SEPP 65 REPORT

FOR A

MIXED USE DEVELOPMENT

AT

23 FISHER ROAD, DEE WHY, NSW, 2099

PREPARED BY

Rose **A**rchitectural **D**esign

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Contents

1.0 Summary

The proposal is for a mixed use development incorporating:

- retention and re-use of Pacific Lodge building as a residential dwelling
- 130 residential apartments in three separate buildings
- commercial space fronting St David Avenue and Civic Parade
- basement car parking
- landscaping and associated site works

Throughout the design process, several schemes were explored with the current proposal developed as:

- providing the best urban design outcome
- meeting the design principle of SEPP 65
- satisfying the objectives and design criteria of the Apartment Design Guide
- enhancing the built environment of the immediate locality
- creating a sustainable living community with no adverse impacts

2.0 Design Verification Statement

Pursuant to Clause 50(1A) of the Environmental Planning Regulation 2000, I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 2003 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I directed the design and verify that the design quality principles set out in Schedule 1 of State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development have been achieved for this residential apartment development.

Anthony Occhiuto, Architect, Registration No.8223.

3.0 SEPP 65 Design Quality Principles

Principle 1: Context and neighbourhood character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.
Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.
Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Assessment
The site is located in the northern metropolitan region of Sydney approximately 15km north-east of the Sydney CBD. The site falls on the northern fringe of the proposed Dee Why Town Centre Map.

Commercial activities associated with the town centre are generally concentrated along Pittwater Road and adjacent streets to the south and east of the site. Surrounding activities include commercial, retail, residential and civic uses.

The Warringah branch of Northern Beaches Council is located immediately to the east of the site opposite Civic Parade within the Civic Centre Precinct. The Civic Centre Precinct comprises Council chambers, PCYC recreation facility, library and associated parking areas. The precinct also contains residential development in the form of flat buildings.

Development north of the site is dominated by medium density residential apartment buildings of up to nine storeys in height. A three storey residential flat building immediately abuts the site to the north. Low scale residential in the form of one and two storey dwellings and dual occupancies prevails west of the site along Fisher and McIntosh Roads.

The proposal comprises three separate buildings generally in a perimeter arrangement. It builds on the comprehensive site and context analysis produced as part of the Stage 1 approval current on the site. The proposal contributes to its context and neighbourhood via:

- retention of Pacific Lodge as a significant heritage item;
- retention of heritage curtilage associated with Pacific Lodge;
- enhancing and maintaining views to/from Pacific Lodge from both the east and west;
- a built form responding to the topography of the site; and
- a transition development on the fringe of the town centre.

Principle 2: Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.
Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.
Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Assessment
The scheme provides buildings which are consistent (except for minor encroachments) with the 13m height plane across the site. The scale provides a transition from the higher density mixed use development along Pittwater Road to the south east and the lower density residential areas north west of the site. The proposal complies with the relevant built form controls of height, setbacks, building separation, landscaped open space and car parking facilities.

The development envelope of three distinct buildings in a perimeter arrangement maximises internal open space opportunities. This allows Pacific Lodge to be retained along with a substantial curtilage.

The buildings further set back at the upper most level to reduce the scale of the development from the street edge. The scale ensures the Civic Precinct east of Civic Parade will remain the primary focus of activity within the northern extremity of the town centre.

Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.
Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Assessment
The proposed scheme results in a floor space ratio (FSR) of 1.26:1. Whilst an FSR control does not exist on the site, the proposed Town Centre Masterplan imposes a 1.45:1 FSR maximum and a 3m increase to the height plane. Along with Principles 1 and 2 above, the design is considered to represent a density appropriate for the site and it's context.

The proposed scheme complies with the design criteria of the Apartment Design Guide (ADG). Refer Appendix 2: ADG Design Criteria Compliance Tables.

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes.
Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

Assessment
BASIX and ABSA Certificates have been submitted as part of the Development Application. All apartments achieve the required rating under BASIX.

The proposed scheme complies with the design criteria of the Apartment Design Guide (ADG). Refer Appendix 2: ADG Design Criteria Compliance Tables.

Waste management plans (construction and on-going) have been prepared for the application.

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.
Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

Assessment
A landscape plan and design statement prepared by a qualified Landscape Architect forms part of the development application documents. The landscape and building architects have worked closely to produce a fully integrated development in terms of built form and natural environment.

The landscape design builds on the considerable natural features present on the site. Significant trees, rocky outcrops and features have been retained where possible to enhance internal private and communal spaces. The prominent existing landscape along Civic Parade and St David Avenue frontages have been retained to reinforce the heritage setting for Pacific Lodge.
The landscaped curtilage to Pacific Lodge has been expanded, providing a central focal point around which new buildings are planned. The result is a collection of harmonious buildings sitting in a park like setting.

On-site open space is provided as private open space attached to individual apartments and communal open space as part of a strata scheme.

Approximately 3700m^2 (35%) of site area is available for deep soil planting. A further 300m^2 is provided in the form of podium planting.

