

Annexure A : ADG Compliance Table- Summary of compliance with the ADG Design criteria of part 3 and part 4_1102 Barrenjoey Road, Palm Beach

Control	Design Criteria	Compliance
Part 3	Sitting the development	
		Total site area : 1141.5m ² Open space required: 285.4m ² Open space proposed: 295.4m ² (non-communal) Open space on approved DA: Non-compliance Open space on proposed scheme: Non-compliance
3D Communal Open Space	Communal open space has a minimum area equal to 25% of the site	
		Total site area : 1141.5m ² Deep soil zone required: 79.9m ² Deep soil zone proposed:209.3m ² Compliance
3E Deep Soil Zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: 650m ² - 1,500m ² : 3m	
		Side setbacks: North Ground floor: 1m First floor: 1m Second floor:1m South Ground floor: 8.7m First floor:5.7m Second floor:5.7m Rear Ground floor: 3m First floor:3m Second floor:3m Front Ground floor: 6m First floor:4.4m Second floor: 4.6m
3F Visual Privacy Building separation	Up to 12m(4 storeys) 6 meters to the boundary between habitable rooms/balconies 3 meters to the boundary between non-habitable rooms	Building separation on approved DA: Non-compliance Building separation on proposed scheme: Non-compliance
		Car parking for 23 cars(14 residential spaces and 2 visitor space, 7 space for commercial use) Approved DA:Non-Compliance Proposed Scheme: Non-Compliance Relevant matters are addressed in submitted traffic report.
3J Bicycle and Car Parking	The car parking requirement prescribed by the relevant council. In DCP B6.3 off-street vehicle parking requirement 2 resident parking space for each dwelling ;plus 1 visitor parking per 3 dwellings plus 1 parking per 30m ² of commercial GFA, The Pittwater 21 DCP requires that bicycle parking be provided at a rate of 1 bicycle rack per 3 dwellings.	
Part 4	Designing the building	
		66.7% of apartments in proposed scheme receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter Solar and day light access on approved DA: Nil Solar and day light access on proposed scheme: Non-compliance *Compliance if count apartment number(require 4.2units out of 6 comply, on proposed scheme 4 out of 6 comply)
4A Solar and daylight access	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 At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.Apartment 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.	100% of apartments in proposed scheme are naturally cross ventilated. Compliance
4B Natural Ventilation		
4C Ceiling heights	Habitable rooms 2.7m Non-habitable 2.4m	Compliance
		A1: 186.3m ² A2:173.2m ² A3:185.8m ² A4:188.3m ² A5:167.6m ² A6:184.5m ² Compliance
4D-1 Apartment Size + layout	Minimum Apartment sizes: 90m ² for three bedrooms. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each. Every habitable room must have a window in an external wall with a total minimum glass area of no less than 10% of the floor area of the room. Day light and air may not be borrowed from another room.	
4D-2 Apartment Size + layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Open plan layouts (where living, dining and Kitchen are combined habitable room depth from the window is 8m. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (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	all apartments with dual aspects. light well and corner window provided. Non-Compliance Compliance
4D-3 Apartment Size + layout	Apartments are to have the following balcony dimensions: 3bedroom – 12m ² with min. 2.4m depth The minimum balcony depth to be counted as contributing to the balcony area is 1m	
4E Private open space and balconies	Ground level apartments should contain a minimum of 15m ² of open space, with a minimum dimension in one direction of 3m	Compliance
4F Common circulation and spaces	The maximum number of apartments off a circulation core on a single level is eight. 3+ bedroom apartments 10m ³	Compliance
4G Storage	At least 50% of the required storage is to be located within the apartment	Compliance