

## Residential Flat Design Code compliance table

DA no. : JRPP-14-1105

Proposal: 5 x 5 storey residential flat buildings

Location: 60 Pelican Road, Schofields

Control	Proposal	Compliance
<b>Building Separation</b>  <b>Five to eight storeys</b> <ul style="list-style-type: none"> <li>- 18 metres between habitable rooms and balconies</li> <li>- 13 metres between habitable rooms / balconies and non-habitable rooms</li> <li>- 9 metres between non-habitable rooms</li> </ul>	<p>The proposal meets the DCP requirement for 12 m separation between buildings. The proposal provides:</p> <ul style="list-style-type: none"> <li>- 9 m to 11.5 m building separation between non-habitable rooms</li> <li>- 12.5 m to 16.5 m between habitable rooms/balconies and non-habitable rooms</li> </ul> <p>Setbacks along eastern property boundary are between 4.5m and 6m. Whilst the DCP applicable at time of lodgement of the DA enables a 2 m side setback, to ensure adequate building separation is provided to the adjoining site, the following <b>conditions</b> are to be imposed:</p> <ul style="list-style-type: none"> <li>- Windows on the eastern elevation less than 6 m from the property boundary are to be oriented to the north or south of the site. This will ensure separation from the adjoining site is measured to a blank wall.</li> <li>- 5<sup>th</sup> floor balconies are to be setback to 6 m as all balconies exceed the minimum balcony area requirements.</li> </ul>	On the merits of the application and compliance with the Growth Centres DCP requirements, the proposal is considered satisfactory in regards to building separation.
<b>Street setback</b> <ul style="list-style-type: none"> <li>- Maintain existing street setbacks</li> </ul>	Street setback to the building façade is between 6 m and 9 m with balcony encroachments, generally consistent with the street setbacks required by the DCP.	Yes
<b>Side and rear setbacks</b> <ul style="list-style-type: none"> <li>- Retain setbacks to existing streetscape patterns</li> </ul>	Setbacks generally meet DCP requirements.	Yes
<b>Communal Open Space</b> <ul style="list-style-type: none"> <li>- Minimum 25% of the open space area of a site shall be a deep soil zone</li> </ul>	2,752 sqm of common open space is provided within the development, of which 1,653 sqm is deep soil zone clear of underground basement, particularly on front and side setbacks.	Yes
<b>Building Entry</b> <ul style="list-style-type: none"> <li>- Activate the street</li> </ul>	Building entrances are provided to all public streets.	Yes
<b>Car parking</b> <ul style="list-style-type: none"> <li>- Determine appropriate car parking spaces in relation to proximity to public transport, the density of the development.</li> <li>- Preference to underground car parking</li> <li>- Provision of bicycle parking</li> </ul>	Car parking and bicycle parking is provided underground and meets DCP requirements.	Yes
<b>Vehicle access</b> <ul style="list-style-type: none"> <li>- Limit driveway widths to 6</li> </ul>	Vehicle access meeting Council's engineering requirements.	Yes

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metres		
<b>Apartment sizes</b> <ul style="list-style-type: none"> <li>- 1 bedroom – 50sqm</li> <li>- 2 bedroom – 70sqm</li> <li>- 3 bedroom – 95sqm</li> </ul>	1 bedroom – Minimum 50 sqm 2 bedroom – Minimum 70 sqm 3 bedroom – Minimum 99 sqm	Yes
<b>Apartment mix</b> <ul style="list-style-type: none"> <li>- Provide a variety of unit types</li> </ul>	Development provides for 53 x 1 bedroom apartments, 262 x 2 bedroom apartments and 7 x 3 bedroom apartments.	Yes
<b>Balconies</b> <ul style="list-style-type: none"> <li>- Minimum depth of 2 metres</li> </ul>	All balconies meet DCP requirements and are a minimum depth of 2.5 m.	Yes
<b>Ceiling heights</b> <ul style="list-style-type: none"> <li>- Minimum 2.7 metres</li> </ul>	Ceiling heights are minimum 2.7 m	Yes
<b>Internal Circulation</b> <ul style="list-style-type: none"> <li>- Where units are arranged off a double loaded corridor, the number of units accessible from a single core / corridor should be limited to 8</li> </ul>	Maximum 4 units off any single core.	Yes
<b>Storage</b> <ul style="list-style-type: none"> <li>- One bedroom units – 6m<sup>3</sup></li> <li>- Two bedroom units – 8m<sup>3</sup></li> </ul>	Storage is provided both within individual units and within basement car parking.	Yes
<b>Acoustic privacy</b> <ul style="list-style-type: none"> <li>- Arrange apartment to minimise noise transition</li> </ul>	Acoustic assessment has been submitted verifying that the proposed design meets noise requirements.	Yes
<b>Daylight access</b> <ul style="list-style-type: none"> <li>- 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</li> </ul>	243 units (75.5%) achieve the minimum solar access requirements. Less than 10% of units are single aspect south oriented units.	Yes
<b>Cross ventilation</b> <ul style="list-style-type: none"> <li>- 60% of residential units should be naturally ventilated</li> </ul>	314 units (97.5%), as the majority of units are dual aspect units. 25 % of kitchens also achieve natural ventilation requirements.	Yes
<b>Facades</b> <ul style="list-style-type: none"> <li>- Ensure that new development have facades which define and enhance the public domain and desired street character</li> </ul>	Façade design provides for suitable articulation, with each building provided with a unique element alongside consistent elements of the overall development's design. Façade design is a high quality finish, with suitable street setbacks to not dominate the streetscape.	Yes
<b>Roof Design</b> <ul style="list-style-type: none"> <li>- Provide quality roof designs, which contribute to the overall design and performance of the residential flat building</li> </ul>	Whilst the development provides for a generally flat roof design, articulation in the building module, including offset of the 5 <sup>th</sup> storey ensures a satisfactory roof design.	Yes
<b>Energy Efficiency</b> <ul style="list-style-type: none"> <li>- Provide AAA rated shower heads</li> <li>- reduce the need for artificial lighting</li> </ul>	A BASIX Certificate has been submitted and the development achieves above the minimum energy rating.	Yes