

APARTMENT DESIGN GUIDE (ADG) COMPLIANCE STATEMENT LOT 642 GOOGONG (18 GLENROCK DRIVE) NSW

29 July 2024

Revision C

ADG COMPLIANCE STATEMENT

Overview

Prepared to accompany the Development Application submitted to Queanbeyan-Palerang Regional Council (QPRC).

Project Address: Lot 642 18 Glenrock Drive, Googong, NSW 2620

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Note

ADG Compliance Statement prepared for the Development Application of Lot 642 Googong is to be read in conjunction with all architectural documentation, and all supporting consultant documentation and reports.

APARTMENT DESIGN GUIDE COMPLIANCE STATEMENT

Design	Criteria	Compliance	Notes
1A	Apartment Building Types	\checkmark	The proposal is best described as Row Apartments.
			Row apartments are suited to the suburban context with a limited number of units arranged around each core; in a series of building modules.
			This is an appropriate typology where we desire smaller building footprints, a continual street edge, built form which steps down the street to respond to slope, and a central communal garden which forms the backdrop to each building.
			The proposed Row Apartments are in keeping with the future desired character of the location as described in the Googong Design Guidelines.
1B	Local Character and Context	\checkmark	Googong is a master planned community. Development is guided by the Googong Design Guidelines.
			The site is part of Neighbourhood 2 (the Town Centre).
			The eastern frontage to Glenrock Drive and Rucos Street form part of the Town Centre, overlooking the town open space water feature. Development at this part of the site is required to be of higher density (minimum 4 storey) and include potential for ground floor commercial activation.
			The remainder of the site is desired to provide medium density residential development to ensure appropriate population within the Town Centre.
			The Googong Design Guidelines provide principles for local character including streetscape principles, the desire for through-site permeability and north facing private open space; all of which are provided within our development proposal.
			Importantly, the proposal provides streetscape activation to all frontages and prioritises pedestrian movement to ensure a successful contribution to the urban environment of the Googong township. The scale of development is appropriate to neighbourhood, streetscape and site.
1C	Precinct and Individual Sites	✓	The site has been carefully analysed to ensure the proposal provides an optimal development solution for the site and addresses the desired future character of its context.
			The proposal is characterised by the arrangement of a series of small footprint buildings around the perimeter of the site to provide a large central communal garden with excellent physical and visual permeability.
2A	Primary Controls	✓	Preliminary analysis was undertaken using a variety of sketch plans to determine the most appropriate scale and building form for the proposal.
			This analysis included an understanding of primary controls, in addition to the nature of neighbouring sites and our interface with those sites.

			The proposal provides a considered balance of communal and private amenity, solar access, natural ventilation, outlook and privacy. Landscape is considered of equal importance to built form.
2B	Building Envelopes	~	The proposal is in general compliance with the building envelopes defined in the Googong DCP, with decrease in building scale as development moves away from the town centre and the topography of the site rises. Due to the topography there are very minor encroachments to the height plane which are noted below.
			Refer DA3001 Sections
2C	Building Height	Minor non- compliance	The site has a permissible building height of 16m to the east and 12m to the west.
			Additionally, the site falls approximately 9m from a high point at the southwest (corner of Perrin Street and Edward Drive) to a low point at the east (corner of Glenrock Drive and Rucos Street). The height plane is therefore sloped and results in some areas of minor non-compliance.
			The proposal is largely within the permissible building height, except for a minor portion of the low-pitched roofs. This is considered an acceptable encroachment because of the there is no impact to overshadowing within the development or to neighbouring development.
			Importantly, the proposal has been designed to ensure the roof design does not impact on solar access or privacy of neighbours or diminish the quality or amenity of the public domain.
			Refer DA3001 Sections
2D	Floor Space Ratio	✓	The site area is 11901sqm. The site is identified as having an FSR of 2:1 to the east of the site and no FSR limit to the west of the site. The proposal is achieving a FSR of 1.3:1 to the east of the site which is within the permissible.
			Overall, the proposal has a GFA of 13,935 sqm (FSR 1.17:1) and is therefore compliant.
			Refer to DA0201 and DA0202 Area Plans.
2E	Building Depth	✓	The built form is generally aligned with the basement width of 18m. This ensures an overall building depth of around 18m and an extremely high level of amenity to apartments with extensive natural ventilation and daylighting opportunity.
2F	Building Separation - Apartments	Minor non- compliance	Buildings range between 3 storey and 5 storey in height. Required separation distances are assessed on buildings up to 4 storeys because there are no instances within the site where two 5 storey buildings interface.
			The recommended separation distances are therefore 12m between habitable rooms and balconies and 6m between non-habitable rooms.
			North-South Separation
			The separation between Buildings B/C and E/F is greater than 12m so is compliant. Additionally, Buildings E/F

			incorporate angled glazing to bedrooms to increase visual privacy.
			East-