

Attachment D – SEPP 65/ Apartment Design Guide - Key Design Criteria

Requirement	Proposed	Complies												
PART 03: SITING THE DEVELOPMENT														
3F Visual Privacy*														
<p>Objective 3F-1: Design Criteria 1. 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:</p> <table border="1"> <thead> <tr> <th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr> </thead> <tbody> <tr> <td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr> <tr> <td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr> <tr> <td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr> </tbody> </table> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2).</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</p>	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	<p>The separation distance between Tower A and Tower B for Level 5-8 does not comply with this provision. However, the separation distance between Tower A and Tower B has been predetermined by the site specific provision in Part E3.4 of the WDCP. The prescribed building envelope of the WDCP provides no opportunity to practically increase the separation distance between Tower A and Tower B.</p>	Acceptable
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												
3J Bicycle and Car Parking														
<p>Objective 3J-1: Design Criteria 1. For development in the following locations:</p> <ul style="list-style-type: none"> On sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area (including Willoughby LGA); or On land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>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.</p> <p>The car parking needs for a development must be provided off street.</p>	<p>The site is located within 350m from Chatswood Railway Station. The proposal provides 114 car spaces which include 75 residential car spaces and 18 visitor car spaces.</p>	Yes												
PART 04: DESIGNING THE BUILDING														
4A Solar and Daylight Access*														
<p>Objective 4A-1: Design Criteria 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</p>	> 90%	Yes												

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Wollongong local government areas (includes Willoughby LGA)														
<u>Objective 4A-1: Design Criteria 3.</u> A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	<10%	Yes												
4B Natural Ventilation*														
<u>Objective 4B-3: Design Criteria 1</u> 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 in any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	> 70%	Yes												
<u>Objective 4B-3: Design Criteria 2</u> Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	<18m	Yes												
4C Ceiling Heights*														
<u>Objective 4C-1: Design Criteria 1.</u> Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> These minimums do not preclude higher ceilings if desired	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 used areas	3.3m for ground and first floor to promote future flexibility of use	All floor to ceiling heights meet the minimum requirements.	Yes
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Habitable rooms	2.7m													
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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													
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4D Apartment Size and Layout*														
<u>Objective 4D-1: Design Criteria 1.</u> Apartments are required to have the following minimum internal areas: <table><tr><th>Apartment type</th><th>Minimum internal area</th></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.	Apartment type	Minimum internal area	Studio	35m²	1 bedroom	50m²	2 bedroom	70m²	3 bedroom	90m²	No studio apartment proposed. All apartments meet the minimum size.	Yes		
Apartment type	Minimum internal area													
Studio	35m²													
1 bedroom	50m²													
2 bedroom	70m²													
3 bedroom	90m²													

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<u>Objective 4D-1: Design Criteria 2.</u> 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	The proposed towers provide good daylight access to all proposed habitable rooms.	Yes															
<u>Objective 4D-2: Design Criteria 1.</u> Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Habitable rooms have minimum ceiling heights of 2.7 – 3m and maximum room depth of no greater than 7.5m (with the exception of open plan combined living / kitchen space).	Yes															
<u>Objective 4D-2: Design Criteria 2.</u> In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Maximum 8m.	Yes															
<u>Objective 4D-3: Design Criteria 1.</u> Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	The proposed bedrooms comply or exceed requirements.	Yes															
<u>Objective 4D-3: Design Criteria 2.</u> Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Minimum 3m provided.	Yes															
<u>Objective 4D-3: Design Criteria 3.</u> Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments 	> 4m proposed.	Yes															
<u>Objective 4D-3: Design Criteria 4.</u> The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Proposed Apartments are single aspect or corner apartments.	N/A															
4E Private Open Space and Balconies*																	
<u>Objective 4E-1: Design Criteria 1</u> All apartments are required to have primary balconies as follows: <table border="1"> <thead> <tr> <th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr> </thead> <tbody> <tr> <td>Studio apartments</td><td>4m²</td><td>-</td></tr> <tr> <td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr> <tr> <td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr> <tr> <td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr> </tbody> </table> The minimum balcony depth to be counted as contributing to the balcony area is 1m.	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	All balconies comply with the exception of 3 bedroom apartments where depths are less than 2.4m but are compensated by greater areas.	Acceptable.
Dwelling type	Minimum area	Minimum depth															
Studio apartments	4m ²	-															
1 bedroom apartments	8m ²	2m															
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<u>Objective 4E-1: Design Criteria 2</u> 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.	No ground floor apartments	N/A										
4F Common Circulation and Spaces*												
<u>Objective 4F-1: Design Criteria 1</u> The maximum number of apartments off a circulation core on a single level is eight. However, if this is not achieved, no more than 12 apartments should be provided off a circulation core on a single level.	Max 8 apartments.	Yes										
<u>Objective 4F-1: Design Criteria 2</u> For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	N/A	N/A										
4G Storage*												
<u>Objective 4G-1: Design Criteria 1</u> In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table border="1"><thead><tr><th>Dwelling type</th><th>Storage size volume</th></tr></thead><tbody><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></tbody></table> At least 50% of the required storage is to be located within the apartment	Dwelling type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	Designated storage areas in addition to any internal storage spaces are provided within the basement car park area.	Yes
Dwelling type	Storage size volume											
Studio apartments	4m ³											
1 bedroom apartments	6m ³											
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3+ bedroom apartments	10m ³											