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REV.A 14/12/2023

ADG COMPLIANCE

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Comment	Compliance
PART 3: Siting the Development			
3A Site Analysis			
Objective 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		The site analysis examined the opportunities for the site including key interfaces with neighbouring lots, potential future development and consistent outcomes with the intent of the current planning controls.	Y
3B Orientation			
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	• Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.	The development has defined the street frontage to Pittwater Road to the north and Dee Why Parade to the east. Direct accesses from the street have been included on both streets.	Y
	• Where the street frontage is to the east or west, rear buildings should be orientated to the north.	The building is located facing north-west to Pittwater Road and south to Dee Why Parade.	Y
	• Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west.	The building is located facing north-west to Pittwater Road and south to Dee Why Parade. The building envelope tries to minimise overshadowing to the surroundings.	Y
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter	• Living areas, private open space and communal open space should receive solar access.	The proposed building form complies with the relevant setbacks.	Y
	• Solar access to living rooms, balconies and private open spaces of neighbours should be considered.	The proposal has no relevant impact to the adjoining buildings which still achieve the minimum statutory solar access	Y
	• Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.		Y
	• Overshadowing should be minimised to the south or downhill by increased upper level setbacks.		Y
3C Public Domain Interface			
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	• Direct access to ground floor dwellings with changes in level to allow for privacy.	GF units are accessed from lobby with direct connection to Pittwater Road Landscaping is provided for privacy.	Y
	• Upper level balconies and windows should overlook the public domain.	Upper level balconies and windows are orientated to allow maximum green outlook over public domain.	Y
	• Front fences and walls along street frontages should use visually permeable materials and treatments.	Fences provide a security line to the street and public domain, yet will be designed to provide a visual connection using permeable materials.	Y
	• Length of solid walls should be limited along street frontages.	Walls facing Pitwater Road and Dee Why Parade are articulated to avoid long blank walls.	Y
	• Opportunities should be provided for casual interaction between residents and the public domain.	The landscaped open space facing Pittwater Road isadjacent to the public domain. A visually permeable fence allows for interaction between residents and public domain.	Y
	• In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated.	Clear identifiable entries have been provided.	Y
	• Opportunities for people to be concealed should be minimised.	The architectural and landscape design promotes openness and connection of spaces, to avoid dead-ends and the chance for people to be concealed.	Y
Objective 3C-2 Amenity of the public domain is retained and enhanced	• Planting softens the edges of any raised terraces.	Some terraces are located on ground and soft landscaping will be provided to all terrace perimeters.	Y
	• Mailboxes should be located in lobbies.	Located in the main entrance lobby.	Y
	• The visual prominence of underground car park vents should be minimised.	Carpark vent locations and their appearance will be carefully considered.	Y
	• Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.	Substation proposed facing Dee Why Parade. Landscaping provided for minimise visual impact.	Y
	• Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.	Due to the natural topography of the site, level changes within garden areas cannot be avoided. Easily accessible and gentle sloping pathways will be designed to allow maximum flexibility for all users.	Y
	• Durable, graffiti resistant and easily cleanable materials should be used.	A palette of durable, hard-wearing and easily cleanable materials is proposed.	Y
	• On sloping sites protrusion of car parking above ground level should be minimised.	Basement car parking has been designed to sit below natural ground level.	Y
3D Communal and Public Open Space			
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	**Design Criteria**		
	• Communal open space has a minimum area equal to 25% of the site.	Communal open space has been provided on the roof top(155sqm) and upper (262sqm) and lower ground (464sqm) floors, representing 31% of the site (881sqm)	Y
	• 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).	Complies	Y
	Design Guidance		
	• Communal open space should be consolidated into a well-designed, easily identified and usable area.	The communal open spaces have been provided on the rooftop and ground floor where it is integrated into the development.	Y
	• Communal open space should have a minimum dimension of 3m.	All communal open spaces are dimensioned greater than 3m.	Y
	• Communal open space should be co-located with deep soil areas.	Communal areas located on the lower ground floor is co-located with deep soil area however, communal areas located on the upper ground and rooftop do not have the ability to co-located with deep soil landscaping and vegetation has been provided adjacent this zone for amenity.	Y
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		The communal areas provide for a range of activities and separation to suit multiple user groups and activities.	Y
Objective 3D-3 Communal open space is designed to maximise safety		Communal open spaces are designed to be easily accessible and usable by all user groups.	Y
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		N/A	N/A

