

STATE ENVIRONMENTAL PLANNING POLICY No 65 – APARTMENT DESIGN GUIDE ASSESSMENT

STANDARD	OBJECTIVE	COMPLIANCE
Site Analysis	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.	Complies.
Orientation	3B-1 - Building types and layouts respond to the streetscape and site while optimising solar access within the development.	Complies.
	3B-2 - Overshadowing of neighbouring properties is minimised during mid-winter.	Complies. No significant reduction of solar access to neighbouring properties.
Public Domain Interface	3C-1 – Transition between private and public domain is achieved without compromising safety and security.	Complies. Façade along street frontage minimizes the use of solid walls, providing opportunity for passive surveillance of public domain.
	3C-2 – Amenity of the public domain is retained and enhanced.	Complies.
Communal and Public Open Space	3D-1 – An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping Design guidance: Where developments are unable to achieve the design criteria, such as small lots, sites within business zones, or in dense urban areas, they should :	Non-compliant. The site is located within a B1 Zone and is part of a block of local shops. It is located in close proximity to quality public open spaces such as Plateau Park and Betsy Wallis Reserve, as well as Bilgola Beach,

	<p>Provide communal open spaces elsewhere such as a landscaped roof terrace or common room</p> <p>Provide larger balconies or increased private open space for apartments</p> <p>Demonstrate good proximity to public open space and facilities and/or provide contributions to public open space</p>	<p>Newport Beach and Sandy Beach all within the wider context.</p> <p>Ground floor has been designed to integrate with surrounding wide verges to provide a generous, functional and highly considered public open area which will benefit future occupants and neighboring residents.</p> <p>Units within the proposal have been provided large size balconies (above the minimum criteria for private open space), some with generously oversized balconies.</p>
	3D-2 – Communal open space is design to allow for a range of activities, respond to site conditions and be attractive and inviting.	See above
	3D-3 – Communal open space is designed to maximise safety.	See above
	3D-4 – Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	Complies.
Deep Soil Zones	<p>3E-1 - 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 guidance:</p> <p>Achieving the design criteria may not be possible on some sites including where :</p>	<p>Non-compliant.</p> <p>The subject site is located within a Neighbourhood Centre where the provision of deep soil panting is not achievable.</p> <p>The proposal provides for retail, commercial and ancillary uses only at ground floor, no residential units are located on ground floor level.</p>

	<p>The location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)</p> <p>There is 100% site coverage or non-residential uses at ground floor level</p> <p>Where a proposal does not achieve deep soil requirements, acceptable storm water management should be achieved and alternate forms of planting provided such as on structure.</p>	<p>The proposal looks to provide alternate planting in unit balconies and courtyards with green walls, as well as deep planter beds on Level 2 balconies.</p>
Visual Privacy	<p>3F-1 - 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 between building to the side and rear boundaries are as follows:</p> <p>Minimum separation distances for buildings are : Up to four storeys (approximately 12m)</p> <p>12m between habitable rooms/balconies 9m between habitable and non-habitable rooms 6m between non-habitable rooms</p> <p>Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)</p>	<p>The site is bounded by Bilambee Avenue, Bilkurra Avenue and Bilambee Lane on three of its main interfaces. Adequate building separation has been provided to neighbouring sites and achieves reasonable levels of external and internal visual privacy.</p> <p>Building separation with the closest impacted neighbouring site (No. 1 Bilkurra Avenue, across Bilambee Lane to the North) where the interface is to a blank wall; is 7.01m for Levels G and 1, this is further increased to 10.7m for Level 2. This is above the required 3m and 6m building separation distance from blank walls for non-habitable and habitable rooms respectively.</p> <p>North facing balconies look onto the rooftop of No. 1 Bilkurra Avenue and not onto its private open space. Privacy amenity of this neighbouring private open space is protected by the screen planting along the laneway which currently prevents overlooking from units above the neighbouring dental clinic.</p> <p>Windows located on the eastern elevation of the proposal and adjacent to the lower density development on this boundary, are adequately</p>

