ATTACHMENT 4 – ADG

SEPP 65 - APARTMENT DESIGN GUIDE

No.	SEPP 65 Apartment Design Guide		Proposed	Compliance
Part 3 - Siting the Development				
3A	**Site Analysis**			
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.*		Satisfactory	Yes
3B	**Orientation**			
3B-1	*Building types and layouts respond to the streetscape and site while optimising solar access within the development.*		Considered satisfactory	Yes
3B-2	*Overshadowing of neighbouring properties is minimised during mid-winter.*		Whilst concern was raised with regard to the initial proposal overshadowing the future RFBs on the eastern adjoining lot/s, a shadow analysis provided of the amended proposal indicates that west-facing apartments on the future RFBs will be able to receive a minimum of 2 hours direct sunlight.	Yes
3C	**Public Domain Interface**			
3C-1	*Transition between private and public domain is achieved without compromising safety and security.*		Transition considered satisfactory	Yes
3C-2	*Amenity of the public domain is retained and enhanced.*		The front setback areas are adequately landscaped. Building façades are considered satisfactory.	Yes
3D	**Communal and Public Open Space**			
3D-1	*An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.*			
	Design Criteria	Communal open space has a minimum area equal to 25% of the site.	• Western-most common open space area – 3,155sqm • Blocks A & D grade level common area – 1,389sqm • Blocks B & C grade level common area – 1,389sqm • Block E grade level common area – 328.8sqm • Block F grade level common area – 156.2sqm • Eastern-most pocket park – 2,451sqm • Total communal open space = 8,007sqm or 25.7% (includes park to be dedicated to Council)	Yes
		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).	>50% of the COS areas would receive 2 hours of direct sunlight between the hours of 9am and 3pm.	Yes

<table>
<tr><th>No.</th><th colspan="2">SEPP 65 Apartment Design Guide</th><th>Proposed</th><th>Compliance</th></tr>
<tr><td></td><td colspan="2"></td><td></td><td></td></tr>
<tr><td>3D-2</td><td colspan="2">Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</td><td>Adequate facilities provided.</td><td>Yes</td></tr>
<tr><td>3D-3</td><td colspan="2">Communal open space is designed to maximise safety.</td><td>COS areas are open however, fencing and access control is proposed.</td><td>Yes</td></tr>
<tr><td>3D-4</td><td colspan="2">Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</td><td>The eastern pocket park (2,451sqm) is to be dedicated as public open space. This area is considered to be appropriate for the site and for the locality.</td><td>Yes</td></tr>
<tr><td>3E</td><td colspan="3">Deep Soil Zones</td><td></td></tr>
<tr><td>3E-1</td><td colspan="2">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.</td><td></td><td></td></tr>
<tr><td></td><td>Design Criteria</td><td>Deep soil zones are to meet the following minimum requirements:
<table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² - 1,500m²</td><td>3m</td></tr><tr><td>greater than 1,500m²</td><td>6m</td></tr><tr><td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></table>
Design guidance

On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:
• 10% of the site as deep soil on sites with an area of 650m2 - 1,500m2
• 15% of the site as deep soil on sites greater than 1,500m2</td><td>30,919.6sqm / 7 = 2,164.33sqm required
Min. 10,889.8sqm (35%) proposed.</td><td>Yes</td></tr>
<tr><td>3F</td><td colspan="3">Visual Privacy</td><td></td></tr>
<tr><td>3F-1</td><td colspan="3">Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</td><td></td></tr>
<tr><td></td><td>Design Criteria</td><td>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:
<table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><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></table></td><td>A minimum 12m is provided between 4 storey elements and a minimum 18m is provided between 5 storey elements.</td><td>Yes</td></tr>
<tr><td>3F-2</td><td colspan="2">Site and building design elements increase privacy without compromising access to light and air and balance outlook</td><td>Minimum separations provided allowing adequate natural light</td><td>Yes</td></tr>
</table>

No.	SEPP 65 Apartment Design Guide		Proposed	Compliance
	and views from habitable rooms and private open space.		and ventilation.	
3G	**Pedestrian Access and Entries**			
3G-1	*Building entries and pedestrian access connects to and addresses the public domain.*		Pedestrian access considered satisfactory.	Yes
3G-2	*Access, entries and pathways are accessible and easy to identify.*		Pedestrian access considered satisfactory.	Yes
3G-3	*Large sites provide pedestrian links for access to streets and connection to destinations.*		Pedestrian linkages through the site considered satisfactory. Concern was raised over the initial proposal with regard to the potential for pedestrian and vehicular conflict at the entry to the development. However, the amended design now provides 2 separate paths of vehicular entry, with shared pedestrian and vehicular driveways where pedestrian crossings are provided and are well defined.	Yes
3H	**Vehicle Access**			
3H-1	*Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.*		Amended design reduces previous conflict. Shared pedestrian and vehicular driveways where pedestrian crossings are provided and are well defined.	Yes
3J	**Bicycle and Car Parking**			
3J-1	*Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.*			
	Design Criteria	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.	HDCP 2013 car parking rates apply. Refer to DCP assessment	Refer to DCP assessment table
		The car parking needs for a development must be provided off street.	Refer to DCP assessment	Refer to DCP assessment
3J-2	*Parking and facilities are provided for other modes of transport.* ***Design guidance*** Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters		Refer to DCP assessment	Refer to DCP assessment

