

STATE ENVIRONMENTAL PLANNING POLICY NO. 65 DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT				
DEFINITIONS				
Residential flat building means a building that comprises or includes:				
(a) 3 or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2 metres above ground level), and				
(b) 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops), <i>but does not include a Class 1a building or a Class 1b building under the Building Code of Australia.</i>				
Comment: The proposal is classified as a residential flat building, and SEPP 65 applies.				
REQUIREMENTS FROM REGULATIONS				
Design Verification Statement	Required: The DA must be accompanied by a design verification from a qualified designer, being a statement in which the qualified designer verifies:- a) That he or she designed, or directed the design, of the residential flat development, and b) That the design quality principles set out in Part 2 of SEPP 65 are achieved. Qualified designer means a person registered as an architect in accordance with the Architects Act 2003.			
	Comment: A SEPP 65 Design Quality Principles Report has been submitted to support the most recently submitted plans. This has been supported by Ben Vitale, Reg. Number 8977.			
APARTMENT DESIGN GUIDE				
No.	Control	Comments	Compliance	
Part 3 - Siting the Development				
3A	Site Analysis			
3A-1	<i>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.</i>		No	
3B	Orientation			
3B-1	<i>Building types and layouts respond to the streetscape and site while optimising solar access within the development.</i>		No	
3B-2	<i>Overshadowing of neighbouring properties is minimised during mid-winter.</i>		Yes	
3C	Public Domain Interface			
3C-1	<i>Transition between private and public domain is achieved without compromising safety and security.</i>		No	
3C-2	<i>Amenity of the public domain is retained and enhanced.</i>		Yes	
3D	Communal and Public Open Space			
3D-1	<i>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</i>		Yes	
	Design Criteria	Communal open space has a minimum area equal to 25% of the site. Required: 25% x 613.2m ² (minimum road dedication) = 153.3m ² .	The proposal provides for the following communal open space areas; Ground = 35.48m ² Level 4 = 147m ² Total = 182.48m ²	Yes
		Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	The COS on level 4 will achieve the required level of direct sunlight.	Yes
3D-2	<i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</i>		No	
	Comment: The submitted landscape and architectural plans provide for barbecue areas for each rooftop communal open space and appropriate landscape features. Despite this the proposed COS are considered exclusionary as it is envisaged that only the residents of each tower will have access to their respective rooftop COS.			
3D-3	<i>Communal open space is designed to maximise safety.</i>		Yes	
3D-4	<i>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</i>		N/A	
3F	Visual Privacy			
3F-1	<i>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</i>		No	
	Design Criteria	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:	<u>Tower Separation</u> 4 Storeys 5.1m Separation is provided between the kitchen windows of apartments 01.01, 02.01 and	No

			Building height									
			Habitable rooms and balconies	Non-habitable rooms								
			up to 12m (4 storeys)	6m	3m							
			up to 25m (5-8 storeys)	9m	4.5m							
			over 25m (9+ storeys)	12m	6m							
			<p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</p>									
			<p>03.01 (3 units) and the southern bedroom windows of apartment 01.02, 02.02 and 03.02 (3 units) .</p> <p>5th Storey 3.7m-5.1m Separation is provided between the COS on the rooftop's</p> <p><u>Western Separation</u> 4 Storeys 3m Separation is provided between the western wall's including the open vertical louvre construction staircase and the property boundary.</p> <p>5th Storey 3m Separation is provided to the COS on the rooftop</p> <p><u>Northern Separation</u> 4 Storeys 7.21m Separation is provided between the north facing balconies of Tower 02 and the rear boundary.</p> <p>5th Storey 7.8m – 9.1m Separation is provided to the COS on the rooftop</p> <p><u>Eastern Separation</u> 4 Storeys 3m Separation is provided between the eastern wall's with habitable room windows and the property boundary.</p> <p>5th Storey 3m Separation is provided to the COS on the rooftop</p>				No	No	Yes	No	No	No
3F-2	<i>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.</i>							Yes				
3G	Pedestrian Access and Entries											
3G-1	<i>Building entries and pedestrian access connects to and addresses the public domain.</i>							No				
3G-2	<i>Access, entries and pathways are accessible and easy to identify.</i>							No				
3G-3	<i>Large sites provide pedestrian links for access to streets and connection to destinations.</i>							Yes				
3H	Vehicle Access											
3H-1	<i>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</i>							Yes				
3J	Bicycle and Car Parking											
3J-2	<i>Parking and facilities are provided for other modes of transport.</i>							Yes				
3J-3	<i>Car park design and access is safe and secure.</i>							Yes				
3J-4	<i>Visual and environmental impacts of underground car parking are minimised.</i>							N/A				
3J-5	<i>Visual and environmental impacts of on-grade car parking are minimised.</i>							No				
3J-6	<i>Visual and environmental impacts of above ground enclosed car parking are minimised.</i>							N/A				
Part 4 – Designing the Building												
4A-2	<i>Daylight access is maximised where sunlight is limited.</i>							No				
	Comment: The position and orientation of the blocks are considered to allow for acceptable daylight access.											
4A-3	<i>Design incorporates shading and glare control, particularly for warmer months.</i>							N/A				
4B	Natural Ventilation											
4B-1	<i>All habitable rooms are naturally ventilated.</i>							Yes				
4B-2	<i>The layout and design of single aspect apartments maximises natural ventilation.</i>							N/A				
4B-3	<i>The number of apartments with natural cross ventilation is maximised to create a comfortable</i>							Yes				