	No separation is required between blank walls	screened and assisted by canopies of street trees.
	3F-2 - 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.	No communal open space adjacent to private open space.
Pedestrian Access and Entries	3G-1 - Building entries and pedestrian access connects to and addresses the public domain.	Complies
	3G-2 - Access, entries and pathways are accessible and easy to identify.	Complies. Common residential entry from Bikurra Avenue is clearly distinguished in presentation from retail tenancies.
	3G-3 - Large sites provide pedestrian links for access to streets and connection to destinations	Not Applicable.
Vehicle Access	3H-1 - Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Complies. Basement vehicular access off Bilambee Lane, away from pedestrian activity along Bilambee Avenue and Bilkurra Avenue.
Bicycle And Car Parking	3J-1 - Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas Design criteria: For development in the following locations: on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or	Sufficient off-street car parking has been provided on-site, with additional on-street car parking spaces proposed. The site is in close proximity to local bus stops serving routes 189X and 191.

	<p>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> <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>	
	3J-2 – Parking and facilities are provided for other modes of transport	<p>Complies.</p> <p>Private and public bicycle parking spaces are provided.</p>
	3J-3 – Car park design and access is safe and secure.	Complies.
	3J-4 – Visual and environmental impacts of underground car parking are minimised.	Complies.
	3J-5 – Visual and environmental impacts of on-grade car parking are minimised.	<p>No on-grade car parking spaces provided on site.</p> <p>Additional on-street car parking spaces are well integrated with existing on-street car parking spaces.</p>
	3J-6 – Visual and environmental impacts of above ground enclosed car parking are minimised	No above ground enclosed car parking provided.
Solar and Daylight Access	4A-1 - To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	<p>Complies.</p> <p>6 of the proposed 8 units comply with the required minimum 2 hours of direct sunlight to</p>

	<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> <p>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter</p>	<p>both living room and private open space, being 75.0% of units.</p> <p>Only 1 of the proposed 8 units receive no direct sunlight at mid-winter, being 12.5% of units.</p>
	<p>4A-2 – Daylight access is maximised where sunlight is limited.</p>	<p>Complies.</p> <p>Generously sized courtyards are utilized to provide additional daylight access to areas in the center of the building where sunlight is traditionally limited, increasing amenity of future occupants.</p>
	<p>4A-3 – Design incorporates shading and glare control, particularly for warmer months.</p>	<p>Complies.</p> <p>Compliant balcony depths provide shading to glazed surfaces from excessive heat gain on Level 1. Continuous awning structure above Level 2 openings provide weather protection as well as solar control.</p>
<p>Natural Ventilation</p>	<p>4B-1 – All habitable rooms are naturally ventilated.</p>	<p>Complies.</p> <p>Openings are oriented to capture prevailing breezes.</p>

	<p>4B-2 – The layout and design of single aspect apartments maximizes natural ventilation.</p>	<p>Complies.</p> <p>Where feasible, internal courtyards are utilized to maximize natural ventilation by facilitating air movement.</p>
	<p>4B-3 - 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> <p>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</p>	<p>Complies.</p> <p>7 of the proposed 8 units achieve natural cross ventilation, being 87.5% of units. This is facilitated by most units having dual balconies or multiple aspects.</p>
Ceiling Heights	<p>4C-1 - 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>	<p>Complies.</p> <p>Habitable rooms will have minimum 2.7m high ceilings.</p> <p>All other internal apartment spaces will have minimum 2.4m high ceilings.</p>

	<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> <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	
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	4C-2 - Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.	Complies. Where possible, bedrooms will have 2.7m high ceilings for an increased sense of space.												
	4C-3 - Ceiling heights contribute to the flexibility of building use over the life of the building.	Complies.												
Apartment Size and Layout	4D-1 - The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. Design criteria: Apartments are required to have the following minimum internal areas: Studio / 35m ² 1 Bedroom / 50m ² 2 Bedroom / 70m ² 3 Bedroom / 90m ²	Complies. All units satisfy minimum unit internal areas, and are designed with internal areas above the minimum criteria. All habitable rooms have external openings (glazed windows or glazed sliding doors) proportionate to room area served.												