No.	SEPP 65 Apartment Design Guide		Proposed	Compliance
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas Conveniently located charging stations are provided for electric vehicles, where desirable			
3J-3	*Car park design and access is safe and secure.*		Security roller door not shown on plans. Intercom system and access control to be provided to roller shutter and lift system.	**To be conditioned**
3J-4	*Visual and environmental impacts of underground car parking are minimised.*		Entries to basement level parking considered satisfactory.	Yes
3J-5	*Visual and environmental impacts of on-grade car parking are minimised.*		The proposed treatment to grade level parking is considered satisfactory.	Yes
3J-6	*Visual and environmental impacts of above ground enclosed car parking are minimised.*		As above	Yes
Part 4 - Designing the Building				
4A	**Solar and Daylight Access**			
4A-1	*To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.*			
	Design Criteria	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.	220 / 299 (73.5%) achieve 2 hours.	Yes
		A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	0 receive no direct sunlight	Yes
4A-2	*Daylight access is maximised where sunlight is limited.*		The design is considered to be appropriate from a solar access perspective.	Yes
4A-3	*Design incorporates shading and glare control, particularly for warmer months.*		Considered satisfactory	Yes
4B	**Natural Ventilation**			
4B-1	*All habitable rooms are naturally ventilated.*		All habitable rooms contain windows	Yes
4B-2	*The layout and design of single aspect apartments maximises natural ventilation.*		Considered satisfactory	Yes
4B-3	*The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.*			
	Design Criteria	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.	Block A – 32/40 – 80% Block B – 32/42 – 76.2% Block C – 32/42 – 76.2% Block D – 32/32 – 100% Block E – 29/45 – 64% Block F – 35/53 – 66% Block G – 32/45 – 71% 224/299 = 75% overall	Yes

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<tr><td></td><td></td><td>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</td><td>N/A</td><td>N/A</td></tr>
<tr><td>4C</td><td colspan="2">Ceiling Heights</td><td></td><td></td></tr>
<tr><td>4C-1</td><td colspan="2">Ceiling height achieves sufficient natural ventilation and daylight access.</td><td></td><td></td></tr>
<tr><td></td><td>Design Criteria</td><td>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.</td><td>All 2.7m</td><td>Yes</td></tr>
<tr><td>4C-2</td><td colspan="2">Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.</td><td>Considered satisfactory</td><td>Yes</td></tr>
<tr><td>4C-3</td><td colspan="2">Ceiling heights contribute to the flexibility of building use over the life of the building.</td><td>Considered satisfactory</td><td>Yes</td></tr>
<tr><td>4D</td><td colspan="2">Apartment Size and Layout</td><td></td><td></td></tr>
<tr><td>4D-1</td><td colspan="2">The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</td><td></td><td></td></tr>
<tr><td></td><td>Design Criteria</td><td>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>35m^2</td></tr><tr><td>1 bedroom</td><td>50m^2</td></tr><tr><td>2 bedroom</td><td>70m^2</td></tr><tr><td>3 bedroom</td><td>90m^2</td></tr></table>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each.
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each.</td><td>Each unit is provided with the minimum areas.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>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>Every habitable room has a window in an external wall of a compliant size.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>Design Guidance for Objective 4D-1
Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space).</td><td>Kitchens not used as circulation space.</td><td>Yes</td></tr>
<tr><td>4D-2</td><td colspan="2">Environmental performance of the apartment is maximised.</td><td></td><td></td></tr>
<tr><td></td><td>Design Criteria</td><td>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</td><td>Complies</td><td>Yes</td></tr>
</table>