	<i>indoor environment for residents.</i>														
	Design Criteria	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. Required: 60% x 6 units = 3.6 units	100% of apartments naturally cross ventilated care of dual aspect.												
		Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	All cross through apartments are compliant												
4C	Ceiling Heights														
4C-1	<i>Ceiling height achieves sufficient natural ventilation and daylight access.</i>		Yes												
	Design Criteria	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table border="1" data-bbox="422 672 877 1030"> <thead> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> </thead> <tbody> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable</td> <td>2.4m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic spaces</td> <td>1.8m at edge of room with a 30 degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed used areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> </tbody> </table> These minimums do not preclude higher ceilings if desired.	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use	The proposed ceiling heights are as follows: <ul style="list-style-type: none"> Ground floor 2.5m First floor 2.7m Second floor 2.7m Third floor 2.7m
Minimum ceiling height for apartment and mixed use buildings															
Habitable rooms	2.7m														
Non-habitable	2.4m														
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area														
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope														
If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use														
4C-2	<i>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.</i>		Yes												
4C-3	<i>Ceiling heights contribute to the flexibility of building use over the life of the building.</i>		Yes												
4D	Apartment Size and Layout														
4D-1	<i>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</i>		Yes												
	Design Criteria	Apartments are required to have the following minimum internal areas: <table border="1" data-bbox="422 1366 877 1556"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>70m²</td> </tr> <tr> <td>3 bedroom</td> <td>90m²</td> </tr> </tbody> </table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each.	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	Compliant		
Apartment type	Minimum internal area														
Studio	35m ²														
1 bedroom	50m ²														
2 bedroom	70m ²														
3 bedroom	90m ²														
		Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	Compliant												
4D-2	<i>Environmental performance of the apartment is maximised.</i>		Yes												
	Design Criteria	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	Satisfactory.												
		In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Complies												
4D-3	<i>Apartment layouts are designed to accommodate a variety of household activities and needs.</i>														
	Design Criteria	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	Satisfactory.												
		Bedrooms have a minimum dimension of 3m	Satisfactory.												

		(excluding wardrobe space).																	
		Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments. 	Satisfactory.	Yes															
		The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Satisfactory.	Yes															
4E	Private Open Space and Balconies																		
4E-1	<i>Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</i>			Yes															
	Design Criteria	All apartments are required to have primary balconies as follows: <table border="1" data-bbox="422 521 879 741"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1 bedroom apartments</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 bedroom apartments</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p> <p>For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.</p>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	Apartments 01.02, 02.02 and 03.02 are calculated as having a non-compliant area of 9.5 sqm for a two bedroom apartment.	No
Dwelling type	Minimum area	Minimum depth																	
Studio apartments	4m ²	-																	
1 bedroom apartments	8m ²	2m																	
2 bedroom apartments	10m ²	2m																	
3+ bedroom apartments	12m ²	2.4m																	
			No ground floor or podium level apartments proposed.	N/A															
4E-2	<i>Primary private open space and balconies are appropriately located to enhance liveability for residents.</i>			Yes															
4E-3	<i>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</i>			Yes															
4E-4	<i>Private open space and balcony design maximises safety.</i>			Yes															
4F	Common Circulation and Spaces																		
4F-1	<i>Common circulation spaces achieve good amenity and properly service the number of apartments.</i>			Yes															
	Design Criteria	The maximum number of apartments off a circulation core on a single level is eight.	Compliance achieved	Yes															
		For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Compliance achieved	Yes															
4F-2	<i>Common circulation spaces promote safety and provide for social interaction between residents.</i>			Yes															
4G	Storage																		
4G-1	<i>Adequate, well designed storage is provided in each apartment.</i>			Yes															
	Design Criteria	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table border="1" data-bbox="422 1547 879 1753"> <thead> <tr> <th>Dwelling type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m³</td> </tr> <tr> <td>1 bedroom apartments</td> <td>6m³</td> </tr> <tr> <td>2 bedroom apartments</td> <td>8m³</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>10m³</td> </tr> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment.</p>	Dwelling type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	Insufficient and non-compliant storage provision within the proposal.	No					
Dwelling type	Storage size volume																		
Studio apartments	4m ³																		
1 bedroom apartments	6m ³																		
2 bedroom apartments	8m ³																		
3+ bedroom apartments	10m ³																		
			1m per unit in ground level 01.01 = 0.7sqm 01.02 = 0.7sqm 02.01 = 1.3 sqm 02.02 = 0.7sqm 03.01 = 1.3 sqm 03.02 = 0.7sqm																
4G-2	<i>Additional storage is conveniently located, accessible and nominated for individual apartments.</i>			Yes															
4H	Acoustic Privacy																		
4H-1	<i>Noise transfer is minimised through the siting of buildings and building layout.</i>			Yes															
4H-2	<i>Noise impacts are mitigated within apartments through layout and acoustic treatments.</i>			Yes															
4J	Noise and Pollution																		
4J-1	<i>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</i>			Yes															
4J-2	<i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</i>			Yes															
4K	Apartment Mix																		
4K-1	<i>A range of apartment types and sizes is provided to cater for different household types now and</i>			Yes															

