Appendix H

SEPP 65 – Apartment Design Guide

Compliance Table

Compliance with required topic area of ADG

Part 3: Siting the Development		
3A Site analysis		
Objective 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		
Design Criteria	**Comment:**	**Compliance**
	The site analysis has demonstrated that the opportunities have been examined for the site including key interface with neighbouring lots, easements, mine subsidence, topography and vegetation, potential future development and consistent outcomes of the SEPP Seniors and requirements imposed on the Site Compatibility Certificate determination. Each element within the site analysis criteria has been addressed.	Complies
3B Orientation		
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development		
Design Criteria	**Comment:**	**Compliance**
1. Buildings along the street frontage define the street by facing it and incorporating direct access from the street.	The site's principal access is via King Street with secondary and emergency access points at Henry and June Streets. The site has a 20m street frontage to King Street. The proposal is setback 130m to 160m from the nearest residential areas and is sited in the central area of the site and does not dominate the streetscape and viewpoints along King Street. The development transitions in built form, with the Golf clubhouse facilities of 1-2 storey construction, that being the closest point to the King Street frontage and neighbouring properties. The development has a clearly defined entry and sense of arrival to the golf club from King Street.	Yes
Design Criteria	**Comments:**	**Compliance**
2. Where the street frontage is to the east or west, rear buildings should be orientated to the north. 3. Where the street frontage is to the north or south, overshadowing to the south	The site has a lack of street frontage and the need for the development to be site with building form sleeved between the existing treescape to minimise impacts to the operation of the golf course the development and the senior housing is predominately oriented north-south with internal access road running east-	Yes

should be minimised and buildings behind the street frontage should be orientated to the east and west.	west. The internal access road is running east-west. The layout of the seniors housing (ILU) buildings, have been arranged to maximise solar access to the apartments and communal areas.	
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter		
Design Criteria	**Comments:**	**Compliance**
1. Living areas, private open space and communal open space should receive solar access. 2. Solar access to living rooms, balconies and private open spaces of neighbours should be considered. 3. Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.	The development does not cast shadows to any neighbouring residential properties. The development does not diminish or reduce any solar access to the neighbouring residential uses. The proposal complies in this regard.	Yes
3C Public Domain Interface		
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		
Design Criteria:	**Comment:**	**Compliance**
1. Direct access to ground floor dwellings with changes in level to allow for privacy.	N/A Lack of street frontage and siting of development within private registered club land, ground floor apartments have no public domain interface. However, privacy to apartments and course safety has been considered (eg. Ball strikes) in the design.	N/A
2. Upper-level balconies and windows should overlook the public domain.	Complies	Yes
3. Front fences and walls along street frontages should use visually permeable materials and treatments.	N/A	N/A
4. Length of solid walls should be limited along street frontages.	Complies	Yes
5. Opportunities should be provided for casual interaction between residents and the public domain.	In considering 'public domain' within the site the proposed development has a number of compatible uses and casual interactions will be encouraged by the proposed design.	Yes
6. In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings / entries should be differentiated.	The proposal provides for clear identifiable entries for each use has been provided. Each entry has a defined drop-off and porte cochere.	Yes

