

TABLE OF COMPLIANCE WITH RESIDENTIAL FLAT DESIGN CODE

SEPP 65 CODE REQUIREMENT	COMMENT
<b>PART 01 – LOCAL CONTEXT</b>	
<b>Building depth</b>	
<i>In general an apartment building of a maximum depth of 18 metres is appropriate.</i>	<p><b>Not applicable.</b></p> <p>The proposed amendments do not change the approved depth of the buildings.</p>
<b>Building Separation</b>	
<p><u>Up to 4 stories</u></p> <ul style="list-style-type: none"> <li>▪ 12m between habitable rooms/ balconies</li> <li>▪ 9 m between habitable/balconies &amp; non habitable</li> <li>▪ 6m between non habitable</li> </ul>	<p><b>Partial compliance.</b></p> <p>The Monastery building has a:</p> <ul style="list-style-type: none"> <li>• 12 metre separation from the building to the north;</li> <li>• 18 metre separation from the building to the south;</li> <li>• 18 metre separation from the site boundary to the east; and</li> <li>• 8-11 metre separation from the building to the west.</li> </ul> <p>The western edge of the balcony is 8 metres from the windows of the adjacent building to the west. Given that the built form has been approved on the site, the issue of potential overlooking needs to be resolved. Should it be regarded as necessary, the lower half of the west-facing windows of the proposed balcony can be fitted with obscure glazing to prevent overlooking.</p>

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<b>PART 02 – SITE DESIGN</b>	
<b>Deep Soil Zones</b>	
<i>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.</i>	<p><b>Not applicable.</b></p> <p>The proposed amendments do not result in any change in the deep soil areas of the site.</p>
<b>Fences and Walls</b>	
<i>Fences and walls should be designed to define the boundaries between the development, provide privacy and security and contribute positively to the public domain.</i>	<p><b>Not applicable.</b></p> <p>The proposed amendments do not result in any change to fencing.</p>
<b>Landscape Design</b>	
<p><i>A landscape design should:</i></p> <ul style="list-style-type: none"> <li>▪ <i>improve the amenity of open space</i></li> <li>▪ <i>contribute to the streetscape character</i></li> <li>▪ <i>improve the energy efficiency and solar efficiency of the public domain</i></li> <li>▪ <i>contribute to the sites characteristics</i></li> <li>▪ <i>contribute to water and stormwater efficiency</i></li> <li>▪ <i>provide a sufficient depth of soil for planting</i></li> <li>▪ <i>minimise maintenance</i></li> </ul>	<p><b>Not applicable.</b></p> <p>The proposed amendments do not result in any change to landscaping.</p>
<b>Open Space Configuration</b>	
<p><i>Area of open space should generally be between 25 – 30% of the site.</i></p> <p><i>Where developments are unable to achieve this, they must demonstrate that the residential amenity is provided in the form of increased private open space.</i></p> <p><i>Minimum area of private open space at ground level shall be 25m<sup>2</sup>.</i></p>	<p><b>Not applicable.</b></p> <p>The proposed amendments do not result in any change to landscaping.</p>

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<b>Orientation</b>	
<p><i>In order to achieve better design practise:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Plan the site to optimise solar access</i></li> <li>▪ <i>Select building types or layouts that respond to the streetscape by optimising solar access</i></li> <li>▪ <i>Optimise solar access to living spaces</i></li> <li>▪ <i>Detail building elements to modify environmental considerations</i></li> </ul>	<p><b>Not applicable.</b></p> <p>The proposed amendments do not result in any change in orientation of the buildings.</p>
<b>Planting on Structures</b>	
<p><i>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.</i></p>	<p><b>Not applicable.</b></p> <p>The proposed amendments do not result in any change to landscaping.</p>
<b>Building Entry</b>	
<p><i>Building entries should:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Create entries that provide a desirable residential amenity.</i></li> <li>▪ <i>Orientate the visitor.</i></li> <li>▪ <i>Contribute positively to the streetscape or building façade design.</i></li> </ul>	<p><b>Complies.</b></p> <p>The proposed amendments provide a very clear and inviting entry to the units in the Monastery building.</p>
<b>Pedestrian Access</b>	
<p><i>Identify the access requirements from the street or car parking area to the apartment entrance.</i></p> <p><i>Follow the accessibility standard set out in Australian Standard AS 1428 (parts 1 and 2), as a minimum.</i></p> <p><i>Provide barrier free access to at least 20 percent of dwellings in the development.</i></p>	<p><b>Remains Compliant.</b></p> <p>The proposal does not reduce the existing number of approved accessible and adaptable units in the development</p>