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.
Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

Assessment
75.38% of apartments receive at least 2 hours of direct sunlight mid-winter with 13.85% of apartments receiving no direct sunlight during the same period. The development as a whole as well as each individual building complies with the minimum requirements of the ADG with regard to sunlight access.

65.12% of apartments are naturally cross ventilated with each building and the development as a whole complying with the minimum requirements of the ADG with regard to cross ventilation.

Each apartment is provided with at least one storage cupboard, space or room. Every bedroom is provided with a built-in wardrobe (not counted as part of the required storage volume). Additional secure storage will be provided in the garage to meet the required volumes where deficient within the apartment itself.

All apartments are designed with either a primary courtyard or balcony space directly accessed from the internal living space. They provide an "outdoor room" for recreation and dining. With the exception of 7 x 2 bedroom east facing apartments in Building A, the areas and depths provided exceed the minimum requirements of the ADG. The 7 aforementioned apartments each have a balcony 2.4m deep and $9m^2$ in area. Given the usability of these balconies, this 10% variation on the minimum size is considered justified.

The design targets a minimum 2.7m ceiling height to habitable rooms and 2.4m in kitchens, bathrooms & hallways. Window and sliding glass door heads are set between 2400mm and 2800mm above floor level facilitating daylight penetration to internal spaces. The area of glazing exceeds the minimum requirement of the Building Code of Australia.

Common area corridors at every level have access to natural light and ventilation via operable windows/ doors or roof lights. All kitchens as a habitable space within the development are naturally ventilated. No kitchens are required to have mechanical ventilation under the Building Code of Australia. 4 apartments in Building A have the back of the kitchen 10.5m from a window with another 4 apartments having the back of the kitchen 9.2m from a window. These 8 apartments face either north or north-east as well as being cross through in layout . Given the high level of amenity due to orientation and layout, this variation in habitable room depth is considered justified.

Separation distances from adjacent development will ensure reasonable visual privacy. Recessed balconies and screens where required provide the occupants with control over their visual environment. Panel fences and planting will assist ground level screening.

The proposed size of apartments is considered appropriate given market demands and the location of the site relative to the CBD. All sizes exceed ADG minimums. Apartment layouts are generally 'open-plan' style allowing a variety of furniture layouts and uses over their lifetime. Where possible, internal and external living spaces have been oriented to maximise site opportunities including street address, vistas and natural ventilation.

An Access Report submitted with the application shows compliance or potential compliance with Part D3 access provisions of the Building Code of Australia.

Principle 7: Safety

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.
A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Assessment
Building entry doors will be a secure intercom controlled points. Private open spaces to ground level apartments will be screened and fenced. Security card/code control will be provided to the basement parking area for residents and visitor spaces located on-site.

Apartments face and overlook adjacent streets and open spaces affording opportunities for casual surveillance by the occupants. External illumination will be provided to surrounding pathways and entry/ exit points.

Principle 8: Housing diversity and social interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.
Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.
Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

Assessment
Dee Why has been identified as having significant growth potential for the Northern sub-region of Sydney.

The development proposes 39 (30%) x 1bed, 70 (54%) x 2 bed and 21(16%) x 3 bedroom apartments in various sizes and configurations. The additional residences will support the growth of the Dee Why Town Centre and will offer further variety in the residential market.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.
The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Assessment
The main building facades address Fisher Road to the west, St David Avenue to the south, Civic Parade to the east and landscaped open space within the site.

The building fabric is expressed vertically in three sections.

- The base is given a 'heavier' feel with use of stone cladding.
- The middle section utilises a combination of rendered and/or painted brick walls to provide a change in scale and texture up close yet a blended scale when viewed from a distance.
- The upper floor and roof structure generates a lighter feel with the use of long balconies, cladding, trim details and recessive wall colours.

Horizontally the building facade is modulated with the use of balconies, slab edges and fenestration patterns in keeping with the proportions of existing buildings in the immediate locality.

Nominated materials and colours fit with the local palette of predominantly soft light-reflective walls with grey or terra cotta roofs.

Building identification will be located adjacent the main pedestrian entries and will be affixed directly to the building fabric.

4.0 APPENDICES

Appendix 1: Apartment Design Guide (ADG) Design Criteria

ADG Design Criteria Summary

PART 3	SITING THE DEVELOPMENT		
3D	**Communal and public open space**		
Design criteria			
3D- 1	Communal open space has a minimum area equal to 25% of the site		
3D- 2	Developments achieve a minimum of 50% direct sunlight to the principle usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter)		
3E	**Deep soil zones**		
Design criteria			
3E- 1	Deep soil zones are to meet the following minimum requirements:		
	Site Area	Minimum dimensions	Deep soil zone (% of site area)
	less than 650m2	-	7%
	650m2 - 1,500m2	3m	
	greater than 1,500m2	6m	
	greater than 1,500m2 with significant existing tree cover	6m	
3F	**Visual privacy**		
Design criteria			
3F- 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	Habitable rooms and balconies	Non habitable rooms
	up to 12m (4 storeys)	6m	3m
	up to 25m (5-8 storeys)	9m	4.5m
	over 25m (9+ storeys)	12m	6m
3J	**Bicycle and car parking**		
Design criteria			
3J- 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: or -on land zoned, and sites within 400m of land zoned, B3 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		

