**Residential Flat Code - Rules of Thumb**

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| **Building Depth** | |
| Max Internal Depth should be 18m  Freestanding buildings may exceed 18m, subject to satisfactory daylight and natural ventilation | **YES**  Existing heritage building meets the requirement.  The new extension is defined as a corner building - building depth is generally taken from the façade that addresses the street, to the rear. On average the building conforms with 18m in depth. On the Reynolds Street frontage the building complies. Measured form the Foy Street frontage the northern portion complies. Where the building is in excess of the building depth, due to it being a corner site, satisfactory daylight and natural ventilation has been provided. |
| Ventilation | *20 Units receive 1 storey natural ventilation, 4 Units receive two storey natural ventilation*  ***89% of units receive natural ventilation*** |
| Daylight Access | *21 Units receive solar access*  ***77% receive solar access*** |
| **Building Separation** | |
| For buildings up to 4 storeys / 12m - | The unfortunate south facing orientation of the neighbouring unit is unusual, receives no sunlight, looks straight onto the subject property, and would normally be non-compliant under current council controls and SEPP 65 design requirements. The neighbouring balcony faces south. no additional impact on solar access will occur, The proposed central courtyard provides visual and acoustic privacy. Screening to balconies will ensure no visual connection is made to the neighbouring balcony. |
| 12m between habitable rooms / balconies  9m between habitable room and non-habitable rooms  6m between non habitable | **YES**  Existing heritage building meets these requirements.  Relationship of the extension to the neighbouring property on Foy Street is designed to ensure acoustic and visual privacy. |
| Where a desired character is or continuous street frontage, zero side setbacks are appropriate | **YES**  A zero side setback for a corner site is consistent with the streetscape. Separating the extension component of the building from the northern boundary would create a corner building with 'dead space' between the neighbouring property and the proposed, and would not provide solar access. This would be inconsistent with the streetscape and inhibit the opportunity to provide a strong identifiable corner building. |
| Where setbacks are limited by lot size and adjacent buildings 'step in' the plan on deep building to provide internal courtyards and to limit the length of walls facing boundaries | **YES** The proposed building form for the extension includes a central courtyard that 'steps in' limiting the length of wall facing the northern boundary. |

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| **Deep Soil Zones** | |
| Minimum of 25% of the open space of the site. Exceptions may be made in urban areas where sites are built out and there is no capacity for water infiltration. In these instances, stormwater treatment measures must be integrated with the design of the residential flat building | 7.5% of the site is deep soil (150m²),  The site is currently almost fully paved or built upon, reflecting its history. Stormwater design is integrated with the design. The building footprint reflects a considered response to the site and its surrounds. |
| **Communal Open Space** | |
| Communal open space should generally be at least 25-30%  Where communal open space is difficult to accommodate on site, councils may need to consider the adequacy of public open space provision in the locality | Opportunities for communal open space are limited partially by the site landform/slope and siting of the existing heritage building.  The zoning of the site (for mixed use) and the requirement for ground level or street level commercial use also limit the opportunities for communal open space (for residents only) at ground level or street level.  The proposal is directly opposite Punch Park, which is a locally and regionally significant piece of open space.  A gym is provided (95m², 4%), and the courtyard area in front of the retail is 124m². |
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| **Private Open Space** | |
| Provide primary balconies for all apartments with a minimum depth of 2m | **YES** - All balconies minimum 2m depth  Balconies areas range from 6m² to 15m²  The balconies allocated to the new extension have been designed so as to provide articulation, rhythmic effect and appropriate proportion on the elevations. . The elevations have been designed to compliment the immediate context. |
| **Accessibility** | |
| Identify the access requirements from the street or car parking area to the apartment entrance | **YES**  4 units are immediately accessed from Reynolds Street into the existing building via pedestrian bridge. All of the units within the existing building can be directly accessed via lift from the parking level |
| Follow AS 1428 (parts 1 and 2) as a minimum | 1 unit is accessed directly off the main entry between the extension and existing |
| Provide barrier free access to at least 20% of dwellings in the development | 2 Units on level 1 accessed directly from core  4 Units on level 2 accessed directly from core  4 Units on level 3 accessed directly from core  **15 of 27 Units 51% of units are accessible** |
| **Vehicle Access** | |
| Generally limit the width of driveways to a maximum of 6m | **YES**  Driveway width 6m |
| Locate vehicle entries away from main pedestrian entries and on secondary frontages | **YES**  Driveway located on secondary frontage of Foy Street away from Reynolds and Hyam Streets which are the main frontages of the site & heritage item |
| **Apartment Layout** | |
| Single-access apartments should be limited in depth to 8m from a window | **YES** |
| The back of the kitchen should be no more than 8m from a window | **YES** |
| The width of cross-over or cross through apartments over 15m in depth should be 4m or greater | **YES** |
| Rules of thumb apartments sizes:  1 bedroom - 50m²  2 bedroom - 70m²  3 bedroom - 95m² | **YES** |
| : | If the examples identified in the table were to be compared , 22 of the 27 (81.5%) units would be compliant with this table |
| **Ceiling Heights** | |
| 3.3m minimum for ground floor retail | **YES**  3.5m (retail in existing building) |
| Commercial | 2.9m (new extension) These commercial premises are designed to accommodate professional services type uses. |
| Residential | 2.9m (new extension) |
| **Internal Circulation** | |
| In general, where units are arranged off double loaded corridor, the number of units accessible from a single core / corridor should be limited to 8 | **YES** |
| **Storage** | |
| In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: | **YES** |
| Studios - 6m3  1 Bed - 6m3  2 Bed - 8m3  3 Bed - 10m3 | Storage areas available within the units and on parking levels |