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<tr><td></td><td></td><td>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>Yes</td></tr>
<tr><td>4D-3</td><td colspan="2">Apartment layouts are designed to accommodate a variety of household activities and needs.</td><td></td><td></td></tr>
<tr><td rowspan="4"></td><td rowspan="4">Design Criteria</td><td>Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space).</td><td>All bedrooms achieve minimum area.</td><td>Yes</td></tr>
<tr><td>Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</td><td>All bedrooms achieve minimum area.</td><td>Yes</td></tr>
<tr><td>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>All living areas achieve minimum widths</td><td>Yes</td></tr>
<tr><td>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>N/A</td></tr>
<tr><td>4E</td><td colspan="2">Private Open Space and Balconies</td><td></td><td></td></tr>
<tr><td>4E-1</td><td colspan="2">Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</td><td></td><td></td></tr>
<tr><td rowspan="2"></td><td rowspan="2">Design Criteria</td><td>All apartments are required to have primary balconies as follows:
<table>
<tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr>
<tr><td>Studio apartments</td><td>4m^2</td><td>-</td></tr>
<tr><td>1 bedroom apartments</td><td>8m^2</td><td>2m</td></tr>
<tr><td>2 bedroom apartments</td><td>10m^2</td><td>2m</td></tr>
<tr><td>3+ bedroom apartments</td><td>12m^2</td><td>2.4m</td></tr>
</table>
The minimum balcony depth to be counted as contributing to the balcony area is 1m.</td><td>Balconies achieve minimum dimensions and areas.</td><td>Yes</td></tr>
<tr><td>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>Ground floor courtyards achieve minimum dimensions and areas.</td><td>Yes</td></tr>
<tr><td>4E-2</td><td colspan="2">Primary private open space and balconies are appropriately located to enhance liveability for residents.</td><td>Complies</td><td>Yes</td></tr>
<tr><td>4E-3</td><td colspan="2">Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</td><td>Complies

Clothes drying areas to be screened.</td><td>Yes

To be conditioned</td></tr>
<tr><td>4E-4</td><td colspan="2">Private open space and balcony design maximises safety.</td><td>Complies</td><td>Yes</td></tr>
<tr><td>4F</td><td colspan="2">Common Circulation and Spaces</td><td></td><td></td></tr>
<tr><td>4F-1</td><td colspan="2">Common circulation spaces achieve good amenity and properly service the number of apartments.</td><td></td><td></td></tr>
<tr><td></td><td>Design Criteria</td><td>The maximum number of apartments off a circulation core on a single level is eight.</td><td>Block A – 10 units
Block B – 10 units
Block C – 10 units
Block D – 8 units
Block E – 11 units
Block F – 12 units (dual core)
Block G – 12 units</td><td>No, but considered satisfactory.</td></tr>
</table>

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<tr><td></td><td></td><td></td><td>Considered satisfactory having regard to the internal open circulation space providing daylighting and ventilation on each level.</td><td></td></tr>
<tr><td></td><td></td><td>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</td><td>N/A</td><td>N/A</td></tr>
<tr><td>4F-2</td><td colspan="2">Common circulation spaces promote safety and provide for social interaction between residents.</td><td>Internal common area maintains safety.</td><td>Yes</td></tr>
<tr><td>4G</td><td colspan="3">Storage</td><td></td></tr>
<tr><td>4G-1</td><td colspan="3">Adequate, well designed storage is provided in each apartment.</td><td></td></tr>
<tr><td></td><td>Design Criteria</td><td>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:
<table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m^3</td></tr><tr><td>1 bedroom apartments</td><td>6m^3</td></tr><tr><td>2 bedroom apartments</td><td>8m^3</td></tr><tr><td>3+ bedroom apartments</td><td>10m^3</td></tr></table>At least 50% of the required storage is to be located within the apartment.</td><td>Not all units are provided with internal storage</td><td>No
To condition</td></tr>
<tr><td>4G-2</td><td colspan="2">Additional storage is conveniently located, accessible and nominated for individual apartments.</td><td>Not all units are provided with basement storage</td><td>No
To condition</td></tr>
<tr><td>4H</td><td colspan="3">Acoustic Privacy</td><td></td></tr>
<tr><td>4H-1</td><td colspan="2">Noise transfer is minimised through the siting of buildings and building layout.</td><td>Design is considered appropriate.</td><td>Yes</td></tr>
<tr><td>4H-2</td><td colspan="2">Noise impacts are mitigated within apartments through layout and acoustic treatments.</td><td>Design is considered appropriate.</td><td>Yes</td></tr>
<tr><td>4J</td><td colspan="3">Noise and Pollution</td><td></td></tr>
<tr><td>4J-1</td><td colspan="2">In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</td><td>N/A</td><td>N/A</td></tr>
<tr><td>4J-2</td><td colspan="2">Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</td><td>Design is considered appropriate. Development to comply with BCA re noise transmission.</td><td>Yes</td></tr>
<tr><td>4K</td><td colspan="3">Apartment Mix</td><td></td></tr>
<tr><td>4K-1</td><td colspan="2">A range of apartment types and sizes is provided to cater for different household types now and into the future.</td><td>An appropriate mix of 1, 2 & 3 b/r units provided.</td><td>Considered satisfactory</td></tr>
<tr><td>4K-2</td><td colspan="2">The apartment mix is distributed to suitable locations within the building.</td><td>Considered satisfactory</td><td>Yes</td></tr>
<tr><td>4L</td><td colspan="3">Ground Floor Apartments</td><td></td></tr>
<tr><td>4L-1</td><td colspan="2">Street frontage activity is maximised where ground floor apartments are located.</td><td>Given the site’s topography and relatively isolated location with regard to foot traffic, the ground floor apartments are not provided with individual access. Having said that, all ground level terraces facing east overlook communal and public spaces</td><td>Yes</td></tr>
</table>

