

Compliance Tables – **SEPP 65/Residential Flat Design Code**
Central Park, Block 1



State Environmental Planning Policy 65 – Design Quality of Residential Flat Development

Table 4 – Key Provisions of State Environmental Planning Policy 65 – Design Quality of Residential Flat Buildings and the Residential Flat Design Code

Section	Summary of key applicable provisions	Compliance (Y/N)	Comment
State Environmental Planning Policy 65 – Design Quality of Residential Flat Buildings			
Principle 1: Context	<p>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</p> <p>Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</p>	Y	<ul style="list-style-type: none"> ▪ The site is located along the northern edge of the Central Park development and as such, the context consists of a combination of new higher density buildings and re-furbished existing buildings. ▪ Surrounding uses include a mix of residential, retail, commercial, boutique hotel and recreational areas as can be found around the Old Brewery Yard to the south. ▪ The roads bounding the site range from the busy through routes like Broadway to the quieter circulation routes of Central Park Avenue and Chippendale Way. ▪ The proposal is for a residential block building with a stepped form ranging from 15-18 storeys in height where the lower 3-storeys form a podium base housing a combination of retail (at ground level), residential and leisure facilities. Below the whole building is a 4-storey split-level basement car park. Horizontal louvre sun shading is located to respond to the sun and articulate the facade. Vertical slots in the massing of the building further articulate the facades while also providing daylight penetration to general circulation spaces and apartments. ▪ The proposal is consistent with the varied context and the desired future character of the area as encapsulated in the Approved MCP. ▪ The proposal for a quality mixed-use building makes a strong contribution to the character of the area.
Principle 2: Scale	<p>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</p>	Y	<ul style="list-style-type: none"> ▪ The proposal is consistent with the building envelope, bulk and heights established in the Approved MCP as a whole. Where it does exist this envelope, the building does not cast any adverse shadows on the

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	<p>Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</p>		<p>surrounding locale. The revised massing also provides additional daylight access to the precinct as highlighted in solar and shadow analysis section of this summary report.</p> <ul style="list-style-type: none"> ▪ The proposal has been designed in two parts where a podium is established to re-enforce the street as already established by the historical Australian Hotel on the corner of Broadway and Abercrombie Street and a tower element to address the increased high-density massing along Broadway. The stepped form at the top of the tower element mitigates overshadowing.
<p>Principle 3: Built form</p>	<p>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>Y</p>	<ul style="list-style-type: none"> ▪ The proposal uses the building height, envelope and GFA established in the Approved MCP as the basis to the proposed built form. ▪ The building looks to align with the adjacent buildings and in using the building separation guidelines to improve both the solar access/daylight amenity and vistas into the Approved MCP, particularly the Old Brewery and the Brewery Yard Square from Broadway. ▪ The building is divided into a "podium" and "tower" elements where a "neck" consistent with the parameters of the MCP and defines the two elements. ▪ The "podium" has been developed to acknowledge the scale of the streetscape and utilises datums established by heritage building such as the Australian Hotel. ▪ Engagement of the "podium" with the public domain is provided through a mixture of retail and food and beverage outlets that re-enforce the existing retail along Broadway and that of the new shopping centre at Once Central Park. This is particularly the case for retail units on the west side which interact with the new pedestrian link between Block 1 and Block4N. ▪ Responds to the solar access planes established to positively limit the extent of shadow cast to the public park within the MCP.
<p>Principle 4: Density</p>	<p>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</p> <p>Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated</p>	<p>Y</p>	<ul style="list-style-type: none"> ▪ The proposal is consistent with the building height, envelope and GFA established in the Approved MCP. ▪ The density is appropriate for the site, which is located in central Sydney with excellent pedestrian and public transport links and proximity to employment and recreational opportunities.

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	<p>desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</p>		<ul style="list-style-type: none"> ▪ The density responds to the Client Brief and to market demand. ▪ As part of the sustainability approach the proposal utilises the infrastructure established within the wider Central Park Masterplan including the tri-generation and water recycling plants as part of the sustainable approach adopted by the Client.
<p>Principle 5: Resource, energy and water efficiency</p>	<p>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</p> <p>Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</p>	<p>Y</p>	<ul style="list-style-type: none"> ▪ Minimum 5 star Green Star rating to be achieved. ▪ The proposal optimises the solar orientation of the block with living areas and outdoor areas distributed accordingly. ▪ Sun-shading louvers respond to each different orientation and allow sun in during winter whilst providing shading during summer. ▪ Efficient and flexible planning allows the building to meet the changing needs of the occupants. ▪ The tri-generation and recycled water treatment services for the wider masterplan has been incorporated in to the proposal. ▪ Energy conservation and water efficiency measures are to be adopted. ▪ Where possible, passive measures have been preferred over the use of mechanical systems to provide environmental comfort. ▪
<p>Principle 6: Landscape</p>	<p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</p> <p>Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired</p>	<p>Y</p>	<ul style="list-style-type: none"> ▪ The proposal includes landscaping and planting to public domain areas surrounding the building which improves the street zone and compliments the intended retail use of the podium element. ▪ Planters are proposed for the communal swimming pool and roof terraces for ease of maintenance. ▪ Planters are proposed at the "neck" at Level 03 to provide privacy to those apartments located at this floor.

