

APARTMENT DESIGN GUIDE

The proposed development is defined as a residential flat building under Chapter 4 of the Housing SEPP and therefore is required to consider the Apartment Design Guidelines. The table below provides an assessment of the proposed development against the relevant sections of the ADG.

No.	SEPP 65 Apartment Design Guide	Compliance																				
Part 3 - Siting the Development																						
3A	Site Analysis																					
3A-1	<i>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>	Yes																				
3B	Orientation																					
3B-1	<i>Building types and layouts respond to the streetscape and site while optimising solar access within the development.</i>	Yes																				
3B-2	<i>Overshadowing of neighbouring properties is minimised during mid-winter.</i>	Yes																				
3C	Public Domain Interface																					
3C-1	<i>Transition between private and public domain is achieved without compromising safety and security.</i>	Yes																				
3C-2	<i>Amenity of the public domain is retained and enhanced.</i>	Yes																				
3D	Communal and Public Open Space																					
3D-1	<i>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</i>																					
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3D-2	<i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</i>	Yes																				
3D-3	<i>Communal open space is designed to maximise safety.</i>	Yes																				
3D-4	<i>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</i>	Yes																				
3E	Deep Soil Zones																					
3E-1	<i>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.</i>	Yes																				
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No.	SEPP 65 Apartment Design Guide	Compliance												
3F	Visual Privacy													
3F-1	<p><i>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</i></p> <p><i>Design Criteria</i></p> <p>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:</p> <table border="1"> <thead> <tr> <th>Building height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <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> </tbody> </table>	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	<p>Yes</p> <p>12m (min) building separation provided.</p>
Building height	Habitable rooms and balconies	Non-habitable rooms												
up to 12m (4 storeys)	6m	3m												
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	<p>Separation distances between buildings on the same site must be as follows:</p> <p>Up to 4 storeys/12 metres</p> <ul style="list-style-type: none"> Habitable Rooms/Balconies to Habitable Rooms/Balconies 12 metres Habitable Rooms to Non-Habitable Rooms 9 metres Non-Habitable Rooms to Non-Habitable Rooms 6 metres <p>5 to 8 storeys/up to 25 metres</p> <ul style="list-style-type: none"> Habitable Rooms/Balconies to Habitable Rooms/Balconies 18 metres Habitable Rooms to Non-Habitable Rooms 12 metres Non-Habitable Rooms to Non-Habitable Rooms 9 metres <p>9 storeys and above/over 25 metres</p> <ul style="list-style-type: none"> Habitable Rooms/Balconies to Habitable Rooms/Balconies 24 metres Habitable Rooms to Non-Habitable Rooms 18 metres Non-Habitable Rooms to Non-Habitable Rooms 12 metres 	<p>Yes</p> <p>12m (min) building separation provided between habitable room to habitable room.</p>												
3F-2	<p><i>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.</i></p>	Yes												
3G	Pedestrian Access and Entries													
3G-1	<p><i>Building entries and pedestrian access connects to and addresses the public domain.</i></p>	Yes												

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No.	SEPP 65 Apartment Design Guide	Compliance
3G-2	<i>Access, entries and pathways are accessible and easy to identify.</i>	Yes
3G-3	<i>Large sites provide pedestrian links for access to streets and connection to destinations.</i>	N/A
3H	Vehicle Access	
3H-1	<i>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</i>	Yes
3J	Bicycle and Car Parking	
3J-1	<i>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.</i>	
	<p><i>Design Criteria</i></p> <p>For development in the following locations:</p> <ul style="list-style-type: none"> on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>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.</p>	<p>Yes –</p> <p>188 car spaces (including 16 accessible car spaces) are provided.</p> <p>Compliant with Traffic Generating Guide. <u>Note:</u> The car parking controls under the Housing SEPP (Infill housing) does not apply; however, it is also complied with.</p>
	The car parking needs for a development must be provided off street.	Yes
3J-2	<i>Parking and facilities are provided for other modes of transport.</i>	Yes
3J-3	<i>Car park design and access is safe and secure.</i>	Yes
3J-4	<i>Visual and environmental impacts of underground car parking are minimised.</i>	Yes
3J-5	<i>Visual and environmental impacts of on-grade car parking are minimised.</i>	Yes
3J-6	<i>Visual and environmental impacts of above ground enclosed car parking are minimised.</i>	Yes
Part 4 - Designing the Building		
4A	Solar and Daylight Access	
4A-1	<i>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</i>	
	<p><i>Design Criteria</i></p> <p>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.</p>	<p>Yes</p> <p>71%</p>

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No.	SEPP 65 Apartment Design Guide		Compliance												
		A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	Yes Nil												
4A-2	<i>Daylight access is maximised where sunlight is limited.</i>		Yes												
4A-3	<i>Design incorporates shading and glare control, particularly for warmer months.</i>		Yes												
4B	Natural Ventilation														
4B-1	<i>All habitable rooms are naturally ventilated.</i>		Yes												
4B-2	<i>The layout and design of single aspect apartments maximises natural ventilation.</i>		Yes												
4B-3	<i>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</i>														
	<i>Design Criteria</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.	Yes 66% (83 apartments)												
		Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.													
4C	Ceiling Heights														
4C-1	<i>Ceiling height achieves sufficient natural ventilation and daylight access.</i>														
	<i>Design Criteria</i>	<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table border="1"> <thead> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>These minimums do not preclude higher ceilings if desired.</p>	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	Yes
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4C-2	<i>Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.</i>		Yes												
4C-3	<i>Ceiling heights contribute to the flexibility of building use over the life of the building.</i>		Yes												
4D	Apartment Size and Layout														
4D-1	<i>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</i>														
	<i>Design Criteria</i>	Apartments are required to have the following minimum internal areas:													

