SEPP 65 Apartment Design Guide Compliance Assessment

SEPP 65 Apartment Design Guide				
No.	**Required/Permitted**		**Comment**	**Comply**
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.*			Yes
3B	**Orientation**			
3B-1	*Building types and layouts respond to the streetscape and site while optimising solar access within the development/*			
3B-2	*Overshadowing of neighbouring properties is minimised during mid-winter.*			Yes
3C	**Public Domain Interface**			
3C-1	*Transition between private and public domain is achieved without compromising safety and security.*			Yes
3C-2	*Amenity of the public domain is retained and enhanced.*			Yes
3D	**Communal and Public Open Space**			
3D-1	*An adequate are of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.*			Yes
	Design Criteria	Communal open space has a minimum area equal to 25% of the site.	363m^2 at podium 332m^2 on rooftop **781m^2 in total** 29.3% provided	
		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 9am and 3pm on 21 June.	Yes to rooftop area.	
3D-2	*Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.*			Yes
3D-3	*Communal open space is designed to maximise safety.*			Yes A condition of consent should be imposed to ensure the safety of the children's play area, in particular play equipment is to be fixed to the roof and also any perimeter planters etc do not afford opportunities for climbing.
3D-4	*Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.*			N/A
3E	**Deep Soil Zones**			
3E-1	*Deep soil zones provide areas on the site that allow for and support*			No deep soil

<table>
<tr><td></td><td colspan="2">healthy plant and tree growth. They improve residential amenity and promote management of air and water quality.</td><td>area has been provided.</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 650m^2</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m^2 - 1,500m^2</td><td>3m</td></tr><tr><td>greater than 1,500m^2</td><td>6m</td></tr><tr><td>greater than 1,500m^2 with significant existing tree cover</td><td></td></tr></table></td><td>The lack of deep soil is justified given the current lack of deep soil zones on the site and the CBD location.</td></tr>
<tr><td>3F</td><td colspan="3">Visual Privacy</td></tr>
<tr><td>3F-1</td><td colspan="2">Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</td><td>Yes</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></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>Separation distances between buildings on the same site should combine required building separations depending on the type of room (see Figure 3F.2)

Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</td><td>Yes, a minimum setback to the south of 12m is provided for floors above the commercial tenancies.</td></tr>
<tr><td>3G</td><td colspan="3">Pedestrian Access and Entries</td></tr>
<tr><td>3G-1</td><td colspan="2">Building entries and pedestrian access connects to and addresses the public domain</td><td>Yes</td></tr>
<tr><td>3G-2</td><td colspan="2">Access, entries and pathways are accessible and easy to identify</td><td>Yes</td></tr>
<tr><td>3G-3</td><td colspan="2">Large sites provide pedestrian links for access to streets and connection to destinations</td><td>Yes</td></tr>
<tr><td>3H</td><td colspan="3">Vehicle Access</td></tr>
<tr><td>3H-1</td><td colspan="2">Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</td><td>Yes</td></tr>
<tr><td>3J</td><td colspan="3">Bicycle and Car Parking</td></tr>
<tr><td>3J-1</td><td colspan="2">Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</td><td></td></tr>
<tr><td></td><td>Design Criteria</td><td>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</td><td>Yes

The proposed development generates the following demand:

Res. 145.4
Vis. 32.2
Comm. 61</td></tr>
</table>

		The car parking needs for a development must be provided off street		Total 238.6 315 spaces provided
3J-2	*Parking and facilities are provided for other modes of transport*			Yes. Bicycle storage is provided, along with 5 designated motorcycle parking spaces to supplement the car parking.
3J-3	*Car park design and access is safe and secure*			Yes
3J-4	*Visual and environmental impacts of underground car parking are minimised*			Yes
3J-5	*Visual and environmental impacts of on-grade car parking are minimised*			N/A
3J-6	*Visual and environmental impacts of above ground enclosed car parking are minimised*			N/A
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	Yes 115 of 161 apartments comply. 71.4% All POS areas achieve solar access.	
		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	
		A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	All units receive some solar access.	
4A-2	*Daylight access is maximised where sunlight is limited*			Yes
4A-3	*Design incorporates shading and glare control, particularly for warmer months*			Yes
4B	**Natural Ventilation**			
4B-1	*All habitable rooms are naturally ventilated*			Yes
4B-2	*The layout and design of single aspect apartments maximises natural ventilation*			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	Yes 42 of the 66 units below 10 storeys are cross ventilated. 64%	