PART 4	**DESIGNING THE BUILDING**		
4A	**Solar and daylight access**		
Design criteria			
4A- 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 9am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Woollongong local government areas		
4A- 2	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 9am and 3pm at mid winted		
4A- 3	A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter		
4B	**Natural ventilation**		
Design criteria			
4B- 1	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		
4B- 2	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line		
4C	**Ceiling Heights**		
Design criteria			
4C- 1	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:		
	Habitable rooms	2.7m	
	Non habitable	2.4m	
	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	
	Attic spaces	1.8m at the edge of room with a 30 degree minimum ceiling slope	
	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use	
4D	**Apartment size and layout**		
Design criteria			
4D-1-1	Apartments are required to have the following minimum internal areas:		
	Apartment Type	Minimum internal area	
	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		
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 be borrowed from other rooms.		
4D-2-1	Habitable room depths are limited to a maximum of 2.5 x the ceiling height		
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		
4D-3-1	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)		
4D-3-2	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		
4D-3-3	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		
4D-3-4	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.		
4E	**Private open space and balconies**		
Design criteria			
4E- 1	All apartments are required to have primary balconies as follows:		
	Dwelling Type	Minimum area	Minimum depth
	Studio apartments	4m2	-
	1 bedroom apartments	8m2	2m
	2 bedroom apartments	10m2	2m
	3+ bedroom apartments	12m2	2.4m
4E- 2	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.		
4F	**Common circulation and spaces**		
Design criteria			
4F- 1	The maximum number of apartments off a circulation core on a single level is 8		
4F- 2	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40		
4G	**Storage**		
Design criteria			
4G- 1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		
	Dwelling Type	Storage size volume	
	Studio apartments	4m3	
	1 bedroom apartments	6m3	
	2 bedroom apartments	8m3	
	3+ bedroom apartments	10m3	
	At least 50% of the required storage is to be located within the apartment		

