

Objectives and Design Criteria	Consistent												
Part 3 Siting the Development													
3D Communal and Public Open Space													
<p>Objective</p> <p>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</p>													
<p>Design Criteria</p> <p>Communal open space has a minimum area equal to 25% of the site.</p>	Compliant – Communal Open Space is greater than 25% of site area.												
<p>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).</p>	Compliant – more than 50% of principal usable part of communal open space receives a minimum of 2 hours of direct sunlight												
3E Deep Soil Zones													
<p>Objective</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</p> <p>Deep soil zones are to meet the following minimum requirements:</p>													
<table border="1"> <thead> <tr> <th data-bbox="153 864 655 925">Site Area</th> <th data-bbox="655 864 847 925">Minimum Dimensions</th> <th data-bbox="847 864 1114 925">Deep Soil Zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td data-bbox="153 936 655 969">Less than 650m²</td> <td data-bbox="655 936 847 969">-</td> <td data-bbox="847 936 1114 969" rowspan="4">7%</td> </tr> <tr> <td data-bbox="153 981 655 1014">650m² – 1,500m²</td> <td data-bbox="655 981 847 1014">3m</td> </tr> <tr> <td data-bbox="153 1025 655 1059">Greater than 1,500m²</td> <td data-bbox="655 1025 847 1059">6m</td> </tr> <tr> <td data-bbox="153 1070 655 1099">Greater than 1,500m² with significant existing tree cover</td> <td data-bbox="655 1070 847 1099">6m</td> </tr> </tbody> </table>	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	Compliant – more than 35% of site is a deep soil zone
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													
<p>Objective</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</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 data-bbox="153 1361 536 1395">Building Height</th> <th data-bbox="536 1361 847 1395">Habitable rooms and balconies</th> <th data-bbox="847 1361 1114 1395">Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td data-bbox="153 1406 536 1440">Up to 12m (4 storeys)</td> <td data-bbox="536 1406 847 1440">6m</td> <td data-bbox="847 1406 1114 1440">3m</td> </tr> <tr> <td data-bbox="153 1451 536 1485">Up to 25m (5-8 storeys)</td> <td data-bbox="536 1451 847 1485">9m</td> <td data-bbox="847 1451 1114 1485">4.5m</td> </tr> <tr> <td data-bbox="153 1496 536 1525">Over 25m (9+ storeys)</td> <td data-bbox="536 1496 847 1525">12m</td> <td data-bbox="847 1496 1114 1525">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	Compliant – minimum setback to side or rear boundary is 20.8m.
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											
3K Bicycle and Car Parking													
<p>Objective</p> <p>Car Parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.</p>													
<p>Design Criteria</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>The car parking needs for a development must be provided off street.</p>	Compliant - parking will be provided to SEPP Seniors requirements												
Part 4 Designing the Buildings													
4A Solar and Daylight access													
Objective													

Objectives and Design Criteria	Consistent	
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.		
<p>Design Criteria</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>	Compliant – 74% of apartments achieve 3hrs direct sunlight at mid-winter as per SEPP Seniors requirements	
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.	Not applicable	
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	Compliant – 14.6% of the apartments receive no direct sunlight at mid-winter	
4B Natural Ventilation		
<p>Objective</p> <p>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</p>		
<p>Design Criteria</p> <p>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.</p>	Compliant – 75% of the apartment are naturally cross ventilated	
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Not applicable	
4C Ceiling Height		
<p>Objective</p> <p>Ceiling height achieves sufficient natural ventilation and daylight access.</p>		
<p>Design Criteria</p> <p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p>		
Minimum ceiling height		
Habitable rooms	2.7m	Compliant Habitable rooms will have 2.7m minimum ceiling height Non-habitable rooms will have minimum 2.4m ceiling heights 2 storey apartments not applicable Attic spaces not applicable Mixed use areas not applicable
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 use areas	3.3m for ground and first floor to promote future flexibility of use	
These minimums do not preclude higher ceilings if desired.		
4D Apartment Size and Layout		
<p>Objective</p> <p>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p>		
<p>Design Criteria</p> <p>Apartments are required to have the following minimum internal areas:</p>		
Apartment Type		Compliant - Studio apartment n/a - 1 bedroom apartments approximately 100m ² - 2 bedroom apartments approximately 120m ² - 3 bedroom apartments n/a
Studio	35m ²	
1 bedroom	50m ²	
2 bedroom	70m ²	
3 bedroom	90m ²	
<p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</p>		
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.	Compliance will be achieved in detailed layout stage	

Objectives and Design Criteria	Consistent															
Objective Environmental performance of the apartment is maximised.																
Design Criteria Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	Compliance will be achieved in detailed layout stage															
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Compliance will be achieved in detailed layout stage															
Objective Apartment layouts are designed to accommodate a variety of household activities and needs.																
Design Criteria Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	Compliance will be achieved in detailed layout stage															
Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Compliance will be achieved in detailed layout stage															
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. 	Compliance will be achieved in detailed layout stage															
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Not applicable															
4E Private Open Space and Balconies																
Objectives Apartments provide appropriately sized private open space and balconies to enhance residential amenity.																
Design Criteria All apartments are required to have primary balconies as follows:																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #e0f2f1;">Dwelling Type</th> <th style="background-color: #e0f2f1;">Minimum Area</th> <th style="background-color: #e0f2f1;">Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartment</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1 bedroom apartment</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 bedroom apartment</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ bedroom apartment</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table>	Dwelling Type	Minimum Area	Minimum depth	Studio apartment	4m ²	-	1 bedroom apartment	8m ²	2m	2 bedroom apartment	10m ²	2m	3+ bedroom apartment	12m ²	2.4m	Compliant - Studio apartment n/a - 1 bedroom apartments approximately n/am ² - 2 bedroom apartments approximately 120m ² - 3 bedroom apartments n/a
Dwelling Type	Minimum Area	Minimum depth														
Studio apartment	4m ²	-														
1 bedroom apartment	8m ²	2m														
2 bedroom apartment	10m ²	2m														
3+ bedroom apartment	12m ²	2.4m														
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.	Compliant - Studio apartment n/a - 1 bedroom apartments approximately n/am ² - 2 bedroom apartments approximately greater than 15m ² - 3 bedroom apartments n/a															
4F Common Circulation and Spaces																
Objective Common circulation spaces achieve good amenity and properly service the number of apartments.																
Design Criteria The maximum number of apartments off a circulation core on a single level is eight.	On Merit - Maximum number of apartments on a single level is 9															
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Not applicable															
4G Storage																
Objective Adequate, well designed storage is provided in each apartment.																
Design Criteria In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:																
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Dwelling Type	Minimum Area															
Studio apartment	4m ²															
1 bedroom apartment	6m ²															

Objectives and Design Criteria		Consistent
2 bedroom apartment	8m ²	
3+ bedroom apartment	10m ²	
At least 50% of the required storage is to be located within the apartment.		