

# Residential Flat Design Code Assessment

**Proposal: JRPP-14-1907 – 6 Residential flat buildings at Proposed Lot 16B  
Pelican Road, Schofields**

Control	Proposal	Compliance
<b>Building Separation</b> <b>Up to 4 storeys/12metres</b> <ul style="list-style-type: none"> <li>- 12 metres between habitable rooms and balconies</li> <li>- 9 metres between habitable/ balconies and non-habitable rooms</li> <li>- 6 metres between non-habitable rooms</li> </ul> <b>five to eight storeys/up to 25 metres</b> <ul style="list-style-type: none"> <li>- 18 metres between habitable rooms/balconies</li> <li>- 13 metres between habitable rooms/balconies and non-habitable rooms</li> <li>- 9 metres between non-habitable rooms</li> </ul>	12m to 18m (within the proposed building)  12m to 18m provided up to 4 storeys   18m separations to balconies are provided to RBFs proposed on lot 16A.	Yes     Yes
<b>Building Depth</b> <ul style="list-style-type: none"> <li>- Apartment depth should be between 10-18m. For wider buildings, design must demonstrate how satisfactory daylight and natural ventilation are achieved.</li> </ul>	Building depth is between 21m-23m. However, development is in excess with RFDC solar access and natural ventilation requirements and is therefore satisfactory.	Yes
<b>Street setback</b> <ul style="list-style-type: none"> <li>- Maintain existing street setbacks</li> </ul>	N/A – new road	N/A
<b>Side and rear setbacks</b> <ul style="list-style-type: none"> <li>- Retain setbacks to existing streetscape patterns</li> </ul>	N/A – new road	N/A
<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>	775sq.m of deep soil zone provided.	Yes
<b>Safety</b> <ul style="list-style-type: none"> <li>- Carry out a formal crime risk assessment for all residential developments above 20 dwellings</li> </ul>	The applicant has carried out a CPTED assessment and NSW Police have reviewed and imposed conditions.	Yes
<b>Pedestrian Safety</b> <ul style="list-style-type: none"> <li>- Provide barrier free access to at least 20% of all dwellings.</li> </ul>	Barrier free access provided to more than 20% of units	Yes
<b>Building Entry</b> <ul style="list-style-type: none"> <li>- Activate the street</li> </ul>	All building entries provided with street level access.	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>	320 car parking spaces, including resident and visitor provided in line with DCP requirement. Bicycle parking also provided.	Yes

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<b>Vehicle access</b> - Limit driveway widths to 6 metres	Driveway has widths of 6m.	Yes
<b>Apartment Layout</b> Single aspect apartments should be limited in depth to 8m from a window.  The back of a kitchen should be no more than 8m from a window.  The width of cross through apartments over 15m deep should be more than 4m.  <b>Apartment sizes (guide only)</b> - 1 bedroom – 50sqm - 2 bedroom – 70sqm - 3 bedroom – 95sqm	Generally complies, however the accessible units have a depth of 10m from a window. Good cross ventilation and solar access is achieved to these units.  Generally complies, the dual aspect units in Blocks A & D have a distance of 9m to the back of the kitchen from the window. However, cross ventilation is achieved as it has dual aspects to these units.  4.5m to cross over apartments (Blocks A & D)  - 1 bedroom – 68 to 80sqm - 2 bedroom – 72 to 110sqm - 3 bedroom – 100 to 115sqm	Yes  Yes  Yes  Yes
<b>Apartment mix</b> - Provide a variety of unit types	Proposed	Yes
<b>Balconies</b> - Minimum depth of 2 metres	All unit depths are a minimum 2m.	Yes
<b>Ceiling heights</b> - Minimum 2.7 metres	3m ceiling heights proposed.	Yes
<b>Internal Circulation</b> - Where units are arranged off a double loaded corridor, the number of units accessible from a single core / corridor should be limited to 8	6 to 8 units accessed from individual corridor, with the exception of Block A level 1 units, as it proposes 13 units off a single corridor.	Yes
<b>Storage</b> - One bedroom units – 6m3 - Two bedroom units – 8m3	Provided within basement.	Yes
<b>Acoustic privacy</b> - Arrange apartment to minimise noise transition	Acoustic report provided, satisfactory	Yes
<b>Daylight access</b> - 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	78% (169 units) receive a minimum of three hours direct sunlight between 9am and 3pm in mid winter.	Yes
<b>Cross ventilation</b> - 60% of residential units should be naturally ventilated	69% (149 units) naturally ventilated.	Yes

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<b>Facades</b> - Ensure that new development have facades which define and enhance the public domain and desired street character	Articulation and variety of colours and finishes have been proposed on building façade to ensure high quality design.	Yes
<b>Roof Design</b> - Provide quality roof designs, which contribute to the overall design and performance of the residential flat building	Suitable articulation and architectural roof features provided.	Yes
<b>Energy Efficiency</b> - Provide AAA rated shower heads - reduce the need for artificial lighting	BASIX certificate submitted.	Yes