Appendix 2: Apartment Design Guide (ADG) Design Criteria Compliance Tables

BUILDING A - ADG DESIGN CRITERIA COMPLIANCE TABLE

	4A Solar and daylight access				4B Natural ventilation				4C Ceiling	4D Apartment size and layout												4E Private open space and				4F Common circulation and spaces		4G Storage			
	4A-1			4A-3	4B-1		4B-2		4C-1	4D-1-1			4D-1-2	4D-2-1 & 4D-2-2		4D-3-1 & 4D-3-2	4D-3-3		4D-3-4			4E-1		4E-2		4F-1		4G-1			
Apt No.	Times	Hours	Compliance	Compliance	Method	Compliance	Depth	Compliance	Compliance	Beds	Size	Compliance	Compliance	Depth	Compliance	Compliance	Width	Compliance	Width	Compliance		Area	Compliance	Area	Compliance	Apartments per core	Compliance	Apartment	Basement	Total	Compliance
A.LG1	9am-3pm	6	✓		2 Storey	✓			✓	1	65	✓	✓	7.4	✓	✓	3.6	✓						15	✓						
A.LG2	9am-3pm	6	✓		2 Storey	✓			✓	1	65	✓	✓	7.4	✓	✓	3.6	✓						15	✓			6	0	6	✓
A.LG3	9am-3pm	6	✓		2 Storey	✓			✓	1	65	✓	✓	7.4	✓	✓	3.6	✓						15	✓			6	0	6	✓
A.LG4	9am-3pm	6	✓		2 Storey	✓			✓	1	65	✓	✓	7.4	✓	✓	3.6	✓						15	✓	1 (Direct street access)	✓	6	0	6	✓
A.LG5	9am-3pm	6	✓		2 Storey	✓			✓	2	97	✓	✓	8	✓	✓	4.7	✓						18	✓			4.5	3.5	8	✓
A.LG6	9am-3pm	6	✓		2 Storey	✓			✓	2	97	✓	✓	8	✓	✓	4.7	✓						18	✓			4.5	3.5	8	✓
A.LG7	9am-3pm	6	✓		2 Storey	✓			✓	2	97	✓	✓	8	✓	✓	4.7	✓						18	✓			4.5	3.5	8	✓
A.LG8	9am-3pm	6	✓		2 Storey	✓			✓	2	97	✓	✓	8	✓	✓	4.7	✓						18	✓			4.5	3.5	8	✓
A.G01	1pm-3pm	2	✓		Dual Aspect	✓			✓	2	102	✓	✓	6	✓	✓	6.7	✓						45	✓			6	2	8	✓
A.G02	9.30am-11.30	2	✓		Dual Aspect	✓			✓	3	117	✓	✓	5.7	✓	✓	4.1	✓						55	✓			6	4	10	✓
A.G03	9.30am-10.30	1			2 Storey	✓			✓	2	105	✓	✓	7.3	✓	✓	6.6	✓						30	✓			4	4	8	✓
A.G04	9.30am-10.30	1			2 Storey	✓			✓	2	102	✓	✓	7.3	✓	✓	6.6	✓						32	✓			4	4	8	✓
A.G05	-	0		✓					✓	1	70	✓	✓	6.8	✓	✓	5.7	✓						25	✓	11 (Occurs at the ground level with 5 apartments also having direct access via their courtyards. Enrty foyer and hallway widths are generous. 3 apartments have hallway access south of the main foyer with 8 apartments having hallway access north of the main foyer.)	Justified	6	0	6	✓
A.G06	9.30am-10.30	1			2 Storey	✓			✓	2	105	✓	✓	7.3	✓	✓	6.6	✓						30	✓			4	4	8	✓
A.G07	9.30am-10.30	1			2 Storey	✓			✓	2	105	✓	✓	7.3	✓	✓	6.6	✓						30	✓			4	4	8	✓
A.G08	-	0		✓					✓	1	56	✓	✓	6.8	✓	✓	4.3	✓						25	✓			3	3	6	✓
A.G09	9.30am-11.30	2	✓		2 Storey	✓			✓	2	102	✓	✓	7.3	✓	✓	6.6	✓						32	✓			4	4	8	✓
A.G10	9am-1pm	4	✓		2 Storey	✓			✓	2	115	✓	✓	6.1	✓	✓	6.6	✓						35	✓			5	3	8	✓
A.G11	9am-1.30pm	4.5	✓		Cross through	✓	17.2m	✓	✓	3	122	✓	✓	10.5	Justified	✓	4.2	✓	8	✓				25	✓			8	2	10	✓
A.G12	9am-3pm	6	✓		Cross through	✓	17m	✓	✓	2	102	✓	✓	9.2	Justified	✓	4.2	✓	7.1	✓				60	✓			8	0	8	✓
A.G13	9am-3pm	6	✓						✓	1	52	✓	✓	6.8	✓	✓	3.9	✓						53	✓			3	3	6	✓
A.G14	-	0		✓					✓	1	54	✓	✓	6.8	✓	✓	3.9	✓						25	✓	5	✓	6	0	6	✓
A.G15	9am-3pm	6	✓		Dual Aspect	✓			✓	2	92	✓	✓	6.1	✓	✓	4.2	✓						210	✓			5	3	8	✓
A.G16	12pm-3pm	3	✓		Dual Aspect	✓			✓	2	92	✓	✓	6.7	✓	✓	4.2	✓						55	✓			4	4	8	✓
A.101	1pm-3pm	2	✓		Dual Aspect	✓			✓	2	102	✓	✓	6	✓	✓	6.7	✓				16	✓					6	2	8	✓
A.102	9am-11.30am	2.5	✓		Dual Aspect	✓			✓	3	117	✓	✓	5.7	✓	✓	4.1	✓				18	✓					6	4	10	✓
A.103	-	0		✓					✓	1	52	✓	✓	6.8	✓	✓	3.9	✓				8	✓			5	✓	4.5	1.5	6	✓
A.104	-	0		✓					✓	2	84	✓	✓	6.8	✓	✓	4.4	✓				10	✓					6	2	8	✓