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		and would provide an appropriate presentation to the public domain, and would also provide an appropriate level of security and activity.	
4L-2	*Design of ground floor apartments delivers amenity and safety for residents.*	Considered satisfactory	Yes
4M	**Façades**		
4M-1	*Building facades provide visual interest along the street while respecting the character of the local area.*	Considered satisfactory	Yes
4M-2	*Building functions are expressed by the façade.*	Considered satisfactory	Yes
4N	**Roof Design**		
4N-1	*Roof treatments are integrated into the building design and positively respond to the street.*	Considered satisfactory	Yes
4N-2	*Opportunities to use roof space for residential accommodation and open space are maximised.*	Roof top landscaping proposed but no common space.	Ok
4N-3	*Roof design incorporates sustainability features.*	Rooftop landscaping considered satisfactory.	Yes
4O	**Landscape Design**		
4O-1	*Landscape design is viable and sustainable.*	Considered satisfactory	Yes
40-2	*Landscape design contributes to the streetscape and amenity.*	Considered satisfactory	Yes
4P	**Planting on Structures**		
4P-1	*Appropriate soil profiles are provided.*	Considered satisfactory	Yes
4P-2	*Plant growth is optimised with appropriate selection and maintenance.*	Considered satisfactory	Yes
4P-3	*Planting on structures contributes to the quality and amenity of communal and public open spaces.*	Considered satisfactory	Yes
4Q	**Universal Design**		
4Q-1	*Universal design features are included in apartment design to promote flexible housing for all community members.*	Condition for 20% of apartments to achieve the Livable Housing Guideline's silver level universal design features.	**To condition**
4Q-2	*A variety of apartments with adaptable designs are provided.* **Design guidance** Adaptable housing should be provided in accordance with the relevant council policy	Part P requires 20% of dwelling units to be adaptable housing. 62 (20%) adaptable units provided and 67 accessible parking spaces provided.	Yes
4Q-3	*Apartment layouts are flexible and accommodate a range of lifestyle needs.*	Considered satisfactory	Yes
4R	**Adaptive Reuse**		
4R-1	*New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.*	N/A	N/A
4R-2	*Adapted buildings provide residential amenity while not precluding future adaptive reuse.*	N/A	N/A
4S	**Mixed Use**		
4S-1	*Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.*	N/A	N/A

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4S-2	*Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.*	N/A	N/A
4T	**Awnings and Signage**		
4T-1	*Awnings are well located and complement and integrate with the building design.*	Considered satisfactory	Yes
4T-2	*Signage responds to the context and desired streetscape character.*	N/A	N/A
4U	**Energy Efficiency**		
4U-1	*Development incorporates passive environmental design.* **Design guidance** Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) Well located, screened outdoor areas should be provided for clothes drying	Considered satisfactory	Yes
4U-2	*Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.*	Considered satisfactory	Yes
4U-3	*Adequate natural ventilation minimises the need for mechanical ventilation.*	Considered satisfactory	Yes
4V	**Water Management and Conservation**		
4V-1	*Potable water use is minimised.* Water efficient fittings, appliances and wastewater reuse should be incorporated Apartments should be individually metered Rainwater should be collected, stored and reused on site Drought tolerant, low water use plants should be used within landscaped areas	Basix Certificate confirms that the proposal has achieved target scores for Water.	Yes
4V-2	*Urban stormwater is treated on site before being discharged to receiving waters.*	Considered satisfactory	Yes
4V-3	*Flood management systems are integrated into site design.*	Considered satisfactory	Yes
4W	**Waste Management**		
4W-1	*Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.*	Considered satisfactory	Yes
4W-2	*Domestic waste is minimised by providing safe and convenient source separation and recycling.*	Considered satisfactory	Yes
4X	**Building Maintenance**		
4X-1	*Building design detail provides protection from weathering.*	Considered satisfactory	Yes
4X-2	*Systems and access enable ease of maintenance.*	Considered satisfactory	Yes
4X-3	*Material selection reduces ongoing maintenance costs.*	Considered satisfactory	Yes