

ADG

Compliance Table

APARTMENT DESIGN GUIDE COMPLIANCE TABLE				
	OBJECTIVE & DESIGN CRITERIA	DESIGN CRITERIA	PROPOSED	COMMENT
Part 3, Siting the Development				
Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationships to the surrounding context		Complies	Refer to Site Analysis Plan. Orientation to maximize solar access, north east sea breezes and outlook.
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development		Complies	Building appropriately addresses the street frontage whilst optimising solar access.
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter		Complies	Refer accompanying shadow diagrams. No unacceptable overshadowing impacts.
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		Complies	Building entrances clearly marked and public/ private domain interface appropriately defined.
	Objective 3C-2 Amenity of the public domain is retained and enhanced		Complies	Significant streetscape and landscaping improvements.
Communal and Public Open	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping		Refer to architectural plans.	Area is provided within the central courtyard and accessed from the lift 1 lobby on level 2

Space	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 space contains intimate entertaining space with a BBQ, covered seating for 2 tables of 6 plus casual lounging in a landscaped setting
	Objective 3D-3 Communal open space is designed to maximise safety		-	The space is accessed only from within the building, through secure access to the level 2 lift lobby #01
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		-	The site is burdened by a 6m deep widening for the full frontage to contribute to the public open space of the street scape
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	7% site area deep soil zone minimum dimension 3 metres.	The proposal incorporates 54 m ² of deep soil landscaping at the rear of the site or 7.96% of the net site area	DCP G1.11 requires 20%. Proposal provides 54m ² at rear, 72m ² in central courtyard and 18m ² at street on L4 podium, or 21.23% of net site 678m ²
Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal privacy.	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear are as follows: Up to 12m (4 storeys): Habitable Rooms and Balconies: 6m Non-habitable rooms: 3m	Objective compliant setbacks maintained with good levels of privacy achieved.	Yes

	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.		Complies	-
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		Complies	The residential entries to the development is from Oaks Avenue with separate entrances to the retail tenancies. All entries address the public domain and provide clearly identifiable and separate access points for the residential and retail components of the development.
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Complies	Refer to BCA/ Access Report and Landscape Plan
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		N/A	-
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.		Complies	Driveway access to the basement provided from Oaks Avenue. Refer to Traffic Impact Statement for its acceptability.
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	For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop	Compliant resident, visitor and retail parking provided	Yes

	<p>in the Sydney Metropolitan Area; or</p> <ul style="list-style-type: none"> land zoned, and sites within 400 metres 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 by the relevant council, whichever is less <p>The car parking needs for a development must be provided off street.</p>		
Objective 3J-2 Parking and facilities are provided for other modes of transport		Complies	Bicycle storage provided.
Objective 3J-3 Car parking design and access is safe and secure		Complies	Refer to Traffic Impact Statement. Both entry and egress in a forward direction.
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Complies	Yes
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		N/A	-
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimized		N/A	-

Part 4, Designing the Building				
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	<p>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 and in the Newcastle and Wollongong local government areas</p> <p>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 9 am and 3 pm at mid winter</p> <p>3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter</p>	16 of 22 (73%) apartments receive 2 hours of solar access between 9am and 3pm	Yes
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Complies	Yes
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Complies	Yes
Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		Complies	-

	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		N/A	-
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	<p>1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.</p> <p>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</p> <p>2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</p>	19 of 22 or 86% of apartments are naturally cross-ventilated	Yes
Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <p>Habitable rooms: 2.7m</p> <p>Non-habitable: 2.4m</p> <p>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</p> <p>Attic spaces: 1.8m at edge of room</p>	Complies	Yes

		<p>with a 30 degree minimum ceiling slope</p> <p>If located in mixed use areas: 3.3m for ground and first floor to promote future flexibility of use</p>		
	<p>Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms</p>		Complies	Yes
	<p>Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building</p>		Noted	
<p>Apartment Size and Layout</p>	<p>Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p>	<p>1. Apartments are required to have the following minimum internal areas:</p> <p>Studio – 35m²</p> <p>1 bedroom – 50m²</p> <p>2 bedroom – 70m²</p> <p>3 bedroom – 90m²</p> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each</p> <p>2. Every habitable room must have a window in an external wall with a</p>	<p>Complies</p> <p>Complies</p>	<p>Yes</p> <p>Yes</p>