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<b>Vehicle Access</b>	
<p><i>Generally limit the width of driveways to a maximum of six metres.</i></p> <p><i>Locate vehicle entries away from main pedestrian entries and on secondary frontages.</i></p>	<p><b>Not applicable.</b></p> <p>The proposed amendments do not result in any change to vehicle access.</p>
<b>PART 03 – BUILDING DESIGN</b>	
<b>Apartment Layout</b>	
<p><i>Single-aspect apartments should be limited in depth to 8 metres from a window.</i></p> <p><i>The back of a kitchen should be no more than 8 metres from a window.</i></p> <p><i>The width of crossover or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts.</i></p>	<p><b>Complies.</b></p> <p>The proposed amendments do not change the depth of the buildings or the apartments.</p> <p>The proposal provides for kitchens adjacent to primary windows.</p>
<p>As a guide, the following minimum apartment sizes apply:</p> <ul style="list-style-type: none"> <li>• Studio: 38 sqm</li> <li>• 1 bedroom: 50 sqm</li> <li>• 2 bedroom: 70 sqm</li> <li>• 3 bedroom: 95 sqm</li> </ul>	<p><b>Variation sought.</b></p> <p>The proposed units each contain 2-bedrooms. The sizes of the units seek a minor variation, ranging in size from 65 sqm to 69 sqm. The variation is minor and should be regarded as acceptable given that the proposal seeks an adaptive reuse of the building.</p>

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<b>Balconies</b>  <p><i>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.</i></p> <p><i>Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.</i></p>	<b>Variation sought.</b>  <p>The proposal has been designed to provide for an adaptive reuse of the existing Monastery building. It is not practical or appropriate to attach balconies to the building to provide for outdoor open private open space.</p> <p>The western end of the building has a projecting bay, which is practical for use as a balcony for the unit. This has been adapted for use as a balcony.</p> <p>The Monastery building is surrounded by communal open space, which can serve the recreational requirements of the residents of the 3 units that do not have a balcony.</p> <p>Given the above and, in particular, the adaptive reuse of the building, a variation to the normal requirements is considered acceptable in this instance.</p>
<b>Ceiling Heights</b>  <p><i>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.</i></p> <p><i>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).</i></p>	<b>Complies.</b>  <p>The proposed apartments have a floor to ceiling height in excess of 3 metres.</p>
<b>Ground Floor Apartments</b>  <p><i>Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units.</i></p> <p><i>Provide ground floor apartments with access to private open space, preferably as a terrace or garden.</i></p>	<b>Not applicable.</b>  <p>The proposed units are on the top floor level of the Monastery building</p>

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<b>Internal Circulation</b>	
<p><i>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:</i></p> <ul style="list-style-type: none"> <li>▪ <i>For adaptive reuse buildings;</i></li> <li>▪ <i>Where developments can demonstrate the achievement of the desired streetscape character and entry response;</i></li> <li>▪ <i>Where developments can demonstrate a high level of amenity for common lobbies, corridors and units (cross over, dual aspect apartments).</i></li> </ul>	<p><b>Complies.</b></p> <p>The corridor on the top floor provides access to 4 units.</p>
<b>Storage</b>	
<p><i>In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Studio apartments: 6m<sup>3</sup></i></li> <li>▪ <i>One bedroom apartments: 6m<sup>3</sup></i></li> <li>▪ <i>Two bedroom apartments: 8m<sup>3</sup></i></li> <li>▪ <i>Three plus bedroom apartments: 10m<sup>3</sup></i></li> </ul>	<p><b>Complies.</b></p> <p>The proposal requires an additional 32 cubic metres of storage. Each apartment has space for internal storage. The remainder of the required storage will be located in the basement of the building.</p>
<b>Daylight Access</b>	
<p><i>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.</i></p> <p><i>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).</i></p>	<p><b>Complies.</b></p> <p>75% (3 of 4) of the proposed units in the Monastery building will receive the required solar access. The only unit that will not achieve the required solar access is that unit on the south southwestern corner of the building.</p>

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<b>Natural Ventilation</b>	
<p><i>Building depths, which support natural ventilation typically range from 10 to 18m.</i></p> <p><i>60% of residential units should be naturally cross ventilated.</i></p> <p><i>25% of kitchens within a development should have access to natural ventilation.</i></p>	<p><b>Complies.</b></p> <p>There will be no change to building depths.</p> <p>100% of the proposed apartments will have cross ventilation capabilities.</p> <p>The proposal provides for kitchens adjacent to primary windows.</p>