

07 February 2025

Apartment Design Guide - Compliance Table

Project: GENERAL HOUSING UNITS

5-9 Alexander St, Fairy Meadow NSW 2519

Project No. BGYUD

We hereby specify that the proposed new works shall achieve compliance with the following current standard:

1. Apartment Design Guide (ADG) requirements as set out in SEPP (Housing) 2021 Chapter 4, Section 149, and Homes NSW planning requirements.

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Part 3 - Siting the Development

3D Communal and public open space

3D-1	<i>Objective 3D-1</i> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.		
	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>
	1. Communal open space has a minimum area equal to 25% of the site	Site Area – 2479m ² COS – 621.0m ² .25%	Yes
	2. 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 9am and 3pm on 21 June (mid Winter)	Direct sunlight is provided to the Common open spaces to minimum 50% direct sunlight for minimum 2 hours on Winter Solstice.	Yes
	Communal open space should be consolidated into a well designed, easily identified and usable area	The main Common open space is clearly identified through the use of pathways, facility within the Common open space. It is further identified by manicured landscaping zones.	Yes
	Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	Communal open space has variety of widths from 3m to more than 6m	Yes
	Communal open space should be co-located with deep soil areas	The communal open spaces is co-located with deep soil zones, incorporating mature existing trees.	Yes
	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	Access is provided as an Accessible pathway with suitable falls from the Rear lobby entry and carpark area, as well as alternate garden path entry from the front of the property.	Yes
	Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	All communal open space is provided at ground level.	N/A
	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:	The Ground floor units facing the street have larger Private open spaces with raised balconies and	Yes

	<ul style="list-style-type: none"> provide communal spaces elsewhere such as a landscaped roof top terrace or a common room provide larger balconies or increased private open space for apartments demonstrate good proximity to public open space and facilities and/or provide contributions to public open space 	<p>ground level landscaped zones.</p> <p>Units in general have an extra 2m² area per balcony to cater to clotheslines and A/C units to ensure amenity is not lost. Some units have larger than this also.</p>	
3D-2	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.		
	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>
	Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: <ul style="list-style-type: none"> - seating for individuals or groups - barbecue areas - play equipment or play areas - swimming pools, gyms, tennis courts or common rooms 	Facilities have been provided as per Homes NSW requirements.	Yes
	The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	Site conditions have been considered placing communal open space near existing mature trees providing Summer shade, Winter sun.	Yes
	Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	Visual impacts of services have been considered and minimized. External services fenced or screened, boarded by landscaping.	Yes
3D-3	Objective 3D-3 Communal open space is designed to maximise safety.		
	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>
	Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: <ul style="list-style-type: none"> - bay windows - corner windows - balconies 	Balconies and Private open spaces look upon Communal open spaces and the public domain, also through windows from bedrooms and living areas. Window hoods are provided for visual privacy.	Yes
	Communal open space should be well lit	Communal open spaces are lit as per Homes NSW requirements.	Yes

	Where communal open space/facilities are provided for children and young people they are safe and contained	Communal open spaces have functions as required by Homes NSW. No play equipment provided.	N/A												
3D-4	Objective 3D-4 Public open space, where provided is responsive to the existing pattern and uses of the neighbourhood														
	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>												
	The public open space should be well connected with public streets along at least one edge	Guidance requirements satisfied.	Yes												
	The public open space should be connected with nearby parks and other landscape elements	Guidance requirements satisfied.	Yes												
	Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid	Guidance requirements satisfied.	Yes												
	Solar access should be provided year-round along with protection from strong winds	Guidance requirements satisfied.													
	Opportunities for a range of recreational activities should be provided for people of all ages	Guidance requirements satisfied. Accessible pathway is incorporated into the COS design.	Yes												
	A positive address and active frontages should be provided adjacent to public open space	An entrance with a security gate is provided to connect the street frontage.	Yes												
	Boundaries should be clearly defined between public open space and private areas	Privacy fences are provided to define separation between private and public spaces.	Yes												
3E Deep Soil Zones															
3E -1	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.														
	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>												
	Deep soil zones are to meet the following minimum requirements: <table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² - 1,500m²</td><td>3m</td></tr><tr><td>greater than 1,500m²</td><td>6m</td></tr><tr><td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m	Site Area: 2479m ² Min 7% site area to be DSZ. Minimum 6m wide Minimum m ² required: 173.53m ² Proposed: DSZ within site =444.8m ² 18%	Yes
	Site area	Minimum dimensions	Deep soil zone (% of site area)												
less than 650m ²	-	7%													
650m ² - 1,500m ²	3m														
greater than 1,500m ²	6m														
greater than 1,500m ² with significant existing tree cover	6m														
	On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:	Above minimum has been provided.	Yes												

