

Compliance Tables – **SEPP 65/Residential Flat Design Code,**
Central Park, Block 4N



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>		<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 consistent with the varied context and the desired future character of the area as encapsulated in the Approved concept plan ▪ 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> <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>		<ul style="list-style-type: none"> ▪ The proposal is generally consistent with the building envelope, bulk and heights established in the Approved Concept Plan. Where it does exceed this envelope, the building does not cast any significant adverse shadows on the surrounding locale. The revised massing also provides additional daylight access to the

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			<p>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>		<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 Concept Plan, particularly the Old Brewery and the Brewery Yard Square from Broadway.
<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 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 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.
<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</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

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	reuse of water.		<p>providing shading during summer.</p> <ul style="list-style-type: none"> ▪ 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.
Principle 6: Landscape	<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 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>		<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. ▪ The proposal provides a landscape communal terrace for residents on Level 11 that will be naturally ventilated and filled will natural light.
Principle 7: Amenity	<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>		<ul style="list-style-type: none"> ▪ The proposal achieves high level of amenity for residents, and staff by taking advantage of views, access, light and ventilation
Principle 8: Safety	Good design optimises safety and security, both internal to the development and for		

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and security	<p>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>		<ul style="list-style-type: none"> ▪ Car parking is provided below the building over four basement levels which have secure access. ▪ Retail use at Ground Level contributes towards street activity with awnings providing a covered public domain ▪ Public and private zones are well defined with communal recreational amenities located within the private building area. ▪ Appropriate lighting and CCTV provision to be provided as required.
<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>		<ul style="list-style-type: none"> ▪ 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>		<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 Concept Plan, the form reflects the solar access and datum heights of the MCP, building separation from SEPP65 and the massing due to the brief. ▪ The building's aesthetics also provide reference to key datums derived from the Australian Hotel

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			along Broadway to establish the height of the podium and acknowledge the streetscape. <ul style="list-style-type: none"><li data-bbox="1509 341 1984 400">■ Colour and materials have been selected to compliment the building composition.

Residential Flat Design Code

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State Environmental Planning Policy 65 – Design Quality of Residential Flat Buildings			
Building Depth	The maximum internal plan depth should be 18m from glass line to glass line.	Yes	Please refer to SSDA Architectural Summary Report for Block 4N for dimensioned layouts.
Building Separation	Up to four storeys/12m: <ul style="list-style-type: none"> ▪ 12m between habitable rooms/balconies ▪ 9m between habitable/balconies and non-habitable rooms ▪ 6m between non-habitable rooms 	Yes	Please refer to SSDA Architectural Information for Block 4N for dimensioned layouts.
	Five to eight storeys/up to 25m <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 	Yes/varies	Please refer to SSDA Architectural Information for Block 4N for dimensioned layouts.
	Nine storeys and above/over 25m <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 	Varies	Please refer to SSDA Architectural Information for Block 4N for dimensioned layouts.
Communal open space	The area should generally be at least between 25 and 30 per cent of the site area.	No	Refer to Assessment contained within the Environmental Impact Assessment
Apartment layout	Ensure spatial arrangement of apartments is functional and well organised and layouts provide high standards of residential amenity.	Yes	Please also refer to SSDA Architectural Information for Block 4N for further detail.
	Single aspect apartments should be limited in depth to 8m from a window.	Yes	This does not occur in this building.
	The back of a kitchen should be no more than 8m from a window.	Yes	Please also refer to SSDA Architectural Information for

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			Block 4N for further detail. – in particular, reference to
	The width of cross-over or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartments.	Yes	This does not apply to this building.
	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 	Yes	1-bed – 52-58m ² 1-bed plus study – 59-62m ² 2-bed – 73-74m ² 2-bed dual key – 94-96m ²
Balconies	Provide primary balconies for all apartments with a minimum depth of 2m.	Yes	Balconies are:- At Level 11 - 2.0m clear, 2.5m including planters. At Level 12-16 - 2.0m clear
Ceiling heights	3.3m minimum for ground floor retail or commercial.	Yes	Podium hotel lobby is a minimum of 3.35m rising to 3.65m
	In general, 2.7m minimum for all habitable rooms on all floors.	Yes	This is correct.
Internal circulation	Increase amenity and safety in circulation spaces by providing generous corridor widths, providing natural daylight, minimising corridor lengths, providing natural ventilation.	Yes	Please also refer to SSDA Architectural Information for Block 4N for further detail.
	Where units are arranged of a double loaded corridor, the number of units accessible from a single core/corridor should be limited to 8.	Yes	This does not apply to this building.
Storage	In addition to kitchen cupboards and bedroom wardrobes, the following storage is to be provided: <ul style="list-style-type: none"> ▪ Studio – 6m³ ▪ one bedroom – 6m³ 	Yes	In addition to storage space provided within the basement car parking levels, 50% of the allowance is provided in the apartment types as follows:-

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	<ul style="list-style-type: none"> ▪ Two bedroom apartments – 8m³ ▪ Three bedroom apartments – 10m³ 		1-bed - 6m ³ 1-bed plus study - 6m ³ 2-bed - 8m ³ 2-bed dual key - 8m ³ Please also refer to SSDA Architectural Information for Block 4N for further detail.
Daylight access	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.	No – Refer to Report	Please refer to solar access chapter in SSDA Architectural Summary Report for Block 4N
	Limit the number of single-aspect apartments with a southerly aspect to a maximum of 10 per cent of the total units proposed.	Yes	Current design has no single aspect apartments. All apartments on the southern elevation are dual aspect facing either east and south or south and west.
Natural Ventilation	Building depths which support natural ventilation typically range from 10m to 18m	Yes	Please refer to SSDA Architectural Summary Report for Block 4N
	60% of residential units should be naturally cross ventilated.	Yes	Please refer to SSDA Architectural Summary Report for Block 4N
	25% of kitchens within a development should have access to natural ventilation.	Yes	Please refer to SSDA Architectural Summary Report for Block 4N