

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	Siting the development	
3D Communal Open Space	Communal open space has a minimum area equal to 25% of the site 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3 pm on 21 June	Total site area : 1138.1m ² Communal Open space required: 285.4m ² Communal Open space proposed: 242m ² Partial compliance
3E Deep Soil Zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: Site area 650m ² - 1,500m ² : 3m	Total site area : 1138.1m ² Deep soil zone required: 79.7m ² Deep soil zone proposed:213m ² Compliance
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 The car parking requirement prescribed by the relevant Council.	Side setbacks: North Ground floor: 1m First floor: 1m Second floor:1m South Ground floor: 5.5m First floor:4.4m Second floor:4.4m Rear Ground floor: 3m First floor:3m Second floor:3m Front Ground floor: 6m First floor:1.9 m Second floor: 3.1m Partial compliance : Partial compliance / Non-compliance
3J Bicycle and Car Parking	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.	Car parking for 21 cars (10 residential spaces and 1 visitor space, 10 spaces for commercial use 386.1m ² , 2 bicycle racks) Partial Compliance Relevant matters are addressed in submitted traffic report.
Part 4	Designing the building	
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	100% of apartments in proposed scheme receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter Compliance
4B Natural Ventilation	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.	100% of apartments in proposed scheme are naturally cross ventilated. Compliance
4C Ceiling heights	Habitable rooms 2.7m Non-habitable 2.4m	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.	A1: 173.4m ² A2:164.5m ² A3:179.8m ² A4:236.1m ² A5:238.9m ² Compliance
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:	4of 5 apartments with dual aspects. 1 apartment (A2)with additional light well provided. Partial Compliance
4D-3 Apartment Size + layout	• 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 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	Compliance
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.	Compliance
4G Storage	3+ bedroom apartments 10m ³ At least 50% of the required storage is to be located within the apartment	A1: 16.1m ³ (5m ³ within apt) A2:20.9m ³ (8.9m ³ within apt) A3:16.2m ³ (5.2m ³ within apt) A4:19.4 m ³ (7.4m ³ within apt) A5:17.6m ³ (5.6m ³ within apt) Compliance