

Apartment Design Guide

Part 3 – Siting the Development

3A – Site Analysis	Design Criteria	Complies	Comment
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.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The proposed design responds to the site analysis outlined in the application and responds to opportunities and constraints of the site as well as the future emerging character of Batemans Bay.
3B – Orientation	Design Criteria & Guidance	Complies	Comment
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The configuration of the built-form takes advantage of the perimeter conditions of the site, including the street frontages and existing significant topography and vegetation to the west. Building orientation and setback arrangements maximise solar access and separation to neighbouring existing residential structures.
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The site is located to the north of-east of a steep, vegetated edge that runs up to the elevated Batemans Bay Hospital. As such, the majority of overshadowing impacts this sloped section of the site, where the topography acts to mitigate the overshadowing impact. Surrounding developments are either north of our site or elevated above it. Refer to the shadow diagrams submitted with this application.
3C – Public Domain Interface	Design Criteria & Guidance	Complies	Comment
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The transition between public and private domain is reinforced by the positioning of landscaping, signage and entry points that define the primary residential entry

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Objective 3C-2 Amenity of the public domain is retained and enhanced.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	Perimeter landscaping works in conjunction with over-land flow paths and required flood planning levels to reinforce the landscaped environment and ameliorate the presentation of the built form.
3D – Communal and Public Open Space	Design Criteria & Guidance	Complies	Comment
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Design Criteria 1 <i>Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)</i> Design Criteria 2 <i>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)</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Complies	The site has an area of 8,410 sqm. The proposal has 4,442 sqm of communal open space, which represents 53% of the site. This area is distributed through and around the site, as well as to the upper level of Building C. The position and orientation of the communal open space ensures that a minimum of 50% achieves solar access for a minimum of two hours between 9 am and 3 pm during the winter solstice.
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The communal open space and landscaping design facilitates a range of uses and maximises the amenity of the site by combining usable, open spaces of varying scale with considered landscaping spaces that respond to the specific needs of the site. Refer to the landscaping plans submitted with this application.
Objective 3D-3 Communal open space is designed to maximise safety	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The communal open space is designed to be a safe, usable, and passively surveilled environment that residents and their guests can use.
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Not Applicable	

3E – Deep Soil Zones	Design Criteria & Guidance	Complies	Comment												
<p>Objective 3E-1</p> <p>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.</p>	<p>Design Criteria 1</p> <p><i>Deep soil zones are to meet the following minimum requirements:</i></p> <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> <p><i>Refer to the Apartment Design Guide for design guidance.</i></p>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m	Complies	<p>The site has an area of 8,410 sqm.</p> <p>The proposal has 3,627 sqm of deep soil with a minimum dimension of 6m, which represents 43% of the site.</p>
Site area	Minimum dimensions	Deep soil zone (% of site area)													
less than 650m ²	-	7%													
650m ² - 1,500m ²	3m														
greater than 1,500m ²	6m														
greater than 1,500m ² with significant existing tree cover	6m														
3F – Visual Privacy	Design Criteria & Guidance	Complies	Comment												
<p>Objective 3F-1</p> <p>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</p>	<p>Design Criteria 1</p> <p><i>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:</i></p> <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> <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 of the ADG).</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	Complies	<p>The proposed development is setback a minimum of 6m from side boundaries and provides adequate separation between neighbouring properties and buildings within the proposed development.</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													

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<p>Objective 3F-2</p> <p>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.</p>	<p><i>No design criteria.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance.</i></p>	<p>Achieves intent of design guidance.</p>	<p>Separation between communal open space, common areas, access pathways, private open space, and apartment windows is carefully arranged to maximise privacy while maintaining access to daylight and natural ventilation.</p>
3G – Pedestrian Access and Entries	Design Criteria & Guidance	Complies	Comment
<p>Objective 3G-1</p> <p>Building entries and pedestrian access connects to and addresses the public domain.</p>	<p><i>No design criteria.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance.</i></p>	<p>Achieves intent of design guidance.</p>	<p>The pedestrian site entry connects to the existing public domain and provides entry to an articulated through-link that connects to each primary building lobby.</p>
<p>Objective 3G-2</p> <p>Access, entries, and pathways are accessible and easy to identify</p>	<p><i>No design criteria.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance.</i></p>	<p>Achieves intent of design guidance.</p>	<p>Each building lobby is prominently identifiable within the elevation / articulation of the built form and landscaping.</p>
<p>Objective 3G-3</p> <p>Large sites provide pedestrian links for access to streets and connection to destinations</p>	<p><i>No design criteria.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance.</i></p>	<p>Achieves intent of design guidance.</p>	<p>The site is interconnected through the proposed landscaping to ensure occupants can move through the precinct easily.</p>
3H – Vehicle Access	Design Criteria & Guidance	Complies	Comment
<p>Objective 3H-1</p> <p>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</p>	<p><i>No design criteria.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance.</i></p>	<p>Achieves intent of design guidance.</p>	<p>There is a clear separation between pedestrian access paths and basement entry which is located along the northern boundary of the site from Heradale Parade. The driveway position also ensures the vehicle entry can accommodate required flood planning levels.</p>