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	<p>future character.</p> <p>Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</p>		
<p>Principle 7: Amenity</p>	<p>Good design provides amenity through the physical, spatial and environmental quality of a development.</p> <p>Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility</p>	<p>Y</p>	<ul style="list-style-type: none"> ▪ Please refer to the Area Schedule for details of apartments sizes and mix. ▪ Barrier-free access is provided to all residential and commercial units with lift access provided for car parking in the basement and communal amenities located at Level 02 (Health Club and Communal Lounge) and Level 16 (External Communal Terrace). ▪ Ceiling heights are a minimum of 2.7m in habitable rooms and 2.4m elsewhere such as general circulation and bathroom areas. ▪ A minimum of 3.3m floor to ceiling height in the commercial units at Ground Level along Broadway, Chippendale Way, Central Park Avenue and the new pedestrian link. ▪ Clear planning allows the provision of appropriate room proportions and sizes for each dwelling type. ▪ For access to sunlight, please refer to Solar Access section within the Architectural Design Report (Appendix C)
<p>Principle 8: Safety and security</p>	<p>Good design optimises safety and security, both internal to the development and for the public domain.</p> <p>This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.</p>	<p>Y</p>	<ul style="list-style-type: none"> ▪ The residential entrance is clearly indicated on Chippendale Way. It has good sight lines and is to have a controlled security access. ▪ Car parking is provided below the building over four basement levels which have secure access. The lift system provides access from these levels up to the internal upper levels of the residencies. ▪ Retail use at Ground Level contributes towards street activity with awnings providing a covered public domain along Broadway, Chippendale Way and Central Park Avenue, increasing safety and appropriate use of the street. ▪ Public and private zones are well defined with communal recreational amenities located within the private building area.

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<p>Principle 9: Social dimensions and housing affordability</p>	<p>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</p> <p>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.</p> <p>New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.</p>	<p>Y</p>	<ul style="list-style-type: none"> ▪ Appropriate lighting and CCTV provision to be provided as required. ▪ The proposal provides well-designed and flexible apartments with varied planning to suit different accommodation needs. The apartments options are an appropriate type of accommodation for both the site and the area. ▪ Investigations undertaken by the developer indicate that there is a demand in this area for the type of accommodation proposed. ▪ The provision for adaptable apartments responds to the area's increasing demand for accessible residencies and for the changing needs of occupants over time.
<p>Principle 10: Aesthetics</p>	<p>Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</p>	<p>Y</p>	<ul style="list-style-type: none"> ▪ The composition of the building elements reflects the urban context within which the residential design is located. Influenced by the parameters set from the wider MCP, the form reflects the solar access and datum heights of the MCP, building separation from SEPP65 and the massing due to the brief. ▪ The scheme attempts to limit the use of glazing to minimise solar gain using glass in response to where the internal residential brief of the building requires it - bedrooms and living rooms. The facades character varies dependent on the environmental conditions required from the elevation. The degree of transparency and openness of balconies and loggias can be varied by residents through the manipulation of sliding glazed and louvred panels resulting in a rich and animated dimension to the facades. ▪ The building's aesthetics also provide reference to key datums derived from the Australian Hotel along Broadway to establish the height of the podium and acknowledge the streetscape. ▪ Colour and materials have been selected to compliment the building composition. Dark tones and smooth and textural surfaces of glass, stone and steel help to emphasise the podium to the street while lighter white concrete, aluminium and tones of glass express the tower element and the horizontal language of the cladding.

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			<ul style="list-style-type: none"><li data-bbox="1240 284 1980 341">■ Refer to architectural drawings, summary report and photomontages for detail relating to colour, texture and materials.