<table>
<tr><td></td><td></td><td>balconies at these levels allows adequate natural ventilation and cannot be fully enclosed</td><td></td></tr>
<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>Yes</td></tr>
<tr><td>4C</td><td colspan="3">Ceiling heights</td></tr>
<tr><td>4C-1</td><td colspan="3">Ceiling height achieves sufficient natural ventilation and daylight access</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></td><td>Yes

2.7m floor to ceiling is provided to all residential floors.

Ground floor is 3.6m - 4.14m floor to ceiling with the first floor being a minimum of 3.5m, thus meeting the minimum for ground and first floor ceiling heights.

Commercial level 2 provides 3.1m for commercial tenancies 13, 14, 15 and 16 as a result of OSD provided within the podium common open space, otherwise ceiling height of 3.7m is provided.

The proposed development complies with the ADG provisions.</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>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>Yes</td></tr>
<tr><td>4D</td><td colspan="3">Apartment size and layout</td></tr>
<tr><td>4D-1</td><td colspan="3">The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</td></tr>
<tr><td></td><td>Design Criteria</td><td>Apartments are required to have the following minimum internal areas:

<table><tr><th>Apartment size</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 5m2 each

A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each</td><td>Yes

Minimum 1 bed unit = 51m^2
Minimum 2 bed unit = 75m^2
Minimum 3 bed unit = 97m^2</td></tr>
</table>

<table>
<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>Yes</td></tr>
<tr><td>4D-2</td><td colspan="3">Environmental performance of the apartment is maximised</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>Yes

2.5 x 2.7 = 6.75m
Max proposed is 6.0m</td></tr>
<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>Yes</td></tr>
<tr><td>4D-3</td><td colspan="3">Apartment layouts are designed to accommodate a variety of household activities and needs</td></tr>
<tr><td></td><td>Design Criteria</td><td>Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)</td><td>Yes</td></tr>
<tr><td></td><td></td><td>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</td><td>Yes</td></tr>
<tr><td></td><td></td><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>Yes</td></tr>
<tr><td></td><td></td><td>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</td><td>Yes</td></tr>
<tr><td>4E</td><td colspan="3">Private open space and balconies</td></tr>
<tr><td>4E-1</td><td colspan="3">Apartments provide appropriately sized private open space and balconies to enhance residential amenity</td></tr>
<tr><td></td><td>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</td><td>4m^2</td><td>-</td></tr>
<tr><td>1 bedroom</td><td>8m^2</td><td>2m</td></tr>
<tr><td>2 bedroom</td><td>10m^2</td><td>2m</td></tr>
<tr><td>3+ bedroom</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>Yes</td></tr>
<tr><td></td><td></td><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 15m2 and a minimum depth of 3m</td><td>N/A</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>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>Yes</td></tr>
<tr><td>4E-4</td><td colspan="2">Private open space and balcony design maximises safety</td><td>Yes</td></tr>
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<table>
<tr><td>4F</td><td colspan="3">Common circulation and spaces</td></tr>
<tr><td>4F-1</td><td colspan="3">Common circulation spaces achieve good amenity and properly service the number of apartments</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>Yes

Maximum is 8 (on level 12 only)</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>Yes