A.105	9am-1.30pm	4.5	✓		Cross through	✓	17.2m	✓	✓	3	130	✓	✓	10.5	Justified	✓	4.2	✓	8	✓		18	✓					8	2	10	✓
A.106	9am-3pm	6	✓		Cross through	✓	17.0m	✓	✓	2	102	✓	✓	9.2	Justified	✓	4.2	✓	7.1	✓		11	✓					8	0	8	✓
A.107	9am-3pm	6	✓						✓	1	52	✓	✓	6.8	✓	✓	3.9	✓				8	✓					3	3	6	✓
A.108	-	0		✓					✓	1	54	✓	✓	6.8	✓	✓	3.9	✓				11	✓			5	✓	6	0	6	✓
A.109	9am-3pm	6	✓		Dual Aspect	✓			✓	2	92	✓	✓	6.1	✓	✓	4.2	✓				16	✓					5	3	8	✓
A.110	12pm-3pm	3	✓		Dual Aspect	✓			✓	2	92	✓	✓	6.7	✓	✓	4.2	✓				16	✓					4	4	8	✓
A.201	1pm-3pm	2	✓		Dual Aspect	✓			✓	2	102	✓	✓	6	✓	✓	6.7	✓				16	✓					6	2	8	✓
A.202	9am-11.30am	2.5	✓		Dual Aspect	✓			✓	3	117	✓	✓	5.7	✓	✓	4.1	✓				18	✓					6	4	10	✓
A.203	9am-11am	2	✓						✓	2	80	✓	✓	6.8	✓	✓	4	✓				9	Justified					6.5	1.5	8	✓
A.204	2pm-3pm	1							✓	1	52	✓	✓	6.8	✓	✓	3.9	✓				8	✓					4.5	1.5	6	✓
A.205	9am-11am	2	✓						✓	2	80	✓	✓	6.8	✓	✓	4	✓				9	Justified					6.5	1.5	8	✓
A.206	-	0		✓					✓	2	84	✓	✓	6.8	✓	✓	4.4	✓				10	✓					6	2	8	✓
A.207	9am-11am	2	✓						✓	2	80	✓	✓	6.8	✓	✓	4	✓				9	Justified					6.5	1.5	8	✓
A.208	9am-11am	2	✓						✓	2	84	✓	✓	6.8	✓	✓	4	✓				9	Justified					4	4	8	✓
A.209	9am-1.30pm	4.5	✓		Cross through	✓	17.2m	✓	✓	3	130	✓	✓	10.5	Justified	✓	4.2	✓	8	✓		18	✓					8	2	10	✓
A.210	9am-3pm	6	✓		Cross through	✓	17.0m	✓	✓	2	102	✓	✓	9.2	Justified	✓	4.2	✓	7.1	✓		11	✓					8	0	8	✓
A.211	9am-3pm	6	✓						✓	1	52	✓	✓	6.8	✓	✓	3.9	✓				8	✓					3	3	6	✓
A.212	-	0		✓					✓	1	54	✓	✓	6.8	✓	✓	3.9	✓				11	✓			5	✓	6	0	6	✓
A.213	9am-3pm	6	✓		Dual Aspect	✓			✓	2	92	✓	✓	6.1	✓	✓	4.2	✓				16	✓					5	3	8	✓
A.214	12pm-3pm	3	✓		Dual Aspect	✓			✓	2	92	✓	✓	6.7	✓	✓	4.2	✓				16	✓					4	4	8	✓
A.301	1pm-3pm	2	✓		Dual Aspect	✓			✓	2	102	✓	✓	6.1	✓	✓	4	✓				45	✓					8	0	8	✓
A.302	9am-11.30am	2.5	✓		Dual Aspect	✓			✓	3	135	✓	✓	6.6	✓	✓	4.2	✓				44	✓					10	0	10	✓
A.303	1pm-3pm	2	✓						✓	1	52	✓	✓	6.8	✓	✓	3.9	✓				8	✓					4.5	1.5	6	✓
A.304	9am-11am	2	✓						✓	2	80	✓	✓	6.8	✓	✓	4	✓				9	Justified					6.5	1.5	8	✓
A.305	2pm-2.30pm	0.5							✓	2	84	✓	✓	6.8	✓	✓	4.4	✓				10	✓					6	2	8	✓
A.306	9am-11am	2	✓						✓	2	80	✓	✓	6.8	✓	✓	4	✓				9	Justified					6.5	1.5	8	✓
A.307	9am-11am	2	✓						✓	2	84	✓	✓	6.8	✓	✓	4	✓				9	Justified					4	4	8	✓
A.308	9am-1.30pm	4.5	✓		Cross through	✓	17.2m	✓	✓	3	130	✓	✓	10.5	Justified	✓	4.2	✓	8	✓		18	✓					8	2	10	✓
A.309	9am-3pm	6	✓		Cross through	✓	17.0m	✓	✓	2	102	✓	✓	9.2	Justified	✓	4.2	✓	7.1	✓		11	✓					10	-2	8	✓
A.310	9am-3pm	6	✓						✓	1	52	✓	✓	6.8	✓	✓	3.9	✓				8	✓					3	3	6	✓
A.311	-	0		✓					✓	1	54	✓	✓	6.8	✓	✓	3.9	✓				11	✓					6	0	6	✓
A.312	9am-3pm	6	✓		Dual Aspect	✓			✓	3	136	✓	✓	6.1	✓	✓	4.5	✓				66	✓					6	4	10	✓
A.401	9am-12pm	3	✓		Dual Aspect	✓			✓	3	165	✓	✓	6.8	✓	✓	5.9	✓				130	✓					5	5	10	✓
A.402	9am-3pm	6	✓		Dual Aspect	✓			✓	3	150	✓	✓	6.8	✓	✓	4.8	✓				150	✓					5.5	4.5	10	✓
A.403	9am-3pm	6	✓		Dual Aspect	✓			✓	3	180	✓	✓	6.8	✓	✓	4.4	✓				170	✓					6	4	10	✓
A.404	9am-3pm	6	✓		Dual Aspect	✓			✓	2	100	✓	✓	4.2	✓	✓	4.2	✓				82	✓					4.5	3.5	8	✓
A.405	9am-3pm	6	✓		Skylight	✓			✓	1	55	✓	✓	6.8	✓	✓	4.1	✓				15	✓					5	1	6	✓
Totals		50	9			42																								
		76.92%	13.85%			64.62%																								
Requirement		70% min	15% max			60% min																								
Overall Compliance		YES	YES			YES		YES	YES			YES	YES		YES	YES		YES		YES			YES		YES				YES