	10% of the site as deep soil on sites with an area of 650m ² - 1,500m ² 15% of the site as deep soil on sites greater than 1,500m ²	18% proposed > 15% required.	
	Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: - basement and sub basement car park design that is consolidated beneath building footprints - use of increased front and side setbacks adequate clearance around trees to ensure long term health co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil	Ample allowance for deep soil zones around existing retaining trees have been provided.	Yes
	Achieving the design criteria may not be possible on some sites including where: the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure	N/A Deep soil requirements are satisfied.	N/A

3F Visual Privacy

3F-1	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.														
	Design Criteria	Design Response	Compliance Status												
	<ul style="list-style-type: none">- 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:<table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>- Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)	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	Note 6m setback line is shown on Site Plan and illustrates compliance. Window sunhoods and balcony battens are provided to maximise visual privacy. Building separation measurements are provided on the architectural plans.	Yes
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													

	Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties		
	Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	The proposed building is only 3 storeys and does not have vertical steps.	N/A
	For residential buildings next to commercial buildings, separation distances should be measured as follows: for retail, office spaces and commercial balconies use the habitable room distances for service and plant areas use the non-habitable room distances	The proposed building is not next to commercial building.	N/A
	New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)	Visual privacy has been considered when orientating and locating the building on site.	Yes
	Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)	Adjacent buildings have the same height zoning as the proposed.	N/A
	Direct lines of sight should be avoided for windows and balconies across corners	There are no windows or balconies for adjacent units across corners.	Yes
	No separation is required between blank walls	Noted.	N/A
3F-2	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.		
	Design Criteria	Design Response	Compliance Status
	Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: - setbacks - solid or partially solid balustrades to balconies at lower levels - fencing and/or trees and vegetation to separate spaces - screening devices - bay windows or pop out windows to provide privacy in one direction and outlook in another	Separation has been engineered through the use of landscaping zones, changes in levels of apartments from ground level, privacy fences/ solid balustrade walls, privacy battens. The existing landscape along the south boundary provides enhance visual privacy for the COS.	Yes

	<ul style="list-style-type: none"> - raising apartments/private open space above the public domain or communal open space - planter boxes incorporated into walls and balustrades to increase visual separation - pergolas or shading devices to limit overlooking of lower apartments or private open space - on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies 	Window sunhoods are provided to minimise overlooking to the neighbouring properties.	
	Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	Where possible habitable rooms have been located away from circulation space	Yes
	Balconies and private terraces should be located in front of living rooms to increase internal privacy	Balconies are positioned in front of living rooms to increase internal privacy and amenity	Yes
	Windows should be offset from the windows of adjacent buildings	Windows have been offset from neighbouring buildings	Yes
	Recessed balconies and/or vertical fins should be used between adjacent balconies	Privacy has been considered for adjacent units through the use of recessed balconies, planes of view, recessed/ proud wall elements.	Yes

