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Document SEPP 65 Assessment Report
Project 55-67 Parramatta Rd & 12-24 Powell St, Homebush
Project Number PA0014881
Client Walker
Stage Planning Proposal
Date Friday, 6 April 2018

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Part 3 Siting the Development				
Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		Complies	Design addresses urban space defficiency around Homebush Station. Avails of the opportunity to provide new and diverse public spaces and uses.
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development		Complies	
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter		Complies	Proposed tower locations ensure fast-moving shadows over properties to its south.
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		Complies	All building entry lobbies face to the proposed plaza to ensure activity and pasive surveillance of the space. Also, the entire ground floor is commercial/retail use.
	Objective 3C-2 Amenity of the public domain is retained and enhanced		Complies	Scheme has active retail frontage along Parramatta Road, Powell Street and the interface to the new Plaza.

Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. 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)			Complies	
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting				Complies	
	Objective 3D-3 Communal open space is designed to maximise safety				Complies	Controlled access to communal open space.
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood				Complies	
Deep Soil Zones	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements:			Complies	7% Deep soil zone is achieved.
		Site Area	Min. Dimensions	Deep soil zone (% of site area)		
		Less than 650m^2	-	7%		
		650m^2 – 1500m^2	3m			
		Greater than 1500m^2	6m			

		Greater than 1500m² with significant tree cover	6m			
Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	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:			Complies	
		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		
	Objective 3F-2 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				Complies	Scheme maximises the best views to the North, N/E and N/W.
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain				Complies	
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify				Complies	
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations				Complies	Through site N/S link connects Powell Street and Parramatta Road. And E/W laneway connects the site to future open space and the Bakehouse Quarter.

Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Complies	
Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street.	Complies	
	Objective 3J-2 Parking and facilities are provided for other modes of transport		Complies	
	Objective 3J-3 Car park design and access is safe and secure		Complies	
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Complies	
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		n/a	
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		n/a	

Part 4 – Designing the Building					
Solar and Daylight Access			1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Complies	
			2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	n/a	
		Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Complies	
		Objective 4A-2 Daylight access is maximised where sunlight is limited		Complies	
		Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Complies	
Natural Ventilation		Objective 4B-1 All habitable rooms are naturally ventilated		Complies	
		Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Complies	

		Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. 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		Complies	
			2. Overall depth of a cross-over or cross- through apartment does not exceed 18m, measured glass line to glass line		n/a	
Ceiling Heights		Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:		Complies	
			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 use areas	3.3m for ground and first floor to promote future flexibility of use		
		Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms			Complies	

<table>
<tr><td></td><td></td><td colspan="2">Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building</td><td>Complies</td><td></td></tr>
<tr><td rowspan="8">Apartment Size and Layout</td><td rowspan="2"></td><td rowspan="2">Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</td><td colspan="2">1. Apartments are required to have the following minimum internal areas:</td><td rowspan="2">Complies</td><td rowspan="2"></td></tr>
<tr><td colspan="2">
<table>
<tr><td>Apartment Types</td><td>Minimum Internal Area</td></tr>
<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>
</table>
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</td></tr>
<tr><td rowspan="6"></td><td></td><td colspan="2">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</td><td>Complies</td><td></td></tr>
<tr><td rowspan="3">Objective 4D-2 Environmental performance of the apartment is maximised</td><td colspan="2">1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</td><td>Complies</td><td>Subject to design development at DA Stage.</td></tr>
<tr><td colspan="2">2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</td><td>Complies</td><td>Subject to design development at DA Stage.</td></tr>
<tr><td></td><td colspan="2">1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</td><td>Complies</td><td>Subject to design development at DA Stage.</td></tr>
<tr><td></td><td></td><td colspan="2"></td><td></td><td></td></tr>
<tr><td></td><td></td><td colspan="2"></td><td></td><td></td></tr>
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<table>
<tr><td></td><td></td><td></td><td>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</td><td>Complies</td><td>Subject to design development at DA Stage.</td></tr>
<tr><td></td><td></td><td></td><td>3. Living rooms or combined living/dining rooms have a minimum width of:
• 3.6m for studio and 1 bedroom apartments
• 4m for 2 and 3 bedroom apartments</td><td>Complies</td><td>Subject to design development at DA Stage.</td></tr>
<tr><td></td><td></td><td>Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs</td><td>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</td><td>n/a</td><td></td></tr>
<tr><td>Private Open Space and Balconies</td><td></td><td></td><td>1. All apartments are required to have primary balconies as follows:
<table><tr><td>Dwelling type</td><td>Minimum Area</td><td>Minimum Depth</td></tr><tr><td>Studio</td><td>4m^3</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m^3</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m^3</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m^3</td><td>2.4m</td></tr></table>The minimum balcony depth to be counted as contributing to the balcony area is 1m</td><td>Complies</td><td>Refer to Reference scheme drawings. Subject to design development at DA Stage.</td></tr>
<tr><td></td><td></td><td>Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</td><td>2. 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 15m^2 and a minimum depth of 3m.</td><td>Complies</td><td>Subject to design development at DA Stage.</td></tr>
<tr><td></td><td></td><td colspan="2">Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents</td><td>Complies</td><td>Addresses orientation, amenity, and outlook over COS</td></tr>
<tr><td></td><td></td><td colspan="2">Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</td><td>Complies</td><td></td></tr>
</table>