	<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> <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.</p>	
	<p>4D-2 – Environmental performance of the apartment is maximised.</p> <p>Design criteria: Habitable room depths are limited to a maximum of 2.5 x the ceiling height In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</p>	<p>Complies.</p> <p>Habitable room depths are limited to ensure sufficient natural light.</p>
	<p>4D-3 – Apartment layouts are designed to accommodate a variety of household activities and needs</p> <p>Design criteria: Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe</p>	<p>Complies.</p> <p>All master bedrooms have a minimum area of 10m², other bedrooms have a minimum area of 9m² with a minimum dimension of 3m.</p> <p>All living rooms have a minimum width of 4m.</p>

	<p>space) Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p> <p>Living rooms or combined living/dining rooms have a minimum width of:</p> <p>1 Bedroom / 3.6m</p> <p>2 Bedroom / 4m</p> <p>3 Bedroom / 4m</p> <p>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.</p>	
Private Open Space and Balconies	<p>4E-1 – Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</p> <p>Design criteria: All apartments are required to have primary balconies as follows:</p> <p>Studio / 4m²</p> <p>1 Bedroom / 8m² min. depth of 2m</p> <p>2 Bedroom / 10m² min. depth of 2m</p> <p>3 Bedroom / 12m² min. depth of 2.4m</p> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p>	<p>Complies.</p> <p>All unit balconies satisfy minimum floor area and minimum depths, and are designed with areas above the minimum criteria.</p>
	4E-2 - Primary private open space and balconies are appropriately located to enhance liveability for residents.	Complies.

		All primary balconies are located adjacent to living rooms, dining rooms or kitchens.
	4E-3 - Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	Complies. Different balcony balustrade treatments contribute to the overall building articulation and architectural form
	4E-4 - Private open space and balcony design maximises safety	Complies.
Common Circulation and Spaces	4F-1 - 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.	Complies. Maximum number of apartments off a common corridor on a single level is 5.
	4F-2 - Common circulation spaces promote safety and provide for social interaction between residents	Complies.
Storage	4G-1 - 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: Studio apartments / 4m ³ 1 Bedroom apartments / 6m ³	Complies. All apartments have total storage volumes compliant with minimum criteria. All apartments have internal storage volumes compliant with minimum criteria.

	<p>2 Bedroom apartments / 8m³ 3+ Bedroom apartments 10m²</p> <p>At least 50% of the required storage is to be located within the apartment.</p>	
	4G-2 - Additional storage is conveniently located, accessible and nominated for individual apartments.	<p>Complies.</p> <p>Additional storage is located within a secure common room in the basement.</p>
Acoustic Privacy	4H-1 - Noise transfer is minimised through the siting of buildings and building layout	Complies.
	4H-2 - Noise impacts are mitigated within apartments through layout and acoustic treatments.	<p>Complies.</p> <p>Where possible, internal layouts are designed separating noisy spaces from quiet spaces.</p>
Noise And Pollution	4J-1 - In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.	Complies.
	4J-2 - Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	<p>Complies.</p> <p>Shop front awning structure assist with mitigating noise from the ground floor public area, improving amenity of future residents on levels above.</p>

Apartment Mix	4K-1 - A range of apartment types and sizes is provided to cater for different household types now and into the future.	Complies.
	4K-2 - The apartment mix is distributed to suitable locations within the building.	Complies.
Ground Floor Apartments	4L-1 - Street frontage activity is maximised where ground floor apartments are located	No ground floor apartments proposed.
	4L-2 - Design of ground floor apartments deliver amenity and safety for residents	No ground floor apartments proposed.
Facades	4M-1 - Building facades provide visual interest along the street while respecting the character of the local area.	Complies. Building articulation emphasizes a horizontal composition and is supplemented with secondary vertical elements to present well composed building facades. Façade materials of brick and weatherboard complement material of building structures in the surrounding context.
	4M-2 - Building functions are expressed by the façade.	Complies. Balconies are expressed as recesses and are well defined on the building facades.
Roof Design	4N-1 – Roof treatments are integrated into the building design and positively respond to the street.	Complies. Roof line is well setback from the expressed building line, de-emphasizing its prominence from the street.