Part 4 Designing the Building

4A Solar and Daylight Access

4A-1	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.		
	Design Criteria	Design Response	Compliance Status
	Design Criteria 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 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 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Minimum 2 hours sunlight required to 70% of Living rooms and Private open spaces Winter Solstice. Max 15% units receiving no sunlight. Proposed 3 hours of sunlight into 71% of Units (15 Units) 14% of units receive no sunlight (Units 12 & 19)	Yes
	The design maximises north aspect and the number of single aspect south facing apartments is minimised	Confirmed.	YES
	Single aspect, single storey apartments should have a northerly or easterly aspect	Where possible units have northerly or easterly aspects. Example Unit 5 has Southerly and Easterly Aspect. Unit 11 has Southern and Westerly aspect. Unit 10 has Westerly aspect and caters to privacy	YES
	Living areas are best located to the north and service areas to the south and west of apartments	Where possible Living areas have been provided to the north direction. However, where not possible, living areas and balconies have been located to the outskirt of the apartment to harness as much North aspect as possible.	YES
	To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: dual aspect apartments	Direct sunlight has been considered for the proposed building and design has been	YES

	shallow apartment layouts two storey and mezzanine level apartments bay windows	determined to maximise sun access to every unit as much as possible.	
	To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m ² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	This has been obtained for 71% of units. Refer to VIEW FROM THE SUN STUDY Sheet A501	YES
	Achieving the design criteria may not be possible on some sites. This includes: where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source on south facing sloping sites where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective	N/A The subject site is not near a busy road or a rail line. The concern of orienting living rooms away from noise sources is not applicable.	N/A
4A-2	Objective 4A-2 Daylight access is maximized where sunlight is limited.		
	Design Criteria	Design Response	Compliance Status
	Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as secondary light sources in habitable rooms	Windows positioned to maximise daylight, balconies. Light coloured materials used in colour palette.	YES
	Where courtyards are used: <ul style="list-style-type: none"> • use is restricted to kitchens, bathrooms and service areas • building services are concealed with appropriate detailing and materials to visible walls • courtyards are fully open to the sky • access is provided to the light well from a communal area for cleaning and maintenance • acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved 	N/A	N/A
	Opportunities for reflected light into apartments are optimised through: <ul style="list-style-type: none"> • reflective exterior surfaces on buildings opposite south facing windows • positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light • integrating light shelves into the design 	Windows openings have been maximized as appropriate to allow maximum light and allow for privacy.	YES
4A-3	Objective 4A-3 Daylight incorporates shading and glare control, particularly for warmer months.		

	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>
	<p>A number of the following design features are used:</p> <ul style="list-style-type: none"> balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting horizontal shading to north facing windows vertical shading to east and particularly west facing windows operable shading to allow adjustment and choice high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided) 	<p>Balconies have sun shading through the use of stacked balconies, vertical battens providing filtered shade.</p> <p>Sunhoods over all window openings.</p> <p>Glazing as per BASIX requirements</p>	YES
4B Natural Ventilation			
4B-1	<p>Objective 4B-1</p> <p>All habitable rooms are naturally ventilated.</p>		
	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>
	The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	Min 60% of cross ventilation compliances is achieved through the design.	Yes
	Depths of habitable rooms support natural ventilation	Window and door openings are provided to all habitable rooms to support natural ventilation.	Yes
	The area of unobstructed window openings should be equal to at least 5% of the floor area served	Noted.	Yes
	Light wells are not the primary air source for habitable rooms	Habitable rooms rely on window ventilation, not light wells.	Yes
	<p>Doors and operable windows maximise natural ventilation opportunities by using the following design solutions:</p> <p>adjustable windows with large effective openable areas a variety of window types that provide safety and flexibility such as awnings and louvres</p> <p>windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors</p>	The design includes adjustable windows with large openable areas and mix of awning windows to maximise natural ventilation.	Yes
4B-2	<p>Objective 4B-2</p> <p>The layout and design of single aspect apartments maximises natural ventilation.</p>		
	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>

	Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3)	Guidance requirements satisfied.	Yes
	Natural ventilation to single aspect apartments is achieved with the following design solutions: primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	By maximizing the window and door openings, the design enhance the natural ventilation through the apartments.	Yes
4B-3	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.		
	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>
	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	66% of units are cross ventilated. Refer to Architectural sheet A106 ADG COMPLIANCE METRICS & DIAGRAMS for further information.	Yes
	2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	All cross-throughs are less than 18m.	Yes
	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	Where possible dual aspect apartments have been provided to allow for cross ventilation.	Yes
	In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)	While windows and door sizes differ from aspect to aspect, openings have flexibility in openability to create airflow.	Yes
	Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	Apartments are capable of facilitating adequate airflow.	Yes
	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	Apartments are capable of facilitating adequate airflow.	Yes
4C Ceiling Heights			
4C-1	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access.		
	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>

	<div>1. Measured from finished floor level to finishes ceiling level minimum ceiling heights are</div> <table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> <div>These minimums do not preclude higher ceilings if desired.</div>	Minimum ceiling height for apartment and mixed use buildings		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 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	All bedrooms, Living rooms are 2.7m. Bathrooms are 2.4m high.	yes
Minimum ceiling height for apartment and mixed use buildings															
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 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														
	Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	Fans and AC will be supplied	Yes												
4C-2	<div>Objective 4C-2</div> <div>Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.</div>														
	Design Criteria	Design Response	Compliance Status												
	<div>A number of the following design solutions can be used:</div> <ul style="list-style-type: none">the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaceswell proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilingsceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist	Ceiling heights are provided to comply with the ADG.	Yes												
4C-3	<div>Objective 4C-3</div> <div>Ceiling heights contribute to the flexibility of building use over the life of the building.</div>														
	Design Criteria	Design Response	Compliance Status												
	Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)	N/A	N/A												
4D Apartment size and layout															
4D-1	<div>Objective 4d-1</div> <div>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</div>														
	Design Criteria	Design Response	Compliance Status												

	<p>Apartments are required to have the following minimum internal areas:</p> <table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each</p>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	<p>All 1br units are 50m² and over.</p> <p>All 2br units are 70m² and over.</p>	Yes
Apartment type	Minimum internal area												
Studio	35m ²												
1 bedroom	50m ²												
2 bedroom	70m ²												
3 bedroom	90m 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 not be borrowed from other rooms	Habitable contain glazing large enough to comply.	Yes										
	Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)	2br apartments have entry hallway leading to the main living area which contains the kitchen zone.	Yes										
	A window should be visible from any point in a habitable room	All habitable rooms contain a window that is directly visible.	Yes										
	Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits	Minimum areas are achieved.	Yes										
4D-2	Objective 4D-2 Environmental performance of the apartment is maximised.												
	Design Criteria	Design Response	Compliance Status										
	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	All habitable rooms are less than 6.7m deep (2.5*2.7) except	Yes										
	2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	From window/ door opening, open plan layouts achieve maximum 6.7m depth.	Yes										
	Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths		N/A										
	All living areas and bedrooms should be located on the external face of the building	All living areas and bedrooms are located to external face of building.	Yes										
	Where possible:	Where possible bathrooms have openable windows. Main living spaces are	Yes										