	<i>into the future.</i>	
4K-2	<i>The apartment mix is distributed to suitable locations within the building.</i>	Yes
4L	Ground Floor Apartments	
4L-1	<i>Street frontage activity is maximised where ground floor apartments are located.</i>	N/A
4L-2	<i>Design of ground floor apartments delivers amenity and safety for residents.</i>	N/A
4M	Façades	
4M-1	<i>Building facades provide visual interest along the street while respecting the character of the local area.</i>	Yes
4M-2	<i>Building functions are expressed by the façade.</i>	Yes
4N	Roof Design	
4N-1	<i>Roof treatments are integrated into the building design and positively respond to the street.</i>	Yes
4N-2	<i>Opportunities to use roof space for residential accommodation and open space are maximised.</i>	Yes
4N-3	<i>Roof design incorporates sustainability features.</i>	N/A
4O	Landscape Design	
4O-1	<i>Landscape design is viable and sustainable.</i>	Yes
4O-2	<i>Landscape design contributes to the streetscape and amenity.</i>	Yes
4P	Planting on Structures	
4P-1	<i>Appropriate soil profiles are provided.</i>	Yes
4P-2	<i>Plant growth is optimised with appropriate selection and maintenance.</i>	Yes
4P-3	<i>Planting on structures contributes to the quality and amenity of communal and public open spaces.</i>	Yes
4Q	Universal Design	
4Q-1	<i>Universal design features are included in apartment design to promote flexible housing for all community members.</i>	Yes
4Q-2	<i>A variety of apartments with adaptable designs are provided.</i>	Yes
4Q-3	<i>Apartment layouts are flexible and accommodate a range of lifestyle needs.</i>	Yes
4R	Adaptive Reuse	
4R-1	<i>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.</i>	N/A
4R-2	<i>Adapted buildings provide residential amenity while not precluding future adaptive reuse.</i>	N/A
4S	Mixed Use	
4S-1	<i>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.</i>	N/A
4S-2	<i>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.</i>	N/A
4T	Awnings and Signage	
4T-1	<i>Awnings are well located and complement and integrate with the building design.</i>	N/A
4T-2	<i>Signage responds to the context and desired streetscape character.</i>	N/A
4U	Energy Efficiency	
4U-1	<i>Development incorporates passive environmental design.</i>	Yes
4U-2	<i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.</i>	Yes
4U-3	<i>Adequate natural ventilation minimises the need for mechanical ventilation.</i>	Yes
4V	Water Management and Conservation	
4V-1	<i>Potable water use is minimised.</i>	Yes
4V-2	<i>Urban stormwater is treated on site before being discharged to receiving waters.</i>	Council's Development Engineer has advised that the proposal is unsatisfactory
4V-3	<i>Flood management systems are integrated into site design.</i>	
4W	Waste Management	
4W-1	<i>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.</i>	Council's Waste Officer has advised that the proposal is satisfactory
4W-2	<i>Domestic waste is minimised by providing safe and convenient source separation and recycling.</i>	
4X	Building Maintenance	
4X-1	<i>Building design detail provides protection from weathering.</i>	Yes
4X-2	<i>Systems and access enable ease of maintenance.</i>	Yes
4X-3	<i>Material selection reduces ongoing maintenance costs.</i>	Yes