

APPENDIX C –Updated SEPP 65 Verification

Tweed Terrace
Apartments

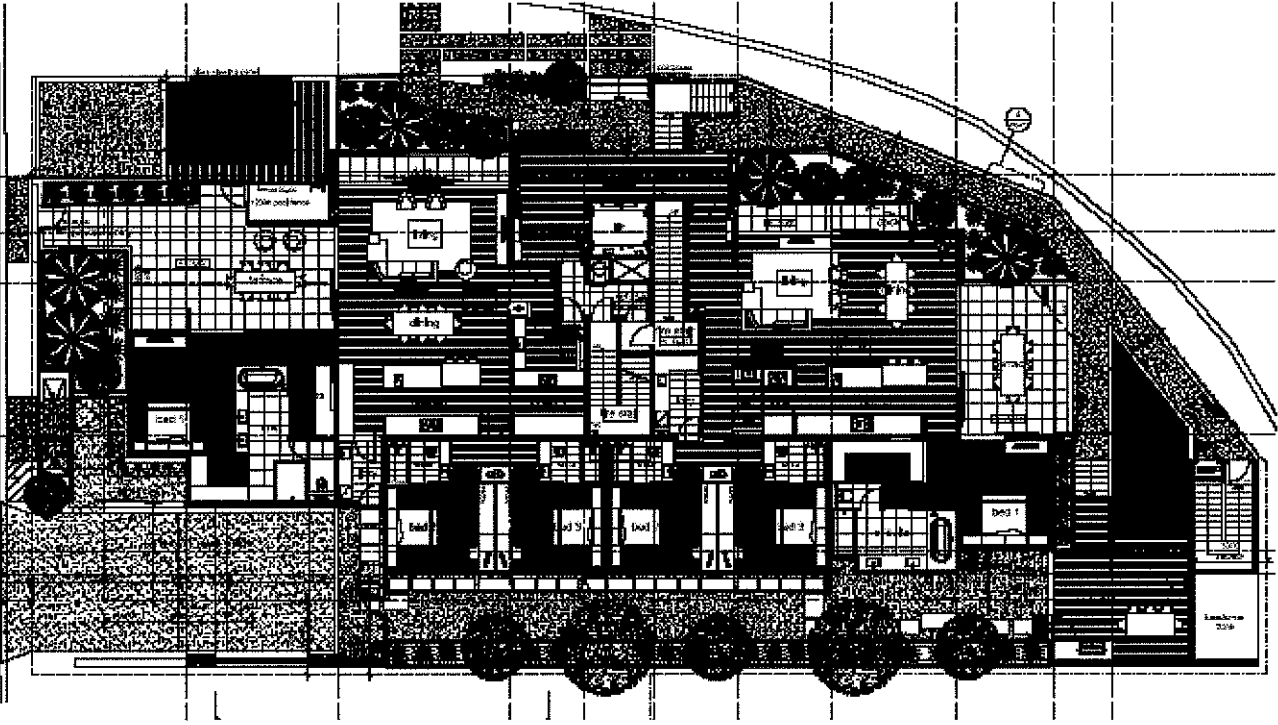
SEPP 65 Table

Number	SEPP 65 Requirement	Comment
1. Communal Open Space	The area of communal open space required should generally be at least between 25 and 30 percent of the site area. The minimum recommended area of private open space for each apartment at ground level or similar space on a structure, such as on a podium or car park, is 25m2; The minimum preferred dimension in one direction is 4 metres.	Communal open space opportunities are limited in respect of the development due to the nature of the apartments and the inherent appeal of the site. In this respect each unit is expected to be owner occupied permanent residents and as such a focus has been put on the provision of useable and generous private open space areas which far exceed that required in area. Each of the ground floor units accommodate an private open space terrace area (excluding rear courtyards) that are directly accessible off the living area and with a minimum dimension of 4m totaling 106m2 each. Likewise each of the upper level apartments accommodate generous balconies of a minimum area of 25m2 and with a minimum depth of 3.8m.
2. Accessibility	Accessibility standard set out in Australian Standard AS 1428 (parts 1 and 2).	As per BCA, Class 2 buildings in New South Wales, do not require accessibility standard as set out in AS 1428 (parts 1 and2). We have however, as good practice allowed for accessibility in accordance with AS 1428.1 from the street to the development entry door ie: lift lobby
3. Driveway Width	Generally limit the width of driveways to a maximum of six metres. Locate vehicle	The driveway width has been limited to 5.8m between kerbs, and 6.2 m between walls.