SEPP 65 - Residential Flat Design Code

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Building Depth	The maximum internal plan depth should be 18m from glass line to glass line.	N – refer to SEE	The typical floor plate does exceed this guideline however the layouts have been developed to include "slots" which allows natural daylight to penetrate and illuminate the general circulation corridors. The slots also allow apartments adjacent to these slots opportunities to have additional windows further improving the daylight amenity for these units. These slots also provide the opportunity to naturally ventilate these spaces with openable windows, and cross-ventilating these spaces.
Building Separation	<p>Up to four storeys/12m:</p> <ul style="list-style-type: none"> ▪ 12m between habitable rooms/balconies ▪ 9m between habitable/balconies and non-habitable rooms ▪ 6m between non-habitable rooms <p>Five to eight storeys/up to 25m</p> <ul style="list-style-type: none"> ▪ 18m between habitable rooms/balconies ▪ 13m between habitable rooms/balconies and non-habitable rooms/balconies ▪ 9m between non-habitable rooms <p>Nine storeys and above/over 25m</p> <ul style="list-style-type: none"> ▪ 24m between habitable rooms/balconies ▪ 18m between habitable rooms/balconies and non-habitable rooms ▪ 12m between non-habitable rooms 	Y	<p>The development of the form of the building has been done in accordance with CoS site specific controls as defined by the guidelines. The codes have heavily influenced how the building's tower element has been formed and how it now steps towards the top.</p> <p>The separation of Block 1 from Block4N, along with the change of use to residential, has also resulted in the improvement in the solar access to the wider masterplan providing clearer vistas of the Old Brewery building and park from the main thoroughfare of Broadway.</p>
Communal open space	The area should generally be at least between 25 and 30 per cent of the site area.	N – Refer to SEE	Residents within Block 1 have 539 sqm of external communal space split between Level 02 (swimming pool and communal lounge) and external roof terrace (Level 16). This equates to 15% of the overall site area of the building however, the building does sit within the wider Central Park Masterplan which itself incorporates a large urban park which is easily

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			accessible to all residents. Please also refer to the Summary Report for further information on the location of communal open space.
Apartment layout	Ensure spatial arrangement of apartments is functional and well organised and layouts provide high standards of residential amenity.	Y	There is a range of single and double aspect apartments within the building where the kitchens of any apartment is no more than 8 metres from the external façade. Each have a range of amenities incorporated into the layouts which include private balconies or loggias, natural daylighting and that there are no apartments over 15 metres in depth.
	Single aspect apartments should be limited in depth to 8m from a window.	Y	Generally, the apartment layouts are compliant where kitchens are not located of a typical floor does exceed the 8.00m depth.
	Provide apartments with the following minimum dimensions: <ul style="list-style-type: none"> ▪ Studio – 38m² ▪ one bedroom – 50m² ▪ Two bedroom apartments – 70m² ▪ Three bedroom apartments – 95m² 	Y	Apartments within the develop generally follow, if not exceed these guidelines. Please refer to the planning application drawings for "call-out" typical apartment typologies for further details
Balconies	Provide primary balconies for all apartments with a minimum depth of 2m.	N – Refer to SEE	Balcony and loggia have a minimum depth of 1.8m however they have been configured to ensure tables and chairs can be arranged to provide a useable area for residents. Additional amenity spaces have been provided within the building at communal terrace (Level 16) and communal lounge adjacent to the swimming pool (Level 02) to supplement these private balcony and loggia spaces..
Ceiling heights	3.3m minimum for ground floor retail or commercial.	Y	The Ground Floor retail units vary in height due to falls across site but have been designed so that the minimum floor-to-ceiling height is intended to be 3.3m. This is subject to the final internal fit-out of the retail spaces by tenants.
	In general, 2.7m minimum for all habitable rooms on all floors.	Y	Apartments have been designed generally with the 2.7m floor-to-ceiling height as a minimum in mind for all main habitable rooms. The exception to this being the bathrooms and some circulation spaces within the apartments to allow for MEP services reticulation.
Internal circulation	Increase amenity and safety in circulation spaces by providing generous corridor widths, providing natural	Y	General circulation corridors within the building have been designed to be generous in width for ease of use by wheelchair and clear lines of sight to create a safe environment.

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	daylight, minimising corridor lengths, providing natural ventilation.		This is further enhanced by the fact the corridors receive daylight from full height glazed windows connecting you with the surrounding city. The windows also allow for the circulation corridors to be naturally ventilated.
Storage	<p>In addition to kitchen cupboards and bedroom wardrobes, the following storage is to be provided:</p> <ul style="list-style-type: none"> ▪ Studio – 6m³ ▪ one bedroom – 6m³ ▪ Two bedroom apartments – 8m³ ▪ Three bedroom apartments – 10m³ 		This provision has been shared so that 50% is located within the designated residential storage provision for each apartment in the basement parking area and the rest located within the actual apartment. For the location within the actual apartment layouts, please refer to the relevant section of the Block 1 SSD Summary Report.
Daylight access	<p>Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of three hours of direct sunlight between 9am and 3pm in mid-winter.</p> <p>Limit the number of single-aspect apartments with a southerly aspect to a maximum of 10 per cent of the total units proposed.</p>	N – Refer to SEE	<p>The proposal has been designed to maximum amenity specific the site context. Refer to the Architectural Design Report and Statement of Environmental Effects.</p> <p>The design of the building has been developed so that the number of single-aspect apartments within a residential floorplate with a southerly aspect equates to approximately 6% of the overall total.</p>
Natural Ventilation	<p>Building depths which support natural ventilation typically range from 10m to 18m</p> <p>60% of residential units should be naturally cross ventilated.</p> <p>25% of kitchens within a development should have access to natural ventilation.</p>	Y	The proposal is consistent with the provision of natural ventilation to apartments within the building. Refer to the SEE and ESD Report for further assessment.