		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		
	Objective 4D-1 Environmental performance of the apartment is maximised	<ol style="list-style-type: none"> 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window 	Minor variations however acceptable on merit given room geometry and orientation.	Yes
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	<ol style="list-style-type: none"> 1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross- 	<p>Complies</p> <p>Complies</p> <p>Complies</p> <p>N/A</p>	Yes

		through apartments are at least 4m internally to avoid deep narrow apartment layouts		
Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	<p>1. All apartments are required to have primary balconies as follows:</p> <p>Studio - min. area, 4m² / depth -</p> <p>1 Bed. - min. area, 8m² / depth, 2m</p> <p>2 Bed - min. area, 10m² / depth, 2m</p> <p>3 Bed - min. area, 12m² / depth, 2.4m</p> <p>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</p>	<p>Complies</p> <p>N/A</p>	<p>All balconies of compliant size and dimension.</p>
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		Complies	<p>All private open space is accessed directly from the principle habitable room.</p>
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		Complies	<p>Balconies and terraces contribute to the overall building design and form.</p>
	Objective 4E-4 Private open space and balcony design maximises safety		Complies	-

Common Circulation Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	<p>1. The maximum number of apartments off a circulation core on a single level is eight</p> <p>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</p>	<p>Complies</p> <p>N/A</p>	The maximum number of apartments off the circulation core is less than 8 per level.
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Complies	Yes
Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	<p>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <p>Studio - 4m³ storage volume</p> <p>1 Bed. - 6m³ storage volume</p> <p>2 Bed - 8m³ storage volume</p> <p>3+ Bed - 10m³ storage volume</p> <p>At least 50% of the required storage is to be located within the apartment</p>	<p>Complies</p> <p>Ample storage is available in each apartment as they are well over the minimum required internal sizes. Additional dedicated secure storage is provided for each unit in the basement area.</p>	Yes
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Complies	-

Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		Complies	Yes
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Complies	Yes
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		Complies	Yes
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Complies	Yes
Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future		Complies	An appropriate mix is proposed to meet market demand
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		Complies	-
Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		N/A	-
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		N/A	-
Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		Complies	Yes - Refer to Architectural Design Statement

	Objective 4M-2 Building functions are expressed by the facade		Complies	As above
Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		Complies	Yes
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		N/A	N/A
	Objective 4N-3 Roof design incorporates sustainability features		Complies	Yes
Landscape Design	Objective 4O-1 Landscape design is viable and sustainable		Complies	Indigenous, low water use plant species proposed. Refer to Landscape Plan and BASIX submitted with the Application.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity		Complies	Refer to montages and Landscape Plan submitted with the Application.
Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided		Complies	Refer to Landscape Plan
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Complies	Refer to Landscape Plan submitted with the Application.
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		Complies	-

Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		Complies	Refer to BCA/ Access Report submitted with the Application.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		Complies	Refer to BCA/ Access Report submitted with the Application.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Complies	Refer to BCA/ Access Report submitted with the Application.
Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		N/A	-
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		N/A	-
Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		Complies	Yes
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		Complies	Yes
Awnings and	Objective 4T-1 Awnings are well located and complement and integrate with the building design		Complies	Yes

Signage	Objective 4T-2 Signage responds to the context and desired streetscape character		N/A	Separate approval required
Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design		Complies	All habitable rooms receive adequate natural light. Balconies are designed to allow for clothes drying areas, highly efficient appliances are to be provided to all units, solid concrete floors provide thermal mass, overhanging roofs shade the units and 86% cross ventilation will minimise reliance on air conditioning.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		Complies	Refer to BASIX Report submitted with the Application
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Complies	All apartments receive adequate natural ventilation.
Water Management and Conservation	Objective 4V-1 Potable water use is minimised		Complies	-
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Complies	Refer to Stormwater Plans
	Objective 4V-3 Flood management systems are integrated into site design		N/A	N/A
Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		Complies	A large and easily accessible bin store is for general waste and recycling.

	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		Complies	Consolidated bin areas provided.
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering		Complies	Yes
	Objective 4X-2 Systems and access enable ease of maintenance		Complies	Yes
	Objective 4X-3 Material selection reduces ongoing maintenance costs		Complies	Yes