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REV.A 14/12/2023

ADG COMPLIANCE

Table 2 –Provisions of ADG

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3E Deep Soil Zones			
Objective 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	Deep soil zones are to have minimum width of 6m and minimum of 7% of site area	Deep soil area is 18,6% of the total site area (522,6sqm).	Y
3F Visual Privacy			
Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Separation between windows and balconies is provided to ensure visual privacy is achieved.	Generally separation between adjacent units allows for privacy. Where there is a possibility of visual impact between windows and balconies, screening will be provided.	Y
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	Separation distances between buildings on the same site should combine required building separations depending on the type of room (see Figure 3F.2 in the ADG).	Complies	Y
Objective 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		Windows and terrace locations and orientations have been considered to maximise access to light and air and provide pleasant outlook without compromising privacy.	Y
3G Pedestrian Access and Entries			
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		The main entries for pedestrians and vehicles connect directly to public domain.	Y
Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Access and wayfinding have been designed to allow all user group easy entry from the public domain.	Y
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		N/A	N/A
3H Vehicle Access			
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		The main vehicle entrance to basements is located off Dee Why Parade and designed to achieve a safe, conflict-free streetscape zone of high quality.	Y
3J Bicycle and Car Parking			
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas		Carparking has been designed to ADG requirements.	Y
Objective 3J-2 Parking and facilities are provided for other modes of transport		Bicycle and motorbike parking spaces have been accommodated.	Y
Objective 3J-3 Car park design and access is safe and secure		Basement car parking has been designed considering safety measures, e.g. , convex mirrors at ramps, kerbs, balustrades and markings where needed.	Y
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Carparking is located in basements and does not impact visually.	Y
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		N/A	N/A
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		N/A	N/A

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REV.A 14/12/2023

ADG COMPLIANCE

Table 2 –Provisions of ADG

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Part 4 – Designing the Building			
4A Solar and Daylight Access			
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	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.	41 apartments out of 51 receive at least 2hr solar between the hours of 9am and 3pm at mid-winter. This represents 80%.	Y
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	There are no apartments that do not receive sunlight between 9 a.m. and 3 p.m. during midwinter.	Y
Objective 4A-2 Daylight access is maximised where sunlight is limited.		Large windows and openings have been provided to units with minimum solar access.	Y
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.		Shading in form of deep balconies and some screening have been incorporated to minimise overheating and glare.	Y
4B Natural Ventilation			
Objective 4B-1 All habitable rooms are naturally ventilated		All habitable rooms have openable windows.	Y
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Large windows and openings have been provided to single aspect units.	Y
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	8 apartments out of 51 are naturally cross ventilated representing 75%. This comply with the minimum required.	Y
	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	N/A	N/A
4C Ceiling Heights			
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	The building has been designed with a grid and floor to floor height to allow all levels to comply.	Y
	• Habitable: 2.7m		
	• Non habitable: 2.4m		
4D Apartment Size and Layout			
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Apartments are required to have the following minimum internal areas:	All apartments have been designed to have a greater than required internal area.	Y
	• Studio: 35sqm	N/A	N/A
	• 1 bed: 50sqm	N/A	N/A
	• 2 bed: 70sqm		Y
	• 3 bed: 90sqm		Y
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.	Additional space has been allowed for 2 and 3 bedroom units with ensuite and bathrooms.	Y
	A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.	N/A	N/A
Objective 4D-2 Environmental performance of the apartment is maximised	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Habitable rooms are designed to limited depths below the requirement.	Y
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Open plan units are designed to limited depths below the requirement.	Y
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space)	Master- and other bedrooms are designed greater in space then the required area.	Y
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	All bedrooms have a minimum of 3m dimension, most are larger.	Y
	Living rooms or combined living/dining rooms have a minimum width of:	Living rooms and living/ dining rooms have been designed larger than the required min width.	Y
	• 3.6m for studio and 1 bedroom apartments	N/A	N/A
	• 4m for 2 and 3 bedroom apartments		Y
4E Private Open Space and Balconies			
Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	All apartments are required to have primary balconies as follows:	All apartments have been designed with balconies to the minimum dimensions or greater.	
	Minimum area:		
	• Studio: 4sqm	N/A	N/A
	• 1 bed: 8sqm	N/A	N/A
	• 2 bed: 10sqm		Y
	• 3 bed: 12sqm		Y
	Minimum depth:		
	• Studio: -	N/A	N/A
	• 1 bed: 2m	N/A	N/A
	• 2 bed: 2m		Y
	• 3 bed: 2.4m		Y
	The minimum balcony depth to be counted as contributing to the balcony area is 1m		Y
	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 15sqm and a minimum depth of 3m.	Ground floor apartments of 3m deep and min 15sqm private open space.	Y
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.		Location and treatment of private open spaces has been considered to maximise comfort.	Y
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		Private open spaces and balconies are designed to be integrated in building envelope.	Y
Objective 4E-4 Private open space and balcony design maximises safety.		Easy access and use and safety measurement such as sufficiently high balustrades and railings have been considered.	Y