161 units are served by 4 lifts = 40.25 units per lift</td></tr>
<tr><td>4F-2</td><td colspan="2">Common circulation spaces promote safety and provide for social interaction between residents</td><td>Yes</td></tr>
<tr><td>4G</td><td colspan="3">Storage</td></tr>
<tr><td>4G-1</td><td colspan="3">Adequate, well designed storage is provided in each apartment</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>Yes

Storage is provided in laundry cupboards, linen closets and storage cages in the basement area.</td></tr>
<tr><td>4G-2</td><td colspan="2">Additional storage is conveniently located, accessible and nominated for individual apartments</td><td>Yes</td></tr>
<tr><td>4H</td><td colspan="2">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>Yes</td></tr>
<tr><td>4H-2</td><td colspan="2">Noise impacts are mitigated within apartments through layout and acoustic treatments</td><td>Yes

Internal layout sensibly locates bedrooms away from lifts and service ducts.</td></tr>
<tr><td>4J</td><td colspan="3">Noise and pollution</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>Yes</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>Yes</td></tr>
<tr><td>4K</td><td colspan="3">Apartment Mix</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>Yes

1 bed = 19%
2 bed = 59%
3 bed = 8%</td></tr>
<tr><td>4K-2</td><td colspan="2">The apartment mix is distributed to suitable locations within the building</td><td>Yes</td></tr>
<tr><td>4L</td><td colspan="2">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>N/A</td></tr>
</table>

4L-2	*Design of ground floor apartments delivers amenity and safety for residents*	N/A
4M	**Facades**	
4M-1	*Building facades provide visual interest along the street while respecting the character of the local area*	Yes
4M-2	*Building functions are expressed by the facade*	Yes
4N	**Roof Design**	
4N-1	*Roof treatments are integrated into the building design and positively respond to the street*	Yes
4N-2	*Opportunities to use roof space for residential accommodation and open space are maximised*	Yes
4N-3	*Roof design incorporates sustainability features*	N/A
4O	**Landscape Design**	
4O-1	*Landscape design is viable and sustainable*	N/A
4O-2	*Landscape design contributes to the streetscape and amenity*	N/A
4P	**Planting on Structures**	
4P-1	*Appropriate soil profiles are provided*	Yes
4P-2	*Plant growth is optimised with appropriate selection and maintenance*	Yes
4P-3	*Planting on structures contributes to the quality and amenity of communal and public open spaces*	Yes
4Q	**Universal Design**	
4Q-1	*Universal design features are included in apartment design to promote flexible housing for all community members*	Yes
4Q-2	*A variety of apartments with adaptable designs are provided*	Yes 20 x 1 bedroom units and 13 x 2 bedroom units have been nominated as adaptable units, resulting in a total of 21% of units being provided as adaptable dwellings.
4Q-3	*Apartment layouts are flexible and accommodate a range of lifestyle needs*	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
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A
4S	**Mixed Use**	
4S-1	*Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement*	Yes
4S-2	*Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents*	Yes
4T	**Awnings and Signage**	
4T-1	*Awnings are well located and complement and integrate with the building design*	Yes
4T-2	*Signage responds to the context and desired streetscape character*	N/A
4U	**Energy Efficiency**	
4U-1	*Development incorporates passive environmental design*	Yes
4U-2	*Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer*	Yes
4U-3	*Adequate natural ventilation minimises the need for mechanical*	Yes

	ventilation	
4V	**Water Management and Conservation**	
4V-1	*Potable water use is minimised*	Yes
4V-2	*Urban stormwater is treated on site before being discharged to receiving waters*	Yes
4V-3	*Flood management systems are integrated into site design*	Separate engineering consideration
4W	**Waste Management**	
4W-1	*Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents*	Waste storage and collection is carried out in the basement.
4W-2	*Domestic waste is minimised by providing safe and convenient source separation and recycling*	Yes
4X	**Building Maintenance**	
4X-1	*Building design detail provides protection from weathering*	Yes
4X-2	*Systems and access enable ease of maintenance*	Yes
4X-3	*Material selection reduces ongoing maintenance costs*	Yes