BUILDING B - ADG DESIGN CRITERIA COMPLIANCE TABLE

	4A Solar and daylight access				4B Natural ventilation				4C Ceiling	4D Apartment size and layout											4E Private open space and				4F Common circulation and spaces		4G Storage			
	4A-1			4A-3	4B-1		4B-2		4C-1	4D-1-1			4D-1-2	4D-2-1 & 4D-2-2		4D-3-1 & 4D-3-2	4D-3-3		4D-3-4		4E-1		4E-2		4F-1		4G-1			
Apt No.	Times	Hours	Compliance	Compliance	Method	Compliance	Depth	Compliance	Compliance	Beds	Size	Compliance	Compliance	Depth	Compliance	Compliance	Width	Compliance	Width	Compliance	Area	Compliance	Area	Compliance	Apartments per core	Compliance	Apartment	Basement	Total	Compliance
B.101	1pm-3pm	2	✓		Dual Aspect	✓			✓	2	82	✓	✓	4.4	✓	✓	3.6/4.4	✓					25	✓			4	4	8	✓
B.102	-	0		✓	Dual Aspect	✓			✓	2	87	✓	✓	5.3	✓	✓	3.6/6.8	✓					38	✓			4	4	8	✓
B.103	10am-11am	1							✓	1	60	✓	✓	6.8	✓	✓	3.8/5	✓					25	✓			6	0	6	✓
B.104	10.30am-11ar	0.5							✓	1	54	✓	✓	6.8	✓	✓	3.8	✓					25	✓	6	✓	3	3	6	✓
B.105	1.30pm-2pm	0.5			Dual Aspect	✓			✓	1	53	✓	✓	5.2	✓	✓	3.6/4.3	✓					36	✓			3	3	6	✓
B.106	12pm-3pm	3	✓		Dual Aspect	✓			✓	2	82	✓	✓	4.4	✓	✓	3.6/4.4	✓					36	✓			4	4	8	✓
B.201	1pm-3pm	2	✓		Dual Aspect	✓			✓	2	82	✓	✓	4.4	✓	✓	3.6/4.4	✓			15	✓					4	4	8	✓
B.202	-	0		✓	Dual Aspect	✓			✓	2	87	✓	✓	5.3	✓	✓	3.6/6.8	✓			15	✓					4	4	8	✓
B.203	9am-11am	2	✓						✓	2	80	✓	✓	6.8	✓	✓	3.8/4.2	✓			10	✓			6	✓	4.5	3.5	8	✓
B.204	30am-11.30ar	2	✓						✓	1	52	✓	✓	6.8	✓	✓	3.8	✓			8	✓					3	3	6	✓
B.205	12pm-2pm	2	✓		Dual Aspect	✓			✓	1	53	✓	✓	5.2	✓	✓	3.6/4.3	✓			13	✓					3	3	6	✓
B.206	12pm-3pm	3	✓		Dual Aspect	✓			✓	2	82	✓	✓	4.4	✓	✓	3.6/4.4	✓			15	✓					4	4	8	✓
B.301	1pm-3pm	2	✓		Dual Aspect	✓			✓	2	82	✓	✓	4.4	✓	✓	3.6/4.4	✓			15	✓					4	4	8	✓
B.302	-	0		✓	Dual Aspect	✓			✓	2	87	✓	✓	5.3	✓	✓	3.6/6.8	✓			15	✓					4	4	8	✓
B.303	9am-11am	2	✓						✓	2	80	✓	✓	6.8	✓	✓	3.8/4.2	✓			10	✓			6	✓	4.5	3.5	8	✓
B.304	9am-11am	2	✓						✓	1	52	✓	✓	6.8	✓	✓	3.8	✓			8	✓					3	3	6	✓
B.305	10am-12pm	2	✓		Dual Aspect	✓			✓	1	53	✓	✓	5.2	✓	✓	3.6/4.3	✓			13	✓					3	3	6	✓
B.306	11am-3pm	4	✓		Dual Aspect	✓			✓	2	82	✓	✓	4.4	✓	✓	3.6/4.4	✓			15	✓					4	4	8	✓
B.401	1pm-3pm	2	✓		Dual Aspect	✓			✓	1	60	✓	✓	5.4	✓	✓	3.8	✓			25	✓					6	0	6	✓
B.402	9am-11am	2	✓		Dual Aspect	✓			✓	3	115	✓	✓	6.6	✓	✓	4.2	✓			40	✓			4	✓	5	5	10	✓
B.403	9am-3pm	6	✓		Dual Aspect	✓			✓	2	85	✓	✓	6.8	✓	✓	3.8/4.4	✓			30	✓					4.5	3.5	8	✓
B.404	9am-3pm	6	✓		Dual Aspect	✓			✓	2	83	✓	✓	6	✓	✓	3.6/5.2	✓			30	✓					4.5	3.5	8	✓
Totals			16	3		16																							
			72.73%	13.64%		72.73%																							
Requirement			70% min	15% max		60% min																							
Overall Compliance			YES	YES		YES			YES			YES	YES		YES	YES		YES			YES		YES		YES				YES