	bathrooms and laundries should have an external openable window main living spaces should be oriented toward the primary outlook and aspect and away from noise sources	orientated towards the main outlook.	
4D-3	Objective 4d-3 Apartment layouts are designed to accommodate a variety of household activities and needs.		
	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>
	1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	All master bedrooms achieve 10m ² minimum, and second bedrooms have minimum 9m ²	Yes
	2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All bedrooms have minimum width of 3m	Yes
	3. Living rooms or combined living/dining rooms have a minimum width of: a. 3.6m for studio and 1 bedroom apartments b. 4m for 2 and 3 bedroom apartments	All minimum widths are accommodated for 1br and 2br apartments. Refer to Architectural drawing A106 ADG COMPLIANCE METRICS & DIAGRAMS	Yes
	4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	From window/ door opening, open plan layouts achieve maximum 6.7m depth.	Yes
	Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	Openings are separated from the living area where practical.	Yes
	All bedrooms allow a minimum length of 1.5m for robes	Guidance requirements satisfied.	Yes
	The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high	Guidance requirements satisfied.	Yes
	Apartment layouts allow flexibility over time, design solutions may include: dimensions that facilitate a variety of furniture arrangements and removal spaces for a range of activities and privacy levels between different spaces within the apartment dual master apartments dual key apartments Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms	Guidance requirements satisfied. Refer to architectural floor plans.	Yes

4E Private Open Space and Balconies																		
4E-1	<p><i>Objective 4E-1</i></p> <p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p>																	
	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>															
	<p>1. Apartments are required to have primary balconies as follows:</p> <table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	<p>Guidance requirements satisfied.</p>	<p>Yes</p>
	Dwelling type	Minimum area	Minimum depth															
	Studio apartments	4m ²	-															
	1 bedroom apartments	8m ²	2m															
	2 bedroom apartments	10m ²	2m															
	3+ bedroom apartments	12m ²	2.4m															
<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>N/A Private open space is provided where practical. Balcony is included for all units.</p>	<p>N/A</p>																
<p>Increased communal open space should be provided where the number or size of balconies are reduced</p>	<p>The area of Communal open space is complied with the requirements.</p>	<p>Yes</p>																
<p>Storage areas on balconies is additional to the minimum balcony size</p>	<p>Guidance requirements satisfied.</p>	<p>Yes</p>																
<p>Balcony use may be limited in some proposals by:</p> <ul style="list-style-type: none">- consistently high wind speeds at 10 storeys and above- close proximity to road, rail or other noise sources- exposure to significant levels of aircraft noise- heritage and adaptive reuse of existing buildings <p>In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated</p>	<p>N/A</p>	<p>N/A</p>																
4E-2	<p><i>Objective 4E-2</i></p> <p>Primary private open space and balconies are appropriately located to enhance liveability for residents.</p>																	
	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>															

	Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	All POS/ balconies are adjacent to the living room, dining room and kitchen area.	Yes
	Private open spaces and balconies predominantly face north, east or west	Guidance requirements satisfied.	Yes
	Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	Balconies are adjacent to the living spaces to maximise natural light and ventilation.	Yes
4E-3	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		
	Design Criteria	Design Response	Compliance Status
	Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred	Vertical louvres are integrated into the balcony design to maintain the visual privacy and street view.	Yes
	Full width full height glass balustrades alone are generally not desirable	The design does not incorporate full-width, full-high glass balustrades.	N/A
	Projecting balconies should be integrated into the building design and the design of soffits considered	Guidance requirements satisfied. Refer to elevation drawings.	Yes
	Operable screens, shutters, hoods and pergolas are used to control sunlight and wind	Guidance requirements satisfied.	Yes
	Balustrades are set back from the building or balcony edge where overlooking or safety is an issue	Guidance requirements satisfied.	Yes
	Downpipes and balcony drainage are integrated with the overall facade and building design	Downpipes are concealed behind the balcony walls. Refer to architectural drawings.	Yes
	Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	Air-conditioning units are integrated into the building design.	Yes
	Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design	Guidance requirements satisfied.	Yes
	Ceilings of apartments below terraces should be insulated to avoid heat loss	N/A	N/A