	4N-2 - Opportunities to use roof space for residential accommodation and open space are maximised	Complies. Top floor apartments are provided with generously sized balconies.
	4N-3 – Roof design incorporates sustainability features.	None proposed.
Landscape Design	4O-1 – Landscape design is viable and sustainable	Complies. Generously sized private planter beds are provided to top floor apartments, and green walls are provided within private open spaces of Level 1 apartments.
	4O-2 – Landscape design contributes to the streetscape and amenity.	Complies. Refer to Public Domain Plan prepared by MelissaWilson.
Planting On Structures	4P-1 – Appropriate soil profiles are provided.	Complies. Sufficient soil depths provided for shrubs and even small trees.
	4P-2 – Plant growth is optimised with appropriate selection and maintenance.	Complies.
	4P-3 - Planting on structures contributes to the quality and amenity of communal and public open spaces	Complies.

Universal Design	<p>4Q-1 - Universal design features are included in apartment design to promote flexible housing for all community members.</p> <p>Design criteria: Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.</p>	<p>Complies.</p> <p>2 of 8 proposed units are designed to satisfy Livable Housing Australia Design Guideline's Silver Level requirements, being 25.0% of total units.</p> <p>Units 201 and 203 incorporate silver level universal design features.</p>
	<p>4Q-2 - A variety of apartments with adaptable designs are provided.</p>	<p>No adaptable housing required by council.</p>
	<p>4Q-3 - Apartment layouts are flexible and accommodate a range of lifestyle needs.</p>	<p>Complies.</p>
Adaptive Reuse	<p>4R-1 - New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.</p>	<p>No existing buildings to be retained.</p>
	<p>4R-2 - Adapted buildings provide residential amenity while not precluding future adaptive reuse.</p>	<p>No buildings to be adapted.</p>
Mixed Use	<p>4S-1 - Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.</p>	<p>Complies.</p> <p>Development is consistent with desired character of Neighborhood Centre zoning, and enhances the block by extending active frontage along Bilambee Avenue and Bilkurra Avenue.</p>

	4S-2 - Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	Complies.
Awnings and Signage	4T-1 - Awnings are well located and complement and integrate with the building design.	Complies. Shop front awning complements and emphasizes horizontal building expression.
	4T-2 - Signage responds to the context and desired streetscape character.	Complies. Signage is integrated with shopfront awning and is proportionate to the building presentation.
Energy Efficiency	4U-1 - Development incorporates passive environmental design.	Complies. Angled screens along Bilkurra Avenue maintain privacy amenity of neighboring properties, and allow morning sun light into the rooms behind.
	4U-2 - Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	Complies. Awning structure on Level 2 provides shading for façade opening, preventing excessive heat gain in apartment internals during summer.
	4U-3 - Adequate natural ventilation minimises the need for mechanical ventilation.	Complies. Refer to 4B Natural Ventilation.

Water Management And Conservation	4V-1 - Potable water use is minimised.	Complies. Water efficient fixtures are specified by the submitted BASIX certificate.
	4V-2 - Urban stormwater is treated on site before being discharged to receiving waters.	TBC
	4V-3 – Flood management systems are integrated into site design.	Complies. On site stormwater detention provided.
Waste Management	4W-1 - Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Complies. Separate Residential and Commercial/Retail waste bin storage rooms located along internal driveway, away from streetscape.
	4W-2 - Domestic waste is minimised by providing safe and convenient source separation and recycling.	Complies. Communal waste rooms are sufficiently sized to accommodate required waste and recycling bins, and are easily accessed from the common area.
Building Maintenance	4X-1 – Building design detail provides protection from weathering.	Complies. Awnings, recessed wall openings, concealed planter boxes, etc. have been designed to provide protection from weathering.
	4X-2 – Systems and access enable ease of maintenance.	Complies.

		Short term and more frequent maintenance tasks can be undertaken from within the building.
	4X-3 – Material selection reduces ongoing maintenance costs.	<p>Complies.</p> <p>Face brickwork and fibre cement weatherboard used on building façades which weather well.</p>