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REV.A 14/12/2023

ADG COMPLIANCE

Table 2 –Provisions of ADG

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4F Common Circulation and Spaces			
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	The maximum number of apartments off a circulation core on a single level is eight.	The maximum number of apartments off a circulation core is 4.	Y
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	N/A	N/A
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Common circulation spaces have been designed to enhance comfort and maximise access to light and air, while providing safe and secure spaces.	Y
4G Storage			
Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	All units achieve the required amount of storage or greater.	
	• Studio: 4m3	N/A	N/A
	• 1 bed: 6m3	N/A	N/A
	• 2 bed: 8m3		Y
	• 3 bed: 10m3		Y
	At least 50% of the required storage is to be located within the apartment.	More than 50% of storage space is located within units.	Y
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.		Additional storage cages are located with the basements and can be assigned conveniently near the unit's car parking space.	Y
4H Acoustic Privacy			
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.		Building location and layout have been developed to minimise noise transfer.	Y
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.		Unit layouts have been designed to minimise noise impact.	Y
4J Noise and Pollution			
Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.		Building location, layout and façade design have been developed to minimise impact of externa noise and pollution.	Y
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.		General building layout and design have taken into consideration mitigation of noise transmission.	Y
4K Apartment Mix			
Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and		A mix of two bed and three bed apartments has been provided.	Y
Objective 4K-2 The apartment mix is distributed to suitable locations within the building		Two bed and three bed unit types provide a mix throughout the corner building.	Y
4L Ground Floor Apartments			
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		Ground floor apartments facing Pittwater Road and street frontage activity.	Y
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		The ground floor apartments are provided with open areas facing the street, the side or rear boundaries but secured within a fence.	Y
4M Facades			
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		The building has been designed to create a corner landmark, respecting the local character of the area.	Y
Objective 4M-2 Building functions are expressed by the facade			N/A
4N Roof Design			
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street.		Roof treatments are integrated and respond to street character.	Y
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		The rooftop terrace provides a large common open space area.	Y
Objective 4N-3 Roof design incorporates sustainability features		Roof area will be utilise to provide a maximum amount of PV panelling.	Y
4O Landscape Design			
Objective 4O-1 Landscape design is viable and sustainable		Landscape design considers the location, potential user group and sustainable treatment.	
Objective 4O-2 Landscape design contributes to the streetscape and amenity		Streetscape and amenity landscaping will enhance the site.	Y
4P Planting on Structures			
Objective 4P-1 Appropriate soil profiles are provided		Soil profiles are provided sufficiently and considering the selection of planting to ensure landscaping to grown.	Y
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Plants have been selected appropriate to location and to ensure low maintenance.	Y
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		Planting over some basement areas and at rooftop enhances communal and public open spaces.	Y
4Q Universal Design			
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all		Universal design features allow maximum flexibility.	Y
Objective 4Q-2 A variety of apartments with adaptable designs are provided		100% of units are adaptable	Y
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Universal design features allow maximum flexibility.	Y
4S Mixed Used			
Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street			N/A
Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents			N/A
4T Awnings and Signage			
Objective 4T-1 Awnings are well located and complement and integrate with the building design		Awning is integrated into the overall building envelope	Y
Objective 4T-2 Signage responds to the context and desired streetscape character		N/A	N/A

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REV.A 14/12/2023

ADG COMPLIANCE

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4U Energy Efficiency			
Objective 4U-1 Development incorporates passive environmental design		Beyond the required BASIX targets and the required ADG provisions, the proposal will be designed with a passive ESD design approach detailed as follows: • The recessed balconies have been developed to reduce the solar access in the summer months and to maximize the solar access in the winter period, targeting a further reduction to the usage of air-conditioning systems. •18,6% of the site has been allocated to deep soil zone, exceeding the minimum required of 7%. •Floor plan zoning based on heating needs (i.e. main occupancy zones faced north) •Summer Passive Cooling and Natural Ventilation •Fixed or adjustable external shading will be provided throughout as appropriate •Minimise direct solar gain •Adjustable internal blinds will be provided as appropriate •Effective cross ventilation - openable windows, ceiling fans, orientation to capture dominant breeze •PV panels and battery storages will be proposed.	Y
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		Recessed balconies have been developed to reduce the solar access in the summer months and to maximize the solar access in the winter period, targeting a further reduction to the usage of air-conditioning systems.	Y
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Natural Ventilation to all units	Y
4V Water Management and Conservation			
Objective 4V-1 Potable water use is minimised			Y
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters			Y
Objective 4V-3 Flood management systems are integrated into site design			Y
4W Waste Management			
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		Waste storage facilities are located within basement, with easy access for residents.	Y
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		Waste is separated within basement, with easy access for residents. Waste management will be promoted to residents.	Y
4X Building Maintenance			
Objective 4X-1 Building design detail provides protection from weathering		Material choice and overall façade design provide protection from weathering.	Y
Objective 4X-2 Systems and access enable ease of maintenance		Suitable safety systems will be installed to allow easy and secure maintenance access.	Y
Objective 4X-3 Material selection reduces ongoing maintenance costs		Material choice and overall façade design provide protection from weathering.	Y