	entries away from main pedestrian entries and on secondary frontages.	
4. Aspect and Kitchen depth	Single-aspect apartments should be limited in depth to 8 metres from a window. The back of a kitchen should be no more than 8 metres from a window.	There are no single aspect apartments within the development. Kitchens are suitably sited in accord with the SEPP.
5. Affordability	As a guide, the Affordable Housing Service suggest the following minimum apartment sizes, which can contribute to housing affordability: (apartment size is only one factor influencing affordability) - 1 bedroom apartment 50m2 - 2 bedroom apartment 70m2 - 3 bedroom apartment 95m2	The apartments proposed are generous in area and exceed the minimum requirements to the left. The location of the proposed development will have the predominant influence on affordability.
6. Private Open Space Balconies	Provide primary balconies for all apartments	All primary balconies provided incorporate a minimum dimension of 3.8m

	with a minimum depth of 2 metres.	
7. Ceiling Height	Room height - the following recommended dimensions are measured from finished floor level (FFL) to finished ceiling level (FCL). In residential flat buildings or other residential floors in mixed use buildings: - In general, 2.7 metre minimum for all habitable rooms on all floors, 2.4 metres is the preferred minimum for all non-habitable rooms, however 2.25m is permitted.	A minimum 2.6m head clearance for habitable rooms and 2.4m for non-habitable rooms is typically proposed in all apartments.
8. Access Ground Floor	Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape and topography of	The design optimizes ground floor apartments and provides for private entries, where possible. Entries respond well to the slight step up to the ground floor level, inclusive of ramp provision.

	the site. Provide ground floor apartments with access to private open space, preferably as a terrace or garden.	
9. Double Loading and Corridors	In general, where units are arranged off a double-loaded corridor, the number of units accessible from a single core/corridor should be limited to eight.	The proposal complies in this regard.
10. Cross Ventilation	Sixty percent (60%) of residential units should be naturally cross ventilated.	100% of proposed units are cross ventilated.
11. Kitchen Ventilation	Twenty five percent (25%) of kitchens within a development should have access to natural ventilation.	It is considered that 100% of the proposed kitchen areas will have access to natural ventilation.
12. Sunlight Access	Each apartment should gain sunlight access of at least 3 hours between 9am and 3pm on June 21.	All apartments will achieve significantly greater sunlight access due to orientation of site and lack of structures to east and south.

13. Open Space	25% of open space on site achieves a soil depth of 1.3m.	 A total of 110m² of area (see above) has been allocated to podium planting. These areas have been located so as to achieve maximum effect in regards to screening of adjacent properties and visual softening to the public and ground floor units (shade).
14. Energy Efficiency	Energy Efficiency	All units achieve a minimum 3.5 star nathers / bers rating and satisfactorily pass the requirements of Basix., as per assessment
15. Separation	Building Separation	See below

16. Storage	Storage – each apartment required to provide for 10m3 of storage	Each apartment easily complies with this requirement internally.
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Building Separation

Building Separation:	Up to 4 storeys - 12 m high		From 5 - 8 storeys - 25 m high	
Guidelines:				
between habitable rooms / balconies		12m	18m	There is one area where the separation between the apartment buildings is less than the recommended separations - it is discussed below.
between non-habitable & habitable		9m	13m	
between non-habitable rooms		6m	9m	

The proposal incorporates non compliances with the separation distances within the rule of thumb diagrams contained in SEPP 65. These non compliances are largely borne about by a need to maintain relative compliance with the requirements of Council's envelope restriction.