BUILDING C - ADG DESIGN CRITERIA COMPLIANCE TABLE

	4A Solar and daylight access				4B Natural ventilation				4C Ceiling	4D Apartment size and layout											4E Private open space and				4F Common circulation and spaces		4G Storage			
	4A-1			4A-3	4B-1		4B-2		4C-1	4D-1-1			4D-1-2	4D-2-1 & 4D-2-2		4D-3-1 & 4D-3-2	4D-3-3		4D-3-4		4E-1		4E-2		4F-1		4G-1			
Apt No.	Times	Hours	Compliance	Compliance	Method	Compliance	Depth	Compliance	Compliance	Beds	Size	Compliance	Compliance	Depth	Compliance	Compliance	Width	Compliance	Width	Compliance	Area	Compliance	Area	Compliance	Apartments per core	Compliance	Apartment	Basement	Total	Compliance
C.G01	9am-9.30am	0.5			Dual Aspect	✓			✓	2	120	✓	✓	4.5	✓	✓	4.5	✓					55	✓	1	✓	8	0	8	✓
C.G02	9am-3pm	6	✓		Dual Aspect	✓			✓	3	155	✓	✓	8	✓	✓	4.7	✓					45	✓			10	0	10	✓
C.101	9am-11am	2	✓		Dual Aspect	✓			✓	3	115	✓	✓	4.2	✓	✓	4.2	✓					85	✓			5	5	10	✓
C.102	9am-3pm	6	✓		Dual Aspect	✓			✓	2	95	✓	✓	7.4	✓	✓	8.9	✓					65	✓			4	4	8	✓
C.103	9am-2pm	5	✓						✓	1	53	✓	✓	6.8	✓	✓	3.9	✓					25	✓			6	0	6	✓
C.104	9am-1pm	4	✓						✓	1	68	✓	✓	6.8	✓	✓	4.3	✓					25	✓			6	0	6	✓
C.105	-	0		✓					✓	2	80	✓	✓	6.8	✓	✓	4.6	✓					40	✓			4.5	3.5	8	✓
C.106	-	0		✓	Dual Aspect	✓			✓	1	56	✓	✓	6.8	✓	✓	4.3	✓					34	✓			3.5	2.5	6	✓
C.107	9am-11.30am	2.5	✓		Cross throug	✓	16.8m	✓	✓	2	110	✓	✓	8	✓	✓	4.1	✓	4.1	✓			40	✓	8	✓	8	0	8	✓
C.109	1pm-3pm	2	✓		Dual Aspect	✓			✓	1	72	✓	✓	7	✓	✓	4.3	✓					25	✓			6	0	6	✓
C.110	9am-11am	2	✓						✓	2	95	✓	✓	6.8	✓	✓	4.4	✓					30	✓			8	0	8	✓
C.111	2pm-3pm	1							✓	1	62	✓	✓	6.8	✓	✓	5.3	✓			11	✓					3	3	6	✓
C.112	9.am-3pm	6	✓		Dual Aspect	✓			✓	2	85	✓	✓	8	✓	✓	4	✓					50	✓			4	4	8	✓
C.113	9am-3pm	6	✓		Dual Aspect	✓			✓	2	85	✓	✓	5	✓	✓	3.6/4.9	✓					25	✓			4	4	8	✓
C.201	9am-11am	2	✓		Dual Aspect	✓			✓	3	115	✓	✓	4.2	✓	✓	4.2	✓			13	✓					5	5	10	✓
C.202	9am-3pm	6	✓		Dual Aspect	✓			✓	2	95	✓	✓	7.4	✓	✓	8.9	✓			16	✓					4	4	8	✓
C.203	9am-2.30pm	5.5	✓						✓	1	53	✓	✓	6.8	✓	✓	3.9	✓			8	✓					6	0	6	✓
C.204	9am-1.30pm	4.5	✓						✓	2	95	✓	✓	6.8	✓	✓	4.3	✓			10	✓					8	0	8	✓
C.205	-	0		✓					✓	2	80	✓	✓	6.8	✓	✓	4.6	✓			10	✓					4.5	3.5	8	✓
C.206	-	0		✓	Dual Aspect	✓			✓	1	56	✓	✓	6.8	✓	✓	4.3	✓			13	✓			6	✓	3.5	2.5	6	✓
C.207	9am-12pm	3	✓		Cross throug	✓	16.8m	✓	✓	2	110	✓	✓	8	✓	✓	4.1	✓	4.1	✓	18	✓					8	0	8	
C.208	1pm-3pm	2	✓		Dual Aspect	✓			✓	1	72	✓	✓	7	✓	✓	4.3	✓			11	✓					6	0	6	✓
C.209	9am-11am	2	✓						✓	2	95	✓	✓	6.8	✓	✓	4.4	✓			10	✓					8	0	8	✓
C.210	2pm-3pm	1							✓	1	62	✓	✓	6.8	✓	✓	4	✓			11	✓					3	3	6	✓
C.211	9am-3pm	6			Dual Aspect	✓			✓	2	93	✓	✓	8	✓	✓	4	✓			20	✓					4.5	3.5	8	✓