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Apartment type	Minimum internal area												
Studio	35m ²												
1 bedroom	50m ²												
2 bedroom	70m ²												
3 bedroom	90m ²												
		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.	Yes										
4D-2	<i>Environmental performance of the apartment is maximised.</i>												
	<i>Design Criteria</i>	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	Yes										
		In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Yes										
4D-3	<i>Apartment layouts are designed to accommodate a variety of household activities and needs.</i>												
	<i>Design Criteria</i>	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	Yes										
		Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Yes										
		Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments. 	Yes										
		The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Yes										
4E	Private Open Space and Balconies												
4E-1	<i>Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</i>												
	<i>Design Criteria</i>	All apartments are required to have primary balconies as follows:	Yes										
		The minimum balcony depth to be counted as contributing to the balcony area is 1m.											
		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.	Yes										

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3+ bedroom apartments	12m ²	2.4m																		
4E-2	<i>Primary private open space and balconies are appropriately located to enhance liveability for residents.</i>				Yes															
4E-3	<i>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</i>				Yes															
4E-4	<i>Private open space and balcony design maximises safety.</i>				Yes															
4F	Common Circulation and Spaces																			
4F-1	<i>Common circulation spaces achieve good amenity and properly service the number of apartments.</i>																			
	<i>Design Criteria</i>	The maximum number of apartments off a circulation core on a single level is eight.		No – 9 (across Level 1 to 3)																
		For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.		N/A																
4F-2	<i>Common circulation spaces promote safety and provide for social interaction between residents.</i>				Yes															
4G	Storage																			
4G-1	<i>Adequate, well-designed storage is provided in each apartment.</i>																			
	<i>Design Criteria</i>	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		Yes																
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	At least 50% of the required storage is to be located within the apartment.																			
4G-2	<i>Additional storage is conveniently located, accessible and nominated for individual apartments.</i>				Yes															
4H	Acoustic Privacy																			
4H-1	<i>Noise transfer is minimised through the siting of buildings and building layout.</i>				Yes															
4H-2	<i>Noise impacts are mitigated within apartments through layout and acoustic treatments.</i>				Yes															
4J	Noise and Pollution																			
4J-1	<i>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</i>				N/A															

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4J-2	<i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</i>	Yes
4K	Apartment Mix	
4K-1	<i>A range of apartment types and sizes is provided to cater for different household types now and into the future.</i>	Yes
4K-2	<i>The apartment mix is distributed to suitable locations within the building.</i>	Yes
4L	Ground Floor Apartments	
4L-1	<i>Street frontage activity is maximised where ground floor apartments are located.</i>	Yes
4L-2	<i>Design of ground floor apartments delivers amenity and safety for residents.</i>	Yes
4M	Façades	
4M-1	<i>Building facades provide visual interest along the street while respecting the character of the local area.</i>	Yes
4M-2	<i>Building functions are expressed by the façade.</i>	Yes
4N	Roof Design	
4N-1	<i>Roof treatments are integrated into the building design and positively respond to the street.</i>	Yes
4N-2	<i>Opportunities to use roof space for residential accommodation and open space are maximised.</i>	Yes
4N-3	<i>Roof design incorporates sustainability features.</i>	Yes
4O	Landscape Design	
4O-1	<i>Landscape design is viable and sustainable.</i>	Yes
4O-2	<i>Landscape design contributes to the streetscape and amenity.</i>	Yes
4P	Planting on Structures	
4P-1	<i>Appropriate soil profiles are provided.</i>	Yes
4P-2	<i>Plant growth is optimised with appropriate selection and maintenance.</i>	Yes
4P-3	<i>Planting on structures contributes to the quality and amenity of communal and public open spaces.</i>	Yes
4Q	Universal Design	
4Q-1	<i>Universal design features are included in apartment design to promote flexible housing for all community members.</i>	Yes
4Q-2	<i>A variety of apartments with adaptable designs are provided.</i>	Yes
4Q-3	<i>Apartment layouts are flexible and accommodate a range of lifestyle needs.</i>	Yes
4R	Adaptive Reuse	
4R-1	<i>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.</i>	N/A
4R-2	<i>Adapted buildings provide residential amenity while not precluding future adaptive reuse.</i>	Yes
4S	Mixed Use	
4S-1	<i>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.</i>	N/A
4S-2	<i>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.</i>	N/A

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4T	Awnings and Signage	
4T-1	<i>Awnings are well located and complement and integrate with the building design.</i>	N/A
4T-2	<i>Signage responds to the context and desired streetscape character.</i>	N/A
4U	Energy Efficiency	
4U-1	<i>Development incorporates passive environmental design.</i>	Yes
4U-2	<i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.</i>	Yes
4U-3	<i>Adequate natural ventilation minimises the need for mechanical ventilation.</i>	Yes
4V	Water Management and Conservation	
4V-1	<i>Potable water use is minimised.</i>	Yes
4V-2	<i>Urban stormwater is treated on site before being discharged to receiving waters.</i>	Yes
4V-3	<i>Flood management systems are integrated into site design.</i>	N/A
4W	Waste Management	
4W-1	<i>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.</i>	Yes
4W-2	<i>Domestic waste is minimised by providing safe and convenient source separation and recycling.</i>	Yes
4X	Building Maintenance	
4X-1	<i>Building design detail provides protection from weathering.</i>	Yes
4X-2	<i>Systems and access enable ease of maintenance.</i>	Yes
4X-3	<i>Material selection reduces ongoing maintenance costs.</i>	Yes

The assessment table above demonstrates that the proposed development complies with all of the key design criteria of the Apartment Design Guide.