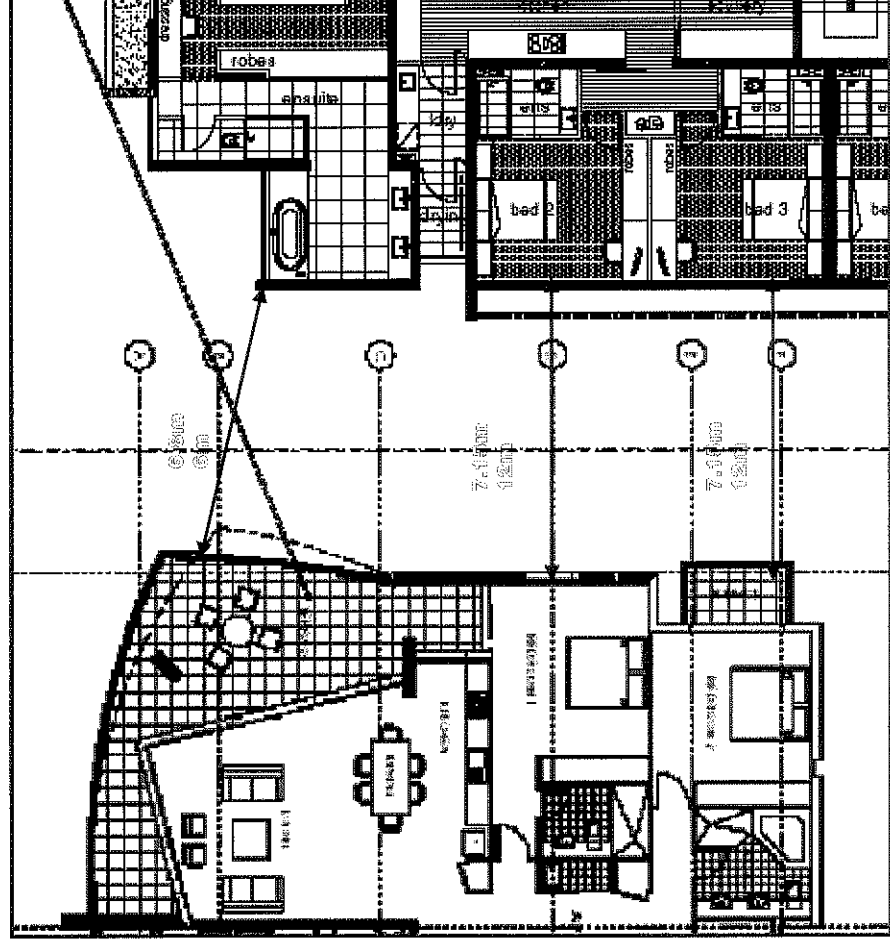
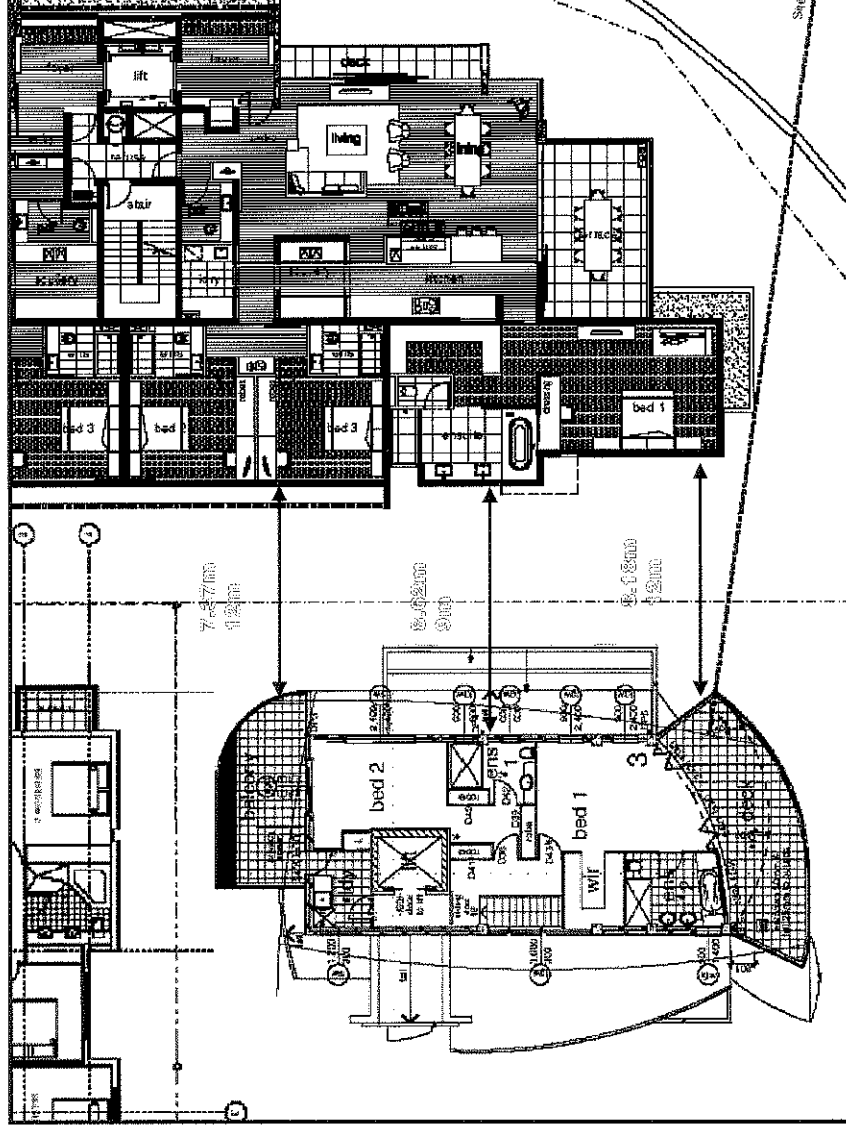
We also note that the diagrams below represent a worse case scenario at level 3 as the side setbacks of the adjacent development in Boundary Lane increase as the elevation rises.