C.212	9am-3pm	6	✓		Dual Aspect	✓			✓	2	85	✓	✓	5	✓	✓	3.6/4.9	✓			15	✓					4	4	8	✓
C.301	9am-11am	2	✓		Dual Aspect	✓			✓	3	115	✓	✓	4.2	✓	✓	4.2	✓			13	✓					5	5	10	✓
C.302	9am-3pm	6	✓		Dual Aspect	✓			✓	2	95	✓	✓	7.4	✓	✓	8.9	✓			16	✓					4	4	8	✓
C.303	9am-3pm	6	✓						✓	1	53	✓	✓	6.8	✓	✓	3.9	✓			8	✓					6	0	6	✓
C.304	9am-2.30pm	5.5	✓						✓	2	95	✓	✓	6.8	✓	✓	4.3	✓			13	✓					8	0	8	✓
C.305	-	0		✓					✓	2	80	✓	✓	6.8	✓	✓	4.6	✓			10	✓					4.5	3.5	8	✓
C.306	-	0		✓	Dual Aspect	✓			✓	1	56	✓	✓	6.8	✓	✓	4.3	✓			13	✓			7	✓	3.5	2.5	6	✓
C.307	9am-12pm	3	✓		Cross throug	✓	16.8m	✓	✓	2	110	✓	✓	8	✓	✓	4.1	✓	4.1	✓	18	✓					8	0	8	✓
C.308	1pm-3pm	2	✓		Dual Aspect	✓			✓	1	72	✓	✓	7	✓	✓	4.3	✓			11	✓					6	0	6	✓
C.309	9am-11am	2	✓						✓	2	95	✓	✓	6.8	✓	✓	4.4	✓			10	✓					8	0	8	✓
C.310	2pm-3pm	1							✓	1	62	✓	✓	6.8	✓	✓	5.3	✓			11	✓					3	3	6	✓
C.311	9am-3pm	6	✓		Dual Aspect	✓			✓	2	93	✓	✓	8	✓	✓	4	✓			18	✓					4.5	3.5	8	✓
C.312	9am-3pm	6	✓		Dual Aspect	✓			✓	2	85	✓	✓	5	✓	✓	3.6/4.9	✓			13	✓					4	4	8	✓
C.401	9am-3pm	6	✓		Dual Aspect	✓			✓	3	180	✓	✓	5	✓	✓	5	✓			120	✓					9	1	10	✓
C.402	9am-3pm	6	✓		Dual Aspect	✓			✓	3	140	✓	✓	6.8	✓	✓	5	✓			29	✓					5.5	4.5	10	✓
C.403	9am-3pm	6	✓		Dual Aspect	✓			✓	2	92	✓	✓	6.8	✓	✓	4.4	✓			20	✓			3	✓	7	1	8	✓
C.404	9am-11.30am	2.5	✓		Cross throug	✓	15.2m	✓	✓	3	155	✓	✓	7.1	✓	✓	5.4	✓	10	✓	20	✓					8	2	10	✓
C.405	9am-3pm	6	✓		Dual Aspect	✓			✓	3	150	✓	✓	8	✓	✓	5.2	✓			20	✓					7	3	10	✓
Totals			32	6		28																								
			74.42%	13.95%		65.12%																								
Requirement			70% min	15% max		60% min																								
Overall Compliance			YES	YES		YES			YES			YES	YES		YES	YES		YES		YES		YES		YES					YES

TOTAL DEVELOPMENT - ADG DESIGN CRITERIA COMPLIANCE TABLE

	3D Communal and public open space		3E Deep soil zones	3F Visual Privacy	3J Bicycle and car parking	4A Solar and daylight access		4B Natural ventilation		4C Ceiling Heights	4D Apartment size and layout								4E Private open space and balconies		4F Common circulation and spaces	4G Storage
	3D-1	3D-2	3E-.1	3F-1	3J-1	4A-1	4A-3	4B-1	4B-2	4C-1	4D-1-1	4D-1-2	4D-2-1	4D-2-2	4D-3-1	4D-3-2	4D-3-3	4D-3-4	4E-1	4E-2	4F-1	4G-1
Building A				✓	✓	50	9	42	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Building B				✓	✓	16	3	16	**N/A**	✓	✓	✓	✓	✓	✓	✓	✓	**N/A**	✓	✓	✓	✓
Building C				✓	✓	32	6	28	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Totals	3200m2	9am - 12pm	1600m2			98	18	86														
	30%	50% minimum	15%			75.38%	13.85%	66.15%														
Requirement	25%	50% & 2 hours	7% & 6m			70% min	15% max	60% min														
Overall Compliance	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**