

Design Criteria	Approved DA	Proposed S4.55	Comment
3D-1 1. Communal open space has a minimum area equal to 25% of the site			Refer architectural drawing DA602 for area calculation 52% of site area
3D-2 2. 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		No Change	Refer architectural drawings DA302-DA305 Envelope of the building & Communal open space is unchanged
3E-1 1. Deep soil zones are to meet the following minimum requirements: > 1500m2 site = 6m min dimensions and 7% of site area			Refer architectural drawing DA602 for area calculation 23% of site area
3F-1 1. 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: Building height up to, 4 storeys: 6m habitable rooms and 3m non habitable 5-8 storeys: 9m habitable rooms and 4.5m non habitable 9+ storeys: 12m habitable rooms and 6m non habitable		No Change	Refer architectural drawings DA303,DA304,DA305. Envelope of the building is unchanged
3J-1 1. 1. 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; 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		No Change	Refer architectural drawings DA301,DA302. Car parking requirement is unchanged from previous approval
4A-1 1. 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		No Change	Refer architectural drawings DA303,DA304,DA305. Configuration and layout of Living rooms & Private open spaces is unchanged in merged units on level 1,3&4 from previous approval.
4A-1 3. maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter			Refer architectural drawings DA303,DA304,DA305.
4B-3 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. 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			Refer architectural drawings DA303,DA304,DA305.
4B-3 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Not applicable	Not applicable	Not applicable
4C-1 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are; - Habitable rooms 2.7m - Non-habitable rooms 2.4m		No Change	Refer architectural drawing DA401 Floor to floor height is increased, hence ceiling height is unchanged
4D-1 1. Apartments are required to have the following minimum internal areas: The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ²			Refer architectural drawings DA303,DA304,DA305. Merged units on level 1,3&4 increases internal area for 2 bed+study/media & 3 bed

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4D-1 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		No Change	Refer architectural drawings DA303,DA304,DA305. Glass area in habitable room is unchanged in merged units on level 1,3&4 from previous approval.
4D-2 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height		No Change	Refer architectural drawings DA303,DA304,DA305. Habitable room depth is unchanged in merged units on level 1,3&4 from previous approval.
4D-2 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		No Change	Refer architectural drawings DA303,DA304,DA305. Habitable room depth is unchanged in merged units on level 1,3&4 from previous approval.
4D-3 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)			Refer architectural drawings DA303,DA304,DA305. Bedroom area is increased in merged units on level 1,3&4 from previous approval.
4D-3 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)			Refer architectural drawings DA303,DA304,DA305. Bedroom dimension is increased in merged units on level 1,3&4 from previous approval.
4D-3 3. Living rooms or combined living/dining rooms have a minimum width of : - 3.6m for studio and 1 bedroom apartment - 4m for 2 and 3 bedroom apartments			Refer architectural drawings DA303,DA304,DA305. Living/Dining width is increased in merged units on level 1,3&4 from previous approval.
4E-1.1 All apartments are required to have primary balconies as follows: 1 Bedroom : 8m2 2 Bedroom : 10m2 3+ Bedroom : 12m2 Studio : 4m2			Refer architectural drawings DA303,DA304,DA305. Primary winter garden/balcony area is increased in merged units on level 1,3&4 from previous approval.
4F-1.1 The maximum number of apartments off a circulation core on a single level is eight			Refer architectural drawings DA303,DA304,DA305. Merged units on level 1,3&4 decreases the number from previous approval
4F-1.2 For buildings of 10 storey and over, the maximum number of apartments sharing a single lift is 40	Not applicable	Not applicable	Not applicable
4G-1.1 In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided : Studio : 4m3 1 Bedroom : 6m3 2 Bedroom : 8m3 3 Bedroom : 10m3 At least 50% of the required storage is to be located within the apartment		No Change	Refer architectural drawings DA303,DA304,DA305. Merged units on level 1,3&4 does not affect already approved storage space



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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

ADG-DESIGN CRITERIA CHECKLIST

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SCALE: AS SHOWN	DRAWING DA601
SUBSET: S4.55	
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