Apartment Design Guide

Pursuant to Clause 28 (2) (c) of State Environmental Planning Policy No. 65, consideration is to be given to the 'Apartment Design Guide'. The following compliance table details the assessment of the proposal in accordance with the relevant 'design criteria' requirements of the 'Apartment Design Guide'.

Objective	Design Guidance/ Criteria	Proposal	Compliance
3A-1 (1) - Site analysis	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	The subject site forms part of the Villawood Town Centre. The Villawood DCP 2020 was formed to guide the development of the Town Centre. The proposed development is consistent with the built form envisaged in the DCP	Yes
3B-1(1) - Orientation	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street. Where the street frontage is to the east or west, rear buildings should be orientated to the north Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west	The provision of a podium car parking on the ground, first and second floors results in a lost opportunity to provide for street activation.	No

3B-1(2) - Orientation	Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access Solar access to living rooms, balconies and private open spaces of neighbours should be considered 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% If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy Overshadowing should be minimised to the south or down hill by increased upper level setbacks It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	Living areas, private open space and communal open spaces within the development complies with solar access controls.	Yes
3C (1) - Public domain interface	Terraces, balconies and courtyard apartments should have direct street entry, where appropriate. Changes in level between private terraces, front gardens and dwelling entries above the street level provide	The ground floor apartments are each provided with separate access to the street. Balcony design and orientation considered acceptable.	Yes Yes

	surveillance and improve visual privacy for ground level dwellings Upper level balconies and windows should overlook the public domain Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m Length of solid walls should be limited along street frontages Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • architectural detailing • changes in materials • plant species • colours Opportunities for people to be concealed should be minimised	The development does not propose extensive solid walls along the street frontages. The podium parking is screened via louvres and expands over three storeys which is considered to be excessive when viewed from the ground floor. Seating is provided within the elongated internal corridors which are a result of the podium parking arrangement. It is not considered that this a suitable method of addressing the difficulty of way finding and pedestrian access within the corridors. Defined building entries and signage is provided to assist residents and visitors with identifying the various entries.	No No Yes
3C (2) - Public domain interface	Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Perimeter landscaping is provided along all boundaries. Mailboxes are located within the lobbies.	Yes Yes

	The visual prominence of underground car park vents should be minimised and located at a low level where possible	Basement car park and considered acceptable	Yes
	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	The substation is directly in front of a dwelling along the streetscape.	Yes
	Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels	Considered acceptable	Yes
	Durable, graffiti resistant and easily cleanable materials should be used	Considered acceptable	Yes
	On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	Podium parking is proposed which is considered to be an unsuitable arrangement.	No
3D-1 (1) – Communal and Public Open Space	Communal open space is to have a minimum area equal to 25% of the site.	Complies	Yes
3D-1 (2) – Communal and Public Open Space	Developments are to 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 (mid-winter).	The principal receives the required solar access.	Yes
3E-1 (1) – Deep Soil Zones	<u>Design guidance</u> On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: • 7% of the site as deep soil on sites greater than 1,500m2 (minimum dimension of 6m)	10% of site is DSZ	Yes

3F-1 (1) – Visual Privacy	Up to four storeys (approximately 12m): • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms Five to eight storeys (approximately 25m): • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms Nine storeys and above (over 25m): • 24m between habitable rooms/balconies • 18m between habitable and non-habitable rooms • 12m between non-habitable rooms	The prosed setbacks are compliant with the exception of the eastern setback on Levels 9 and above for Building A. The proposed setback is 18m from No. 1 Villawood Place and the ADG requires 24m. Given that this is a greenfield development, Council considers that the non-compliance is unreasonable.	No
3J-1 – Bicycle and Car Parking	For development in the following locations: • on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400m 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	Please see Council Assessment Report regarding Car Parking Calculations	No

	prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street. Guide to Traffic Metropolitan Sub-Regional Centres: *0.6 spaces per 1 bedroom unit.* *0.9 spaces per 2 bedroom unit.* *1.40 spaces per 3 bedroom unit.* *1 space per 5 units (visitor parking).*		
3J-2 – Bicycle and Car Parking	Parking and facilities are provided for other modes of transport	27 bicycle parking spaces and 17 motorbike parking spaces on-site.	Yes
3J-5 – Bicycle and Car Parking	Visual and environmental impacts of on-grade car parking are minimised	A podium parking arrangement is provided which results in a suboptimal presentation to the public domain.	No
4A-1 (1) – Solar and Daylight Access	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.	Solar access analysis conducted by Council's consultant architect revealed that the development is satisfactory.	Yes
4A-1 (3) – Solar and Daylight Access	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	Solar access analysis conducted by Council's consultant architect revealed that the development is satisfactory.	Yes
4B-3 (1) – Natural Ventilation	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	A Cross Ventilation assessment Report prepared by SLR has been submitted which confirms that the development can achieve adequate ventilation.	Yes