7. Opportunities for people to be concealed should be minimised.	The design is considered to have achieved this.	Yes
Objective 3C-2 Amenity of the public domain is retained and enhanced		
Design Criteria:	**Comment:**	**Compliance**
1. Planting softens the edges of any raised terraces.	N/A The landscaped plans provide for planters on the edges of the lower ground podium and other balconies and terraces to soften the appearance of the building.	Yes
2. Mailboxes should be located in lobbies.	The provision of appropriate mailboxes satisfies this requirement.	Yes
3. The visual prominence of underground car park vents should be minimised.	Proposed vents have been incorporated into the podium walls to minimise impact.	Yes
4. Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.	The overall design has achieved these design requirements.	Yes
5. Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.	The proposed 'public domain' within the site is fully accessible and aligns with proposed entries.	Yes
6. Durable graffiti resistant and easily cleanable materials should be used.	Any proposed materials will ensure that they are graffiti resistant.	Yes
7. On sloping sites protrusion of car parking above ground level should be minimised.	The proposed design has taken into consideration the existing topography and basement car parking is provided, with any protrusion in design minimised to ensure both visual and amenity is maintained for the overall development and public domain interface.	Yes
3D Communal and public open space		
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping		
Design Criteria:	**Comment:**	**Compliance:**
1. Communal open space has a minimum area equal to 25% of the site.	The broader Merewether Golf Club/course site has a total site area of 38.45ha. Communal open space has been calculated using the proposed lot boundary of the seniors housing component as defined in the proposed Subdivision Plan. The seniors housing lot has a total area of 1.9ha or 10,960m2. The development proposes 2,867m2 of communal open space at lower ground level, equating to 26.4%.	Yes

	The proposal is considered to achieve the objectives of enhancing residential amenity for the seniors housing development and creates opportunity for an acceptable level of landscaping on site. In addition, the setting located within the existing Merewether Golf Club / course grounds further supplements the positive residential amenity that will result and the additional opportunity that the landscaping proposed across the entire developable area brings to the overall site development.	
2. 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).	The proposal provides for communal open space on the northern side of the seniors housing apartments. Given the northern orientation of design and location of communal open space areas the development achieves good solar access to open space communal areas.	Yes
Design Guidance		
3. Communal open space should be consolidated into a well-designed, easily identified and usable area.	The proposal includes communal open space that has been provided at lower ground floor adjacent to communal living areas where it is integrated into the landscape of the golf course.	Yes
4. Communal open space should have a minimum dimension of 3m.	The proposal achieves this requirement.	Yes
5. Communal open space should be co-located with deep soil areas.	The proposal achieves this requirement.	Yes
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.		
Design Criteria	**Comment**	**Compliance**
	The communal areas have been designed to allow for a range of recreational activities for seniors and their families.	Yes
Objective 3D-3 Communal open space is designed to maximise safety.		
	The proposal for increased development on the site for seniors housing and broader golf course reconfiguration has considered the safety of people from such risks as ball strike incidents in the design, both within the site and in areas of the site currently known for this problem, along external boundaries.	Yes
3E Deep soil zones		
Objective 3E-1 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.		
Design Criteria:	**Comment:**	**Compliance:**
1. Deep soil zones are to meet the following minimum requirements:	The broader Merewether Golf Club/course site has a total site area of 38.45ha.	Yes

Site area	Minimum dimensions	Deep soil zone (% of site area)
Not greater than 1500m^2	6m	7%
Greater than 1,500m 2		15%

Seniors Housing Lot Area - 1.9ha / 10,900m2

The proposal includes a Deep Soil planting area of 2,431m2 equals 22.4%.

The proposal includes a Landscaped area of 4,771m2 equals 43.9%

Whilst this is a larger site, although constrained by the golf course, the design has focused on retaining as many of the established native trees as possible.

Calculating deep soil using the Developable Area which represents 26,095m2, the development aims to propose minimum 3,914m2 of deep soil which equates to 15% of the developable area.

Calculating deep soil using the proposed lot boundary for the seniors housing defined in the Subdivision Plan, which represents 10,960m2, the development aims to propose minimum of 1,644m2 of deep soil which equates to 15% of the seniors lot area.

The deep soil zone is consolidated and co-located within the principle useable part of the communal open space.

This proposed Deep soil planting area is also supplemented and benefited by the existing established deep soil and landscaping areas associated with the broader site being Merewether Golf Club / course.

3F Visual privacy

Objective 3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.

Design Criteria:	Comment:	Compliance:
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:	The broader Merewether Golf Club/course site has a total site area of 38.45ha. The area the subject of the seniors living proposal is within a central location of the site and therefore, is not within the vicinity of neighbouring lot boundaries. Setbacks to external property boundaries from the seniors living buildings range from:	Yes

Building height	Habitable rooms & 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

Note: 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.

- 129.843m up to 147.908 to rear boundaries of properties fronting Ella St (north).
- 319.882m setback to (western boundary).
- 498.525m setback to rear boundary of properties fronting Henry St (east).
- 151.509 to 158.457m to rear boundaries of properties fronting Henry St (south).

Building separation between seniors living buildings on site (ILU Building 1 and 2) is proposed at minimum 18m (southern end) up to 28.5m (northern end). Refer to Design Excellence Drw No.DA1.11 (Rev C) in Architectural Plan set.

The setback between the new Golf Clubhouse and ILU Building 1 is at minimum 16m. This separation from the residential areas is considered sufficient to avoid land use conflict. Appropriate protocols are proposed to manage the relationship between the development and functions of the club, in particular the gambling facilities.

Operational Management Plans for both the Seniors Housing development and Golf Clubhouse have been submitted with the application.

Objective 3F-2

Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.

Design Criteria:	Comment:	Compliance
	The proposal achieves compliance with this requirement.	

3G Pedestrian Access and Entries

Objective 3G-1 Building entries and pedestrian access connect to and addresses the public domain.

Objective 3G-2 Access, entries and pathways are accessible and easy to identify.

Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations.

Design Criteria:	Comment:	Compliance
	The development achieves the objectives for public domain within the site.	Yes

	The new public domain within the site proposes safe pedestrian links to access King Street. In addition, the development proposes a footpath extension along King Street from the site entry connecting into the existing footpath network along Lockyer Street enabling residents to access public transport providing access to services and facilities.	
3H Vehicle Access		
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimize conflicts		
Design Criteria:	**Comment:**	**Compliance**
	The proposal achieves this objective. Some amendments were also carried out to further reduce the potential for conflict between vehicles and also between vehicles and pedestrians, in relation to traffic management on site.	Yes
3J Bicycle and Car Parking		
Objectives 3J-1 to Objective 3J-5		
Design Criteria	**Comment:**	**Compliance**
	The proposed development achieves the objectives relating to car parking provided based on proximity to public transport, parking and facilities are provided for other modes of transport, car park design and access is safe and secure, and visual and environmental impacts of car parking, underground, on-grade or above ground is minimised.	Yes
Part 4 – Designing the Building		
A4 Solar and daylight access		
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space		
Design Criteria:	**Comment:**	**Compliance:**
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 Wollongong local government areas.	A SEPP 65 Design Verification Statement prepared by Marchese Partners, dated 15 December 2020 was submitted with the application. The proposal achieves 112 out of the 148 apartments receiving 3 hours of solar access in mid-winter between the hours of 9.00am and 3.00pm. This represents 76% and exceeds the minimum of 70% and minimum of 2 hours direct sunlight required.	Complies

Design Criteria:	Comment:	Compliance:
2. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	A total of 148 apartments are proposed, and 36 apartments are south facing equating to 24% of the overall development. Although the design maximises north aspect apartments and the number of single aspect south facing apartments is minimised, due to the siting of the development between the existing treescapes to minimise impacts to the operations of the golf course, the development and the seniors housing has a predominately north-south orientation with an internal access road running east-west. The site is considered reasonably unique in the sense that it sits centrally located within the boundaries of the existing Merewether Golf Club / course. Therefore, the design of the development needed to address all orientations of the natural surrounds to ensure there is no front and back to the development, but rather all elevations are viewed as a main elevation from all aspects of the site. The south aspect apartments are considered to still achieve good amenity and have been provided with two facades (corner unit configuration) with higher proportion of glazing on both facades to allow for natural light and cross ventilation. The development on merit is considered acceptable and will still achieve good levels of solar and daylight access and overall reasonable amenity for future residents.	No Satisfactory (Merit based Assessment)
Objective 4A-2 Daylight access is maximised where sunlight limited.		
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		
	The above objectives are achieved in the design.	Yes
4B Natural ventilation		
Objective 4B-1 All habitable rooms are naturally ventilated.		
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation.		
	The above objectives are achieved in the design.	Yes
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.		
Design Criteria:	**Comment:**	**Compliance:**

