

Compliance Table – SEPP 65

Control	Proposal	Compliance
<p><i>Building Separation - Up to 4 storeys</i></p> <ul style="list-style-type: none"> 12 metres between habitable rooms and balconies 9 metres between habitable rooms/balconies and non-habitable rooms 6 metres between non-habitable rooms <p>Five to eight storeys/up to 25 metres</p> <ul style="list-style-type: none"> 18 metres between habitable rooms/balconies 13 metres between habitable rooms/balconies and non-habitable rooms 9 metres between non-habitable rooms <p>Nine storeys and above/over 25 metres</p> <ul style="list-style-type: none"> 24 metres between habitable rooms/balconies 18 metres between habitable rooms/balconies and non-habitable rooms 12 metres between non-habitable rooms. 	<ul style="list-style-type: none"> 17.5 metres separation from the first floor to the child care centre building, this separation is reduced to 10.5 metres to the property boundary. <p>Note: Greater separation is provided between the child care centre and the residential units that what was provided in the previously approved development which was setback a minimum of 3 metres from the property boundary.</p>	<ul style="list-style-type: none"> Yes, however it is noted that the building adjoins a child care centre.
<p><i>Street setback</i></p> <ul style="list-style-type: none"> Maintain existing street setbacks 	<ul style="list-style-type: none"> The site is currently vacant and there are no planning controls for setbacks. The development proposes a nil setback 	<ul style="list-style-type: none"> Yes, it is considered acceptable in this instance. The site is zoned 3(a) and a number of the surrounding commercial developments in the area have a nil street setback. It is also noted that the residential units have been setback 1.2m from the property boundary addressing Mount Street.
<p><i>Side and rear setbacks</i></p> <ul style="list-style-type: none"> Retain setbacks to existing streetscape patterns 	<ul style="list-style-type: none"> The site is currently vacant and there are no planning controls for setbacks. The development proposes a nil setback 	<ul style="list-style-type: none"> Yes, it is considered acceptable in this instance, a number of the surrounding commercial developments in the area have a nil street setback.

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Soft soil <ul style="list-style-type: none"> Minimum 25% 	<ul style="list-style-type: none"> 16% 	<ul style="list-style-type: none"> No, considered acceptable, the site is zoned 3(a), where zero setbacks are provided which reduces the opportunity for soft soil at the ground level. The soft soil areas are provided on the podium level, where planter boxes and a turf area are provided. All of which provide a sufficient depth to be utilised as soft soil and capable of planting.
Communal Open Space <ul style="list-style-type: none"> Between 25% and 30% 	<ul style="list-style-type: none"> 391 sq.m required 498 sq.m provided 	<ul style="list-style-type: none"> Yes
Building Entry <ul style="list-style-type: none"> Activate the street 	<ul style="list-style-type: none"> It is considered the street frontage is activated 	<ul style="list-style-type: none"> Yes
Car parking <ul style="list-style-type: none"> Determine appropriate car parking spaces in relation to proximity to public transport, the density of the development. Preference to underground car parking Provision of bicycle parking 	<ul style="list-style-type: none"> Blacktown Development Control Plan requires <p>Residential</p> <ul style="list-style-type: none"> 1 space per 1 or 2 bed spaces per 3 or more bed Visitor – 1 space per 2.5 dwelling <p>Commercial</p> <ul style="list-style-type: none"> 1 space per 40 sq.m <p>Proposal requires:</p> <ul style="list-style-type: none"> 60 residential space, 24 visitor spaces, and 17 commercial spaces 	<ul style="list-style-type: none"> Yes, a total of 105 car spaces are provided including: <ul style="list-style-type: none"> 60 residential spaces 24 visitor spaces 21 commercial spaces
Vehicle access <ul style="list-style-type: none"> Limit driveway widths to 6 metres 	<ul style="list-style-type: none"> Driveway to the basement is 5.5 metres in width, and the driveway to the at grade car parking spaces is 4 metres 	<ul style="list-style-type: none"> Yes

