventilation by being incorporated as part of a living room that adjoins a balcony.