	Water and gas outlets should be provided for primary balconies and private open space.		Yes
4E-4	Objective 4E-4 Private open space and balcony design maximises safety		
	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>
	Changes in ground levels or landscaping are minimised	No significant changes between ground levels and landscape.	Yes
	Design and detailing of balconies avoids opportunities for climbing and falls	Guidance requirements satisfied.	Yes
4F Common Circulation and Spaces			
4F-1	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments		
	<i>Design Criteria</i>	<i>Design Response</i>	<i>Compliance Status</i>
	1. The maximum number of apartments off a circulation core on a single level is eight	Guidance requirements satisfied.	Yes
	2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	N/A	N/A
	Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	Circulation requirements are achieved according to gold level outlined in the liveable housing requirements.	Yes
	Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	Door and window openings are maximised to achieve good daylight and natural ventilation.	Yes
	Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	Windows are provided at the ends of corridors.	Yes
	Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: - a series of foyer areas with windows and spaces for seating - wider areas at apartment entry doors and varied ceiling heights	No corridor is greater than 12m.	N/A

	Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	Common circulation space requirements are achieved according to gold level outlined in the liveable housing requirements.	Yes
	Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: <ul style="list-style-type: none"> - sunlight and natural cross ventilation in apartments - access to ample daylight and natural ventilation in common circulation spaces - common areas for seating and gathering - generous corridors with greater than minimum ceiling heights - other innovative design solutions that provide high levels of amenity 	Guidance requirements satisfied.	Yes
	Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	Design criteria 1 has been achieved.	N/A
	Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	No window opening is open directly onto common circulation spaces.	Yes
4F-2	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		
	Design Criteria	Design Response	Compliance Status
	Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	Direct and legible access is provided to each unit. Travel distance from the unit entrance to the exit point is less than 6m.	Yes
	Tight corners and spaces are avoided	No tight corners and spaces in the common circulations spaces.	Yes
	Circulation spaces should be well lit at night	Noted.	Yes
	Legible signage should be provided for apartment numbers, common areas and general wayfinding	Noted.	Yes
	Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided	Seating is provided at the letterbox entrance.	Yes

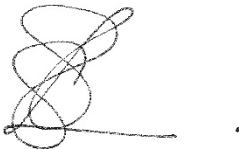
	In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space	No community rooms provided.	N/A										
	Where external galleries are provided, they are more open than closed above the balustrade along their length	No external galleries provided.	N/A										
4G Storage													
4G-1	Objective 4G-1 Adequate, well designed storage is provided in each apartment												
	Design Criteria	Design Response	Compliance Status										
	1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided <table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table> At least 50% of the required storage is to be located within the apartment	Dwelling type	Storage size volume	Studio apartments	4m³	1 bedroom apartments	6m³	2 bedroom apartments	8m³	3+ bedroom apartments	10m³	Minimum storage area is provided to each 1b and 2b unit.	Yes
	Dwelling type	Storage size volume											
	Studio apartments	4m³											
	1 bedroom apartments	6m³											
	2 bedroom apartments	8m³											
3+ bedroom apartments	10m³												
Storage is accessible from either circulation or living areas	Guidance requirements satisfied.	Yes											
Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street	Guidance requirements satisfied. Storage area is excluded from the balcony area.	Yes											
Left over space such as under stairs is used for storage	Noted.	Yes											
4G-2	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments												
	Design Criteria	Design Response	Compliance Status										
	Storage not located in apartments is secure and clearly allocated to specific apartments	Storage located in the lobby area is secure and allocated to the specific unit.	Yes										
	Storage is provided for larger and less frequently accessed items	Noted.	Yes										
	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	All storage spaces are provided within the building.	N/A										
	If communal storage rooms are provided they should be accessible from common circulation areas of the building	Noted.	Yes										
	Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	Guidance requirements satisfied.	Yes										

Summary

The application has demonstrated compliance with each Apartment Design Guide requirement as set out in SEPP (Housing) 2021 Chapter 4, Section 149, and Homes NSW planning requirements, with a positive response to each.

The above statement applies to new works only. All previous existing structures and works associated with the new works is not subject to the above certification. The above is based on the drawings issued with this certificate dated: 07 February 2025

Yours sincerely



Stephen Arlom
SARM Architects Pty Ltd