	the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.		
4B-3 (2) – Natural Ventilation	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	A Cross Ventilation assessment Report prepared by SLR has been submitted which confirms that the proposed development can achieve adequate ventilation.	Yes
4C-1 – Ceiling Heights	Minimum 2.7m ceiling height for habitable rooms (measured from finished floor level to finished ceiling level) for apartment and mixed use buildings heights.	Complies	Yes
4D-1 (1) – Apartment Size and Layout	Apartments are required to have the following minimum internal areas: • 1 bedroom 50m^2 • 2 bedroom 70m^2 • 3 bedroom 90m^2 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.	Complies	Yes
4D-1 (2) – Apartment Size and Layout	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.	Complies	Yes
4D-2 (1) – Apartment Size and Layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	Complies	Yes
4D-2 (2) – Apartment Size and Layout	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Complies	Yes
4D-3 (1) – Apartment Size and Layout	Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space).	Complies	Yes

4D-3 (2) – Apartment Size and Layout	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Complies	Yes
4D-3 (3) – Apartment Size and Layout	Living rooms or combined living / dining rooms have a minimum width of 3.6m for studio and 1 bedroom apartments, and 4m for 2 and 3 bedroom apartments.	Complies	Yes
4D-3 (4) – Apartment Size and Layout	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Complies	Yes
4E-1 (1) – Apartment Size and Layout	All apartments are required to have primary balconies with a minimum area and depth: • 1 bedroom apartments – $8m^2$ and 2m, • 2 bedroom apartments – $10m^2$ and 2m, and • 3+ bedroom apartments – $12m^2$ and 2.4m.	Complies	Yes
4E-1 (2) – Apartment Size and Layout	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	Complies	Yes
4F-1 (1) – Common Circulation and Spaces	The maximum number of apartments off a circulation core on a single level is eight.	It is considered that sufficient lift cores are provided for the entire development.	Yes
4G-1 (1) – Storage	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: • Studio apartments – $4m^3$ • 1 bedroom – apartments $6m^3$ • 2 bedroom –apartments $8m^3$ • 3+ bedroom apartments – $10m^3$ At least 50% of the required storage is to be located within the apartment.	Complies	Yes
4K-1 (1) - Apartment mix	A range of apartment types and sizes is provided to cater for different household types now and into the future	Provided.	No
4K- 2 (1) - Apartment mix	The apartment mix is distributed to suitable locations within the building	Provided	Yes

4L-1 (1) - Ground floor apartments	Street frontage activity is maximised where ground floor apartments are located	The provision of vehicle access on the ground floor results in the loss of opportunity for street activation.	No
4L-2 (1) Ground floor apartments	Design of ground floor apartments delivers amenity and safety for residents	It is considered that the ground floor apartments located underneath the first-floor car parking and substation may not receive a high level of amenity.	No
4M-1 (1) Facades	Building facades provide visual interest along the street while respecting the character of the local area	The proposed façade is considered to provide visual interest except where the first/second floor car parking levels are present.	No
4M-1 (2) Facades	Building functions are expressed by the facade	The podium parking is screened via louvres and expands over three storeys which is considered to be excessive.	No
4N-1 (1) Roof Design	Roof treatments are integrated into the building design and positively respond to the street	Roof treatment considered acceptable.	Yes
4O-1 (1) Landscape design	Landscape design is viable and sustainable	Council's Tree Preservation Officer assessed the application and does not raise any concern regarding the proposed landscaping.	No
4O-1 (2) Landscape design	Landscape design contributes to the streetscape and amenity	Satisfactory	Yes
4Q-1 (1) Universal design	Universal design features are included in apartment design to promote flexible housing for all community members	Provided	Yes
4Q-1 (2) Universal design	A variety of apartments with adaptable designs are provided	Provided	Yes
4Q-1 (3) Universal design	Apartment layouts are flexible and accommodate a range of lifestyle needs	Provided	Yes
4W-1 (1) Waste management	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		
4W-1 (2) Waste management	Domestic waste is minimised by providing safe and convenient source separation and recycling		
4X-1 (1) Building maintenance	Building design detail provides protection from weathering	Satisfactory	Yes

4X-1 (2) Building maintenance	Systems and access enable ease of maintenance	Satisfactory	Yes
4X-1 (2) Building maintenance	Material selection reduces ongoing maintenance costs	Satisfactory	Yes