

**In reply please quote:** F14/16953  
**Your Ref:** SEPP 65 REVIEW

**Contact:** Edward Saulig on 9725 0229

22 October 2014

Department of Planning and Environment  
GPO Box 39,  
Sydney NSW 2001

Dear Sir/Madam

### **SEPP 65 REVIEW - SUBMISSION FAIRFIELD CITY COUNCIL**

Council's Outcomes Committee at its meeting held on 14 October 2014 resolved that the following submission be submitted on State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (Amendment No.3) and the accompanying Apartment Design Guide (ADG), highlighting the following issues:

- 1.1 Solar and daylight access - Within the ADG (4L-1.3) a minimum % should be specified for the number of apartments with a south aspect otherwise the proposed "minimal" requirement is open to interpretation.
- 1.2 Common circulation and spaces – Within the ADG (4M-1.1), the maximum number of apartments off a circulation core on a single level is recommended to be limited to 6 apartments to improve solar access and cross ventilation.
- 1.3 Common circulation and spaces – Within the ADG (4M-1.3) the minimum corridor width should be specified to facilitate the movement of furniture and stretchers/trolleys.
- 1.4 Private open space and balconies
  - 1.4.1 Minimum balcony size should be increased from the minimum specified in the ADG to take into account the storage area requirements on balconies and ensure they can still functionally be used for recreation purposes.
  - 1.4.2 Balconies on the the first 5 storeys should be required to have a mix of materials so that 75% of the balustrade is solid to maximise privacy in balcony design and the visual impact of items stored on the balcony from ground level.

- 1.4.3 The ADG should require the provision of water and gas outlets on primary balconies and terraces.
- 1.4.4 Storage areas located on balconies should be secured and screened from view, with screening to a minimum height of 1.7.
- 1.5 Natural ventilation – The 70% of residential units should be required to be naturally cross ventilated (an increase from 60%) so that the standard is consistent with solar access requirements.
- 1.6 Natural ventilation – The requirement that 25% of kitchens be naturally ventilated should be retained.

For more information, please contact Edward Saulig on 9725 0229.

Yours faithfully,



Robert Cologna

**MANAGER STRATEGIC LAND USE PLANNING AND ADMINISTRATIVE  
SUPPORT**