Significant efforts has been expended in achieving tangible benefits and ‘win win’ situations in respect of adjacent properties and this can be demonstrated in the provided shadow diagrams (which demonstrate compliance) and also through the reduction in the north western corner bathroom so as to increase available views for the adjacent property down Boundary lane (please note that the proposal is compliant with the building envelope on the northern elevation). It is also pertinent to note that the rear elevation of the proposed building incorporates significant screening in respect of habitable areas and as such there are no direct line of sight conflicts between the proposal and adjacent buildings. Luckily and as would be expected, each property also focuses their primary balconies to the ocean and away from adjacent properties, thereby also minimising potential impacts.

Given the location and expansive views that are maintained and the obvious orientation of primary balconies on adjacent properties, no significant impacts are considered likely in relation to ventilation and sunlight access for adjacent properties. Likewise the same can be said for the proposal which incorporates an overwhelming orientation to the east and away from adjacent properties.

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Separation Compliance Diagrams – actual separation in black – required in red



STATE ENVIRONMENTAL PLANNING POLICY NO. 65

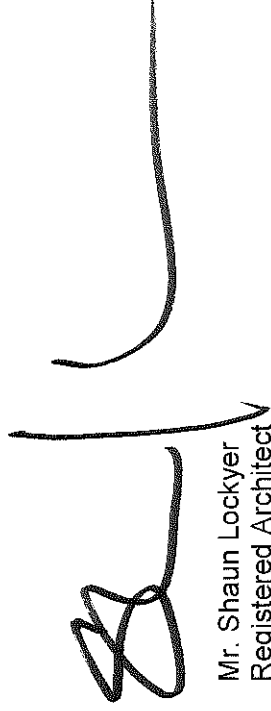
Design Quality of Residential Flat Development

DESIGN VERIFICATION

PROJECT: PROPOSED APARTMENT BUILDING AT Nos. 3 to 5 TWEED TERRACE, TWEED HEADS, Lot A & Lot B in DP 407809

This is to confirm that I am a Registered Architect in Queensland, and I have been involved in the design of the project noted above. In my professional opinion and to the best of my information, knowledge and belief and based on the information provided to me. The design of the above project achieves so far is reasonable and practical the design quality principles as required under SEPP 65, and in particular the following principles incorporated in the Environmental Assessment attached to this statement.

In my professional opinion and to the best of my information, knowledge and belief and based on the information provided to me. The design modifications of the above project achieves so far is reasonable and practical the design quality principles as required under SEPP 65, and in particular the following principles incorporated in the Environmental Assessment attached to this statement. The modifications do not diminish or detract from the design quality, or compromise the design intent, of the development for which the development consent was granted.



Mr. Shaun Lockyer
Registered Architect
Registration Number

3455