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.	Yes
Orientation	**3B-1** - Building types and layouts respond to the streetscape and site while optimising solar access within the development.	Yes
	3B-2 - Overshadowing of neighbouring properties is minimised during mid-winter.	Yes
Public Domain Interface	**3C-1 –** Transition between private and public domain is achieved without compromising safety and security.	Yes
	3C-2 – Amenity of the public domain is retained and enhanced.	Yes
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 :* o *Provide communal open spaces elsewhere such as a landscaped roof terrace or common room* o *Provide larger balconies or increased private open space for apartments* o *Demonstrate good proximity to public open space and facilities and/or provide contributions to public open space.*	Non-compliant. The site is located within a B1 Zone and in close proximity to quality public open space being Beverley Job Park and the facilities existing within the Narraweena Centre. Units within the proposal have also been provided oversized balconies wherever possible.
	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.	NA
Deep Soil Zones	**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. *Design guidance:* *Achieving the design criteria may not be possible on some sites including where :*	Non-compliant. The subject site is located within a Neighbourhood Centre where the provision of deep soil panting is not achievable.

	o *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)* o *There is 100% site coverage or non-residential uses at ground floor level* *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.*	The proposal provides for retail commercial uses only at ground floor. The proposal looks to provide alternate planting on structure both at ground and level 2.
Visual Privacy	**3F-1** - Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy *Design criteria:* *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:* *Minimum separation distances for buildings are:* *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* *Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)*	Adequate building separation has been provided to neighbouring sites and achieves reasonable levels of external and internal visual privacy. Windows located on the eastern elevation of the proposal and adjacent to the lower density development on this boundary, are adequately screened and assisted at ground with planting on structure.

	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.	NA
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
	3G-3 - Large sites provide pedestrian links for access to streets and connection to destinations	N/A
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
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* *on land zoned, and sites within 400 metres of land zoned, b# 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 prescribed by the relevant council, whichever is less* *The car parking needs for a development must be provided off street.*	The site is in close proximity to local bus routes on both McIntosh Road and Alfred Street. A traffic and parking impact assessment report accompanies the application concluding that the proposal is acceptable.
	3J-2 – Parking and facilities are provided for other modes of transport	Complies
	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.	N/A
	3J-6 – Visual and environmental impacts of above ground enclosed car parking are minimised	Complies
Solar And Daylight Access	**4A-1** - To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	Complies
	Design criteria:	Complies

	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 *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* *A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter*	6 of the proposed 9 units comply with the required 2 hours, being 66.7% of units. All units proposed receive direct solar access to private open space in mid-winter.
	4A-2 – Daylight access is maximised where sunlight is limited.	Complies
	4A-3 – Design incorporates shading and glare control, particularly for warmer months.	Complies
Natural Ventilation	**4B-1** – All habitable rooms are naturally ventilated.	Complies
	4B-2 – The layout and design of single aspect apartments maximises natural ventilation.	Complies
	4B-3 - The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents *Design criteria:* *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* *Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.*	6 of the proposed 9 units achieve natural cross ventilation, being 66.7% of units.
Ceiling Heights	**4C-1** - Ceiling height achieves sufficient natural ventilation and daylight access Design criteria:	Complies
	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	

<table>
<tr><td></td><td>
<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>
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These minimums do not preclude higher ceilings if desired
</td><td></td></tr>
<tr><td></td><td>4C-2 - Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.</td><td>Complies</td></tr>
<tr><td></td><td>4C-3 - Ceiling heights contribute to the flexibility of building use over the life of the building.</td><td>Complies</td></tr>
<tr><td>Apartment Size and Layout</td><td>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 / 35m²
1 Bedroom / 50m²
2 Bedroom / 70m²
3 Bedroom / 90m²

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by
5m2 each.
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each.
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</td><td>Complies</td></tr>
</table>

	4D-2 – Environmental performance of the apartment is maximised. 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.	Complies
	4D-3 – Apartment layouts are designed to accommodate a variety of household activities and needs *Design criteria:* *Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) Bedrooms have a minimum dimension of 3m (excluding wardrobe space)* *Living rooms or combined living/dining rooms have a minimum width of:* *3.6m for studio and 1 bedroom apartments* *4m for 2 and 3 bedroom apartments* *The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.*	Complies
Private Open Space and Balconies	**4E-1 –** 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:* *Studio / 4m²* *1 Bedroom / 8m² min. depth of 2m* *2 Bedroom / 10m² min. depth of 2m* *3 Bedroom / 12m² min. depth of 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 15m2 and a minimum depth of 3m.*	Complies
	4E-2 - Primary private open space and balconies are appropriately located to enhance liveability for residents.	Complies
	4E-3 - Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	Complies

	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.* *For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.*	Less than 8. Complies.
	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 / 4m³ 1 Bedroom apartments / 6m³ 2 Bedroom apartments / 8m³ 3+ Bedroom apartments 10m² At least 50% of the required storage is to be located within the apartment.	Complies
	4G-2 - Additional storage is conveniently located, accessible and nominated for individual apartments.	Complies
Acoustic Privacy	**4H-1** - Noise transfer minimised through the siting of building and layout	Complies
	4H-2 - Noise impacts are mitigated within apartments through layout and acoustic treatments.	Complies
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.	Complies
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	NA

	4L-2 - Design of ground floor apartments deliver amenity and safety for residents	NA
Facades	**4M-1** - Building facades provide visual interest along the street while respecting the character of the local area.	Complies
	4M-2 - Building functions are expressed by the façade.	Complies
Roof Design	**4N-1 –** Roof treatments are integrated into the building design and positively respond to the street.	Complies
	4N-2 - Opportunities to use roof space for residential accommodation and open space are maximised	Complies
	4N-3 – Roof design incorporates sustainability features.	None proposed.
Landscape Design	**4O-1 –** Landscape design is viable and sustainable	Complies
	4O-2 – Landscape design contributes to the streetscape and amenity.	Complies
Planting On Structures	**4P-1 –** Appropriate soil profiles are provided.	complies
	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	**4Q-1** - Universal design features are included in apartment design to promote flexible housing for all community members.	Complies. Unit 01 has been designed to Silver Level standard.
	4Q-2 - A variety of apartments with adaptable designs are provided.	Complies. Unit 08 has been designed as adaptable.
	4Q-3 - Apartment layouts are flexible and accommodate a range of lifestyle needs.	Complies
Adaptive Reuse	**4R-1** - New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	N/A
	4R-2 - Adapted buildings provide residential amenity while not precluding future adaptive reuse.	N/A
Mixed Use	**4S-1** - Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	Complies
	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
	4T-2 - Signage responds to the context and desired streetscape character.	Complies
Energy Efficiency	**4U-1** - Development incorporates passive environmental design.	Complies

	4U-2 - Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	Complies
	4U-3 - Adequate natural ventilation minimises the need for mechanical ventilation.	Complies
Water Management And Conservation	**4V-1** - Potable water use is minimised.	complies
	4V-2 - Urban stormwater is treated on site before being discharged to receiving waters.	complies
	4V-3 – Flood management systems are integrated into site design.	Complies
Waste Management	**4W-1** - Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Complies
	4W-2 - Domestic waste is minimised by providing safe and convenient source separation and recycling.	Complies.
Building Maintenance	**4X-1 –** Building design detail provides protection from weathering.	Complies
	4X-2 – Systems and access enable ease of maintenance.	Complies
	4X-3 – Material selection reduces ongoing maintenance costs.	Complies