3J –Bicycle and Car Parking	Design Criteria & Guidance	Complies	Comment
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.	Design Criteria 1 <i>For development in the following locations:</i> <ul style="list-style-type: none"> On land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre. <i>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. The car parking needs for a development must be provided off street.</i>	Complies	The proposed development provides the required number of parking spaces as per the RMS Guide to Traffic Generation Parking Provision Rates: <ul style="list-style-type: none"> 0.6 spaces per 1-bedroom unit. 0.9 spaces per 2-bedroom unit. 1.4 spaces per 3-bedroom unit. 1 space per 5 units (Visitor Parking) Residential Parking Target: 88 Spaces (88.4) Parking Provided: 91 Spaces (including 3 carwash bays)
Objective 3J-2 Parking and facilities are provided for other modes of transport.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The carpark incorporates visitor parking and bicycle parking facilities.
Objective 3J-3 Car park design and access is safe and secure.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The internal layout of the basement carpark allows for storage and building services that can all be accessed without walking through parking spaces.
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The proposed basement extent is arranged to minimise the footprint and maximise available deep soil on the site.
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Not Applicable	No on-grade parking is provided.
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Not Applicable	No above ground parking is provided.

Part 4 - Designing the Building

4A – Solar and Daylight Access	Design Criteria & Guidance	Complies	Comment
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Design Criteria 1 <i>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.</i> Design Criteria 2 <i>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.</i> Design Criteria 3 <i>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.</i>	Complies	45 out of 60 apartments (70%) receive at least 3 hours of direct sunlight to their living rooms and private open spaces between 9 am and 3 pm at the mid-winter.
Objective 4A-2 Daylight access is maximised where sunlight is limited	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves intent of design guidance.	Window locations and extents are optimised to ensure suitable access to non-direct diffuse daylight.
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves intent of design guidance.	The composition and orientation of the buildings results in predominantly north /east and north-facing apartments. The building articulation and balcony projections help mitigate glare and facilitate shading during warmer months through balcony projections.

4B – Natural Ventilation	Design Criteria & Guidance	Complies	Comment
Objective 4B-1 All habitable rooms are naturally ventilated	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves intent of design guidance.	The apartment designs result in well-proportioned, open plan layouts and associated rooms that ensure habitable rooms have access to natural ventilation.
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves intent of design guidance.	Floorplate layouts and overall building articulation maximise natural ventilation opportunities to single aspect apartments.
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	Design Criteria 1 <i>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.</i> Design Criteria 2 <i>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Complies	The proposed development complies with the cross-ventilation requirements and overall depth requirements as outlined in Objective 4B-3 of the ADG. 40 of 60 apartments are naturally cross-ventilated, which represents 67 % of the apartments.

4C - Ceiling Heights	Design Criteria & Guidance	Complies	Comment												
<div>Objective 4C-1</div> <div>Ceiling height achieves sufficient natural ventilation and daylight access</div>	<div>Design Criteria 1</div> <div>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</div> <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> <div>These minimums do not preclude higher ceilings if desired.</div> <div>Ceiling height can accommodate use of ceiling fans for cooling and heat distribution.</div>	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	Complies	Ceilings heights throughout the project comply with the requirements of Objective 4C-1 of the ADG.
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														
<div>Objective 4C-2</div> <div>Ceiling height increases the sense of space in apartments and provides for well proportioned rooms</div>	<div>No design criteria.</div> <div>Refer to the Apartment Design Guide for design guidance</div>	Achieves intent of design guidance.	Ceiling heights comply with 4C-1 above and work with the proportions of the room.												
<div>Objective 4C-3</div> <div>Ceiling heights contribute to the flexibility of building use over the life of the building</div>	<div>No design criteria.</div> <div>Refer to the Apartment Design Guide for design guidance</div>	Achieves intent of design guidance.	The proposal features communal facilities on the ground level and on the Building C roof which integrate with the proposed floor levels and provide flexibility of building use over the life of the building.												