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Apartment sizes <ul style="list-style-type: none"> 1 bedroom – 50 sq.m 2 bedroom – 70 sq.m 3 bedroom – 95 sq.m 	<ul style="list-style-type: none"> 1 bed – 54.9 sq.m 2 bed – 70.2 sq.m – 122.4 sq.m 	<ul style="list-style-type: none"> Yes
Apartment mix <ul style="list-style-type: none"> Provide a variety of unit types 	<ul style="list-style-type: none"> 1 x 1 bedroom 59 x 2 bedroom 	<ul style="list-style-type: none"> Considered acceptable, the applicant has obtained information from local real estate agents who have advised there is little demand for 1 or 3 units, and the preferred unit is 2 bedrooms in this area.
Balconies <ul style="list-style-type: none"> Minimum depth of 2 metres 	<ul style="list-style-type: none"> All units meet the minimum 2 metres 	<ul style="list-style-type: none"> Yes
Ceiling heights <ul style="list-style-type: none"> Minimum 2.7 metres 	<ul style="list-style-type: none"> 3 metres provided 	<ul style="list-style-type: none"> Yes
Ground floor apartments <ul style="list-style-type: none"> Provide access to private open space 	<ul style="list-style-type: none"> NA, no ground floor apartments provided 	<ul style="list-style-type: none"> NA
Internal Circulation <ul style="list-style-type: none"> Where units are arranged off a double loaded corridor, the number of units accessible from a single core/corridor should be limited to 8 	<ul style="list-style-type: none"> Levels 1, 2, 3 and 5 have 9 apartments arranged off the single core corridor. Level 7 has 10 apartments arranged off the single core corridor. 	<ul style="list-style-type: none"> No, however given this minor variation it is considered acceptable. It is also noted that a number of the units are 2 storey apartments which directly results in the increased number of apartments being accessed via the single core corridor.
Storage <ul style="list-style-type: none"> One bedroom units – 6m³ Two bedroom units – 8m³ 	<ul style="list-style-type: none"> Min 6m³ Min 8m³ 	<ul style="list-style-type: none"> Yes
Acoustic privacy <ul style="list-style-type: none"> Arrange apartment to minimise noise transition. 	<ul style="list-style-type: none"> The internal layout of apartments are considered satisfactory to minimise noise. 	<ul style="list-style-type: none"> Yes

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Daylight access <ul style="list-style-type: none"> Living rooms and private open spaces for at least 70% of apartments should receive a minimum of three hours direct sunlight between 9am and 3pm in mid winter. 	<ul style="list-style-type: none"> Solar access is considered satisfactory to the units, a minimum of 70% of units receive a minimum of 3 hours between 9am and 3pm on 21 June. 	<ul style="list-style-type: none"> Yes
Cross ventilation <ul style="list-style-type: none"> 60% of residential units should be naturally ventilated. 25% of kitchens within a development should have access to natural ventilation. 	<ul style="list-style-type: none"> A minimum of 60% of dwellings are naturally ventilated. 37% or 22 units have kitchens which have access to natural ventilation. 	<ul style="list-style-type: none"> Yes
Facades <ul style="list-style-type: none"> Ensure that new development have facades which define and enhance the public domain and desired street character. 	<ul style="list-style-type: none"> The streetscape is considered satisfactory. 	<ul style="list-style-type: none"> Yes
Roof Design <ul style="list-style-type: none"> Provide quality roof designs, which contribute to the overall design and performance of the residential flat building. 	<ul style="list-style-type: none"> The roof design is considered acceptable. 	<ul style="list-style-type: none"> Yes
Energy Efficiency <ul style="list-style-type: none"> Provide AAA rated shower heads. Reduce the need for artificial lighting. 	<ul style="list-style-type: none"> AAA rated shower heads are provided and the proposal has been designed to limit the reliance on artificial lighting. 	<ul style="list-style-type: none"> Yes