



NOTE: SEPP 65 SOLAR COMPLIANCE

Levels 01-06	78 Units	54 Compliant	91 Units Total	SEPP 65 Compliance
Level 07	13 Units	13 Compliant	67 Compliant	74%

PRELIMINARY SEPP 65 ASSESSMENT - STAGE 02

Control	Evaluation	Compliance
Building Depth		
In general an apartment building of a maximum depth of 18 metres is appropriate.	Maximum 12.5 metres building depth is proposed to one bedroom units.	Yes
Building Separation		
Up to 4 stories.		
12m between habitable rooms / balconies	The development meets this requirement.	Yes
10m between habitable / balconies and non-habitable	The development exceeds this requirement.	
6m between non-habitable rooms	The development exceeds this requirement.	
Daylight Access		
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.	All units will receive 3 hours of natural sunlight in mid winter.	Yes
Limit the number of single aspect apartments with a southerly aspect (SAS) to a maximum of 10% of the total units proposed. Developments which seek to vary from the minimum standards must demonstrate how any constraints and orientation prohibit the improvement of these standards and how energy efficiency is addressed (see Orientation and Energy Efficiency).	Single aspect apartments with a southerly aspect have been limited to a max. of 10%.	
Natural Ventilation		
Buildings depths, which support natural ventilation typically range from 10' to 15'.	Units have a maximum depth of 12.5m.	
60% of residential units should be naturally cross ventilated.	More than 60% of units are naturally cross ventilated.	Yes
25% of kitchens within a development should have access to natural ventilation.	Approx. 40% (rise) of kitchens have access to natural ventilation.	

(Note: Preliminary assessment and summary of main points of SEPP 65 only. Preliminary assessment indicates that Stage 02 Residential Development generally complies. All residential units to be designed at length throughout detailed design to ensure compliance)