<table>
<tr><td></td><td></td><td colspan="2">Objective 4E-4 Private open space and balcony design maximises safety</td><td>Complies</td><td></td></tr>
<tr><td rowspan="3">Common Circulation and Spaces</td><td rowspan="2"></td><td rowspan="2">Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments</td><td>1. The maximum number of apartments off a circulation core on a single level is eight. (Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level).</td><td>Complies</td><td></td></tr>
<tr><td>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</td><td>Does not comply</td><td>Fast lifts are now commonly used and a Lift Consultants report will be provided at DA</td></tr>
<tr><td></td><td colspan="2">Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents</td><td>Complies</td><td></td></tr>
<tr><td rowspan="8">Storage</td><td rowspan="8"></td><td rowspan="8">Objective 4G-1 Adequate, well designed storage is provided in each apartment</td><td>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</td><td rowspan="8">Complies</td><td rowspan="8"></td></tr>
<tr><td>Dwelling Type | Storage size volume</td></tr>
<tr><td>Studio | 4m³</td></tr>
<tr><td>1 bedroom | 6m³</td></tr>
<tr><td>2 bedroom | 8m³</td></tr>
<tr><td>3+ bedroom | 10m³</td></tr>
<tr><td>At least 50% of the required storage is to be located within the apartment</td></tr>
<tr><td colspan="2">Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments</td><td>Complies</td><td></td></tr>
<tr><td rowspan="2">Acoustic Privacy</td><td rowspan="2"></td><td colspan="2">Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout</td><td>Complies</td><td></td></tr>
<tr><td colspan="2">Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments</td><td>Complies</td><td></td></tr>
</table>

Noise and Pollution		Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Complies	
		Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Complies	
Apartment Mix		Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future	Complies	
		Objective 4K-2 The apartment mix is distributed to suitable locations within the building	Complies	
Ground Floor Apartments		Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	n/a	No ground floor apartment in this scheme
		Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	n/a	
Facades		Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	Complies	Subject to design development at DA Stage.
		Objective 4M-2 Building functions are expressed by the facade	Complies	Subject to design development at DA Stage.
Roof Design		Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	Complies	Subject to design development at DA Stage.
		Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	Complies	Subject to design development at DA Stage.
		Objective 4N-3 Roof design incorporates sustainability features	Complies	Subject to design development at DA Stage.
Landscape Design		Objective 4O-1 Landscape design is viable and sustainable	Complies	Subject to design development at DA Stage.
Planting on Structures		Objective 4P-1 Appropriate soil profiles are provided	Complies	

		Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	Complies	Subject to design development at DA Stage.
		Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	Complies	Subject to design development at DA Stage.
Universal Design		Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	Complies	Subject to design development at DA Stage.
		Objective 4Q-2 A variety of apartments with adaptable designs are provided	Complies	Subject to design development at DA Stage.
		Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Complies	
Adaptive Reuse		Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	n/a	
		Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	n/a	
Mixed Use		Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Complies	
		Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Complies	
Awnings and Signage		Objective 4T-1 Awnings are well located and complement and integrate with the building design	Complies	Subject to design development at DA Stage.
		Objective 4T-2 Signage responds to the context and desired streetscape character	Complies	Post Development Application process;
Energy Efficiency		Objective 4U-1 Development incorporates passive environmental design	Complies	
		Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Complies	Subject to design development at DA Stage.
		Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Complies	

Water Management and Conservation		Objective 4V-1 Potable water use is minimised	Complies	
		Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Complies	Consultant will be engaged to assist ensure compliance at DA Stage ;
		Objective 4V-3 Flood management systems are integrated into site design	Complies	Consultant will be engaged to assist ensure compliance at DA Stage.
Waste Management		Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Complies	Subject to design development at DA Stage. Consultant will be engaged to assist ensure compliance at DA Stage.
		Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Complies	
Building Maintenance		Objective 4X-1 Building design detail provides protection from weathering	Complies	Subject to design development at DA Stage.
		Objective 4X-2 Systems and access enable ease of maintenance	Complies	
		Objective 4X-3 Material selection reduces ongoing maintenance costs	Complies	