1. 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.	As outlined in the SEPP 65 Design Verification Statement, solar access and cross ventilation is achieved to a major proportion of the apartments, resulting in the internal spaces not reliant on air-conditioning to maintain thermal comfort. A total of 103 of the 148 apartments achieve cross-ventilation which equates to 70%.	Yes

4C Ceiling heights

Objective 4C-1

Ceiling height achieves sufficient natural ventilation and daylight access.

Design Criteria:	**Comment:**	**Compliance:**
1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: **Minimum ceiling height for apartment and mixed use buildings** Habitable rooms: 2.7m Non-habitable: 2.4m If located in mixed used areas: 3.3m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired.	All storeys (Level 1 to Level 6) have a floor-to-floor height of 3.1m. As such, a minimum ceiling height from finished floor level to finished ceiling level of 2.7m to habitable rooms and 2.4m to non-habitable rooms can be achieved for all apartments. The floor to floor for the Clubhouse and Wellness Centre is 4.3m allowing for a minimum ceiling height of 3.3m at ground floor.	Yes

4D Apartment size and layout

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.

Design Criteria:	**Comment:**	**Compliance:**
1. Apartments are required to have the following minimum internal areas: **Apartment type** / **Minimum internal area** 1 bedroom: 50m^2 2 bedroom: 70m^2 3 bedroom: 90m^2 The minimum internal areas include only one bathroom. Additional	All apartments achieve more than the minimum internal areas required according to the number of bedrooms and bathrooms provided.	Yes

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.		
Objective 4D-2 Environmental performance of the apartment is maximised.		
Design Criteria:	**Comment:**	**Compliance:**
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	The development generally achieves this requirement.	Yes
Design Criteria:	**Comment:**	**Compliance:**
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Requires a maximum habitable room depth of 8m from a window usually to the back wall of the kitchen. For ILUs it is generally accepted that this depth is extended to 8.6m to accommodate for the 1550mm clearance between the kitchen and the kitchen bench. Though, even with this extension it usually results in a squashed outcome for living and dining. A number of proposed apartment layouts offer a solution to both comply with the 8.6m maximum depth to ensure amenity to the back of the apartment., as well as maximise the living space and practical clearances around furniture. This solution involves a kitchen type that has full height joinery on the back wall. This joinery line becomes the point where the depth is measured from the glazing line.	Yes
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs.		
Design Criteria:	**Comment:**	**Compliance:**
1. Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space)	The design achieves this requirement.	Yes
Design Criteria:	**Comment:**	**Compliance:**
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	The design achieves this requirement.	Yes
Design Criteria:	**Comment:**	**Compliance:**
3. 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.	The design achieves this requirement.	Yes

4E Private open space and balconies

Objective 4E-1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity.

Design Criteria:	**Comment:**	**Compliance:**
1. All apartments are required to have primary balconies as follows: **Dwelling type** / **Min. area** / **Min. depth** Studio / 4m² / - 1 bedroom / 8m² / 2m 2 bedrooms / 10m² / 2m 3+ bedroom / 12m² / 2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m.	The development design achieves all relevant requirements.	Yes
Design Criteria: 2. 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.		

Objective 4E-2 Primary private open space and balconies are appropriately located to enhance livability for residents.

Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.

Objective 4E-4 Private open space and balcony maximises safety.

	The development achieves the above objections.	Yes

4F Common circulation and spaces

Objective 4F-1

Common circulation spaces achieve good amenity and properly service the number of apartments.

Design Criteria:	**Comment:**	**Compliance:**
1. The maximum number of apartments off a circulation core on a single level is eight.	Both ILU Building 1 and 2, have designed the apartments to ensure that compliance is achieved by limiting apartments off a circulation core to less than 8 units per core per level, in some instances with 4 units per plate/core. The proposal is for the purposes of seniors housing therefore, greater than minimum requirements for corridors widths are provided ranging from 1.8m – 2.2m. Daylight and natural ventilation are provided to all common circulation spaces with windows	Yes

<table>
<tr><td></td><td>positioned adjacent to the stair and lift core. Even though, proposed corridors are less than 12m in length from the lift core ends of corridors articulated with wider areas at apartment entry doors. The cores and common circulation spaces have been designed to maximise opportunities for dual aspect apartments.

The proposal complies with the design guidance for this objective by demonstrating a high level of amenity for common lobbies, corridors and apartment and is considered acceptable.</td><td></td></tr>
<tr><td>Design Criteria:</td><td>Comment:</td><td>Compliance:</td></tr>
<tr><td>2. 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 colspan="3">4G Storage</td></tr>
<tr><td colspan="3">Objective 4G-1
Adequate, well designed storage is provided in each apartment.</td></tr>
<tr><td>Design Criteria:</td><td>Comment:</td><td>Compliance:</td></tr>
<tr><td>1. 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>1 bedroom</td><td>6m^3</td></tr><tr><td>2 bedroom</td><td>8m^3</td></tr><tr><td>3+ bedroom</td><td>10m^3</td></tr></table>At least 50% of the required storage is to be located within the apartment.</td><td>100% of apartments proposed are provided the minimum storage volumes required in accordance with the number of bedrooms provided.
The storage for each apartment is provided by a combination of; (1) storage located and access from within the individual apartments, and (2) storage volume access from a common area (a secure storage cage within the carparking areas). In most instances, the total storage area well exceeds the minimum requirements for each dwelling type.
At least 50% of the required storage is located within the individual apartments.</td><td>Yes</td></tr>
<tr><td colspan="3">4H Acoustic Privacy</td></tr>
<tr><td></td><td>The proposal achieves this objective and underlying design criteria / guidance.</td><td>Yes</td></tr>
<tr><td colspan="3">4J Noise and Pollution</td></tr>
<tr><td></td><td>The proposal achieves this objective and underlying design criteria / guidance.</td><td>Yes</td></tr>
<tr><td colspan="3">4K Apartment Mix</td></tr>
<tr><td></td><td>A range of one bed, two bed and three bed apartments have been provided. This directly responds to the market conditions for seniors housing in the Newcastle region.
The proposal achieves this objective and underlying design criteria / guidance.</td><td>Yes</td></tr>
<tr><td colspan="3">4L Ground Floor Apartments</td></tr>
</table>

	The proposal achieves this objective and underlying design criteria / guidance.	Yes
4M Facades		
	The proposal achieves this objective and underlying design criteria / guidance.	Yes
4N Roof Design		
	The proposal achieves this objective and underlying design criteria / guidance. In addition, the design has incorporated the scope or opportunity to include solar panels for future sustainability.	Yes
4O Landscape Design		
	The proposal achieves this objective and underlying design criteria / guidance.	Yes
4P Planting on Structures		
	The proposal achieves this objective and underlying design criteria / guidance.	Yes
4Q Universal Design		
	The proposal achieves this objective and underlying design criteria / guidance.	Yes
4T Awnings and Signage		
	The proposal achieves this objective and underlying design criteria / guidance.	Yes
4U Energy Efficiency		
	The proposal achieves this objective and underlying design criteria / guidance.	Yes
4V Water Management and Conservation		
	The proposal achieves this objective and underlying design criteria / guidance.	Yes
4W Waste Management		
	The proposal achieves this objective and underlying design criteria / guidance.	Yes
4X Building Maintenance		
	The proposal achieves this objective and underlying design criteria / guidance.	Yes