4D – Apartment Size and Layout	Design Criteria & Guidance	Complies	Comment										
<p>Objective 4D-1</p> <p>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p>	<p>Design Criteria 1</p> <p><i>Apartments are required to have the following minimum internal areas:</i></p> <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> <p><i>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each</i></p> <p><i>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each.</i></p> <p>Design Criteria 2</p> <p><i>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.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance</i></p>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	Complies	<p>The internal areas of the proposed apartments comply with the minimum requirements of Objective 4D-1 of the ADG.</p> <p>The 1-bedroom apartments start from 51 m2 The 2-bedroom apartments start from 110 m2 The 3-bedroom apartments start from 96 m2</p> <p>Operable window areas facilitate required ventilation to the rooms.</p>
Apartment type	Minimum internal area												
Studio	35m ²												
1 bedroom	50m ²												
2 bedroom	70m ²												
3 bedroom	90m ²												
<p>Objective 4D-2</p> <p>Environmental performance of the apartment is maximised</p>	<p>Design Criteria 1</p> <p><i>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</i></p> <p>Design Criteria 2</p> <p><i>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance</i></p>	Complies	<p>Apartment depths comply with the design criteria outlined in 4D-2 of the ADG.</p>										

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Design Criteria 1

Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).

Design Criteria 2

Bedrooms have a minimum dimension of 3m (excluding wardrobe space)

Design Criteria 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

Design Criteria 4

The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

Refer to the Apartment Design Guide for design guidance

Complies

ADG dimensions for master bedrooms, bedrooms and living rooms are achieved.

4E – Private Open Space & Balconies

Design Criteria & Guidance

Complies

Comment

Objective 4E-1

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

Design Criteria 1

All apartments are required to have primary balconies as follows:

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

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

Complies

All balconies achieve the minimum required areas and depths outlined in part 4E-1 of the ADG.

Private Open spaces / Balcony

1 Bed = Min 28 sqm

2 Bed = Min 19 sqm

3 Bed = Min 13 sqm

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	<p>Design Criteria 2 <i>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.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance</i></p>	Complies	
<p>Objective 4E-2</p> <p>Primary private open space and balconies are appropriately located to enhance liveability for residents</p>	<p><i>No design criteria.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance</i></p>	Achieves intent of design guidance.	Private open space and balconies are located adjacent to open plan living / dining room spaces to maximise the amenity and usability of the private open space.
<p>Objective 4E-3</p> <p>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</p>	<p><i>No design criteria.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance</i></p>	Achieves intent of design guidance.	The external architectural expression of the proposal employs a combination of aluminium battens and glass balustrade elements to balance amenity, privacy, and access to views.
<p>Objective 4E-4</p> <p>Private open space and balcony design maximises safety</p>	<p><i>No design criteria.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance</i></p>	Achieves intent of design guidance.	Balconies are designed to minimise opportunities for climbing and falls with consideration given to the position of external AC units.
4F – Common Circulation & Spaces		Complies	Comment
<p>Objective 4F-1</p> <p>Common circulation spaces achieve good amenity and properly service the number of apartments</p>	<p>Design Criteria 1 <i>The maximum number of apartments off a circulation core on a single level is eight</i></p> <p>Design Criteria 2 <i>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</i></p> <p><i>Refer to the Apartment Design Guide for design guidance.</i></p>	Achieves intent of design guidance.	The proposed buildings have centralised lift cores that service between 2 to 6 units per level, depending on the building. 3 Lifts service 60 apartments, resulting in a lift ratio of 27 units / lift.

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Objective 4F-2	<i>No design criteria.</i>	Achieves intent of design guidance.	The lift lobbies provide an efficient circulation space that facilitates passive communal interaction between residents.										
Common circulation spaces promote safety and provide for social interaction between residents	<i>Refer to the Apartment Design Guide for design guidance.</i>												
4G – Storage	Design Criteria & Guidance	Complies	Comment										
Objective 4G-1	Design Criteria 1 <i>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</i>	Complies	Apartments are provided with internal storage areas and basement storage cages to achieve the aggregate required storage volume.										
Adequate, well designed storage is provided in each apartment	<table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><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></table> <i>At least 50% of the required storage is to be located within the apartment.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Dwelling type	Storage size volume	Studio apartments	4m³	1 bedroom apartments	6m³	2 bedroom apartments	8m³	3+ bedroom apartments	10m³		
Dwelling type	Storage size volume												
Studio apartments	4m³												
1 bedroom apartments	6m³												
2 bedroom apartments	8m³												
3+ bedroom apartments	10m³												
Objective 4G-2	<i>No design criteria.</i>	Achieves intent of design guidance.	Storage that is provided in the apartment and in cages in the basement as required.										
Additional storage is conveniently located, accessible and nominated for individual apartments	<i>Refer to the Apartment Design Guide for design guidance.</i>												
4H – Acoustic Privacy	Design Criteria & Guidance	Complies	Comment										
Objective 4H-1	<i>No design criteria.</i>	Achieves intent of design guidance.	Building orientation ensures that the general arrangement of apartments minimises noise transfer.										
Noise transfer is minimised through the siting of buildings and building layout	<i>Refer to the Apartment Design Guide for design guidance.</i>												

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<p>Objective 4H-2</p> <p>Noise impacts are mitigated within apartments through layout and acoustic treatments</p>	<p><i>No design criteria.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance.</i></p>	<p>Achieves intent of design guidance.</p>	<p>Consistency in apartment layouts ensures similar apartment uses align in adjacent apartments.</p>
4J – Noise & Pollution	Design Criteria & Guidance	Complies	Comment
<p>Objective 4J-1</p> <p>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</p>	<p><i>No design criteria.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance.</i></p>	<p>Achieves intent of design guidance.</p>	<p>The development is not located within an area that generates noisy or hostile acoustic impacts.</p>
<p>Objective 4J-2</p> <p>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</p>	<p><i>No design criteria.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance.</i></p>	<p>Achieves intent of design guidance.</p>	<p>Construction materials will ensure acoustic separation between SOUs as required under the NCC.</p>
4K – Apartment Mix	Design Criteria & Guidance	Complies	Comment
<p>Objective 4K-1</p> <p>A range of apartment types and sizes is provided to cater for different household types now and into the future</p>	<p><i>No design criteria.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance.</i></p>	<p>Achieves intent of design guidance.</p>	<p>A variety of apartment types and sizes are catered for, with the proposed development consisting of:</p> <p>2 x 1 Bedroom Apartments (3%) 12 x 2 Bedroom Apartments (20%) 46 x 3 Bedroom Apartments (77%)</p> <p>Within this mix a variety of apartment sizes and configurations are catered for.</p>
<p>Objective 4K-2</p> <p>The apartment mix is distributed to suitable locations within the building</p>	<p><i>No design criteria.</i></p> <p><i>Refer to the Apartment Design Guide for design guidance.</i></p>	<p>Achieves intent of design guidance.</p>	<p>The apartment mix is distributed evenly around the building both in plan and vertically.</p>

4L – Ground Floor Apartments	Design Criteria & Guidance	Complies	Comment
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	Ground level apartments maximise frontage activity where possible, while being slightly vertically offset due to FPL requirements.
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The landscape creates a visual buffer to ground floor apartments and retains a high degree of amenity and safety for residents.
4M – Facades	Design Criteria & Guidance	Complies	Comment
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area.	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The proposed design employs a varying composition of building elements to creates a high-quality façade design which responds to environmental constraints and takes into consideration the scale and distance from which the building will be seen. The aesthetic and arrangement is consistent with new developments within Batemans Bay, combining functional external balcony spaces with high-quality design outcomes.
Objective 4M-2 Building functions are expressed by the facade	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The façade design varies depending on its orientation and underlying function. As such, the resulting elevations convey a combination generous balconies and living spaces, oriented for amenity and provided with supplementary privacy screening where on a secondary frontage.
4N – Roof Design	Design Criteria & Guidance	Complies	Comment

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Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	Upper-level building setbacks articulate a linear, parapet-style roof line that is in keeping with the overall aesthetic of the proposal.
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	Communal open space has been incorporated into the upper-most level of Building C, setback with a 2.5m wide planter to ensure privacy to surrounding properties is retained.
Objective 4N-3 Roof design incorporates sustainability features	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	Setback roof structures includes planted perimeter edges to maximise amenity, reduce glare and improve thermal mass, reducing additional insulation targets in these locations.
40 – Landscape Design	Design Criteria & Guidance	Complies	Comment
Objective 40-1 Landscape design is viable and sustainable	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The landscaping design incorporates diverse and appropriate planting and considers the ongoing maintenance of the garden spaces. Refer to the landscape plans submitted with this application.
Objective 40-2 Landscape design contributes to the streetscape and amenity	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	The landscaping design responds to both the proposed design levels and existing street levels. Refer to the landscape plans submitted with this application.
4P – Planting on Structures	Design Criteria & Guidance	Complies	Comment
Objective 4P-1 Appropriate soil profiles are provided	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	Where planting is proposed above the basement and on structures appropriate soil depths have been provided.
Objective 4P-2	<i>No design criteria.</i>	Achieves intent of design guidance.	Refer to the landscape plans submitted with this application.

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Plant growth is optimised with appropriate selection and maintenance	<i>Refer to the Apartment Design Guide for design guidance.</i>		
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance.</i>	Achieves intent of design guidance.	Refer to the landscape plans submitted with this application.
4Q – Universal Design	Design Criteria & Guidance	Complies	Comment
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves intent of design guidance.	The proposed apartments are designed to accommodate liveable-housing targets (Silver Level)
Objective 4Q-2 A variety of apartments with adaptable designs are provided	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves intent of design guidance.	Accessible units are provided in a range of two and three bedroom formats representing 28% of the overall unit mix.
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves intent of design guidance.	The apartment stock features well-proportioned open plan layouts that facilitate flexible accommodation layouts for varying lifestyle needs.
4R – Adaptive Reuse	Design Criteria & Guidance	Complies	Comment
Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Not Applicable	Proposed development is not adaptive reuse.
Objective 4R-2	<i>No design criteria.</i>	Not Applicable	Proposed development is not adaptive reuse.

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Adapted buildings provide residential amenity while not precluding future adaptive reuse	Refer to the Apartment Design Guide for design guidance		
4S – Mixed Use	Design Criteria & Guidance	Complies	Comment
Objective 4S-1	No design criteria.	Not Applicable	Proposed development is not mixed use.
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Refer to the Apartment Design Guide for design guidance		
Objective 4S-2	No design criteria.	Not Applicable	Proposed development is not mixed use.
Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Refer to the Apartment Design Guide for design guidance		
4T – Awnings and Signage	Design Criteria & Guidance	Complies	Comment
Objective 4T-1	No design criteria.	Achieves Intent	Appropriate awnings are incorporated in the overall architecture to provide sheltered paths of entry.
Awnings are well located and complement and integrate with the building design	Refer to the Apartment Design Guide for design guidance		
Objective 4T-2	No design criteria.	N/A at this stage.	To be incorporated at the CC stage.
Signage responds to the context and desired streetscape character	Refer to the Apartment Design Guide for design guidance		
4U – Energy Efficiency	Design Criteria & Guidance	Complies	Comment
Objective 4U-1	No design criteria.	Achieves Intent	Passive environmental design is incorporated into the overall site arrangement and integrated landscape design.
Development incorporates passive environmental design	Refer to the Apartment Design Guide for design guidance		
Objective 4U-2	No design criteria.	Achieves Intent	Passive solar access is incorporated into the design through overall building composition and glazing arrangement. Solar access is provided in compliance with the requirements of part 4A of the ADG.

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Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	<i>Refer to the Apartment Design Guide for design guidance</i>		
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves Intent	Natural ventilation is provided in compliance with the requirements of part 4B of the ADG.
4V – Water Management and Conservation	Design Criteria & Guidance	Complies	Comment
Objective 4V-1 Potable water use is minimised	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves Intent	Refer to the BASIX documentation submitted with this application.
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves Intent	Refer to the Civil / Stormwater documentation submitted with this application.
Objective 4V-3 Flood management systems are integrated into site design	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves Intent	Refer to the Civil / Stormwater documentation submitted with this application.
4W – Waste Management	Design Criteria & Guidance	Complies	Comment
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	<i>No design criteria.</i> <i>Refer to the Apartment Design Guide for design guidance</i>	Achieves Intent	Refer to the Waste Management Plan submitted with this application.
Objective 4W-2	<i>No design criteria.</i>	Achieves Intent	Refer to the Waste Management Plan submitted with this application..

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Domestic waste is minimised by providing safe and convenient source separation and recycling	Refer to the Apartment Design Guide for design guidance		
4X – Building Maintenance	Design Criteria & Guidance	Complies	Comment
Objective 4X-1 Building design detail provides protection from weathering	No design criteria. Refer to the Apartment Design Guide for design guidance	Achieves Intent	The building form and materiality has been selected to minimise weathering and allow for easy ongoing maintenance. These features will be further reinforced by the detailed construction documentation of the final building design.
Objective 4X-2 Systems and access enable ease of maintenance	No design criteria. Refer to the Apartment Design Guide for design guidance.	Achieves Intent	Refer to responses outlined in 4X-1 above. Building maintenance systems will be considered and further integrated during the CC stage.
Objective 4X-3 Material selection reduces ongoing maintenance costs	No design criteria. Refer to the Apartment Design Guide for design guidance.	Achieves Intent	Refer to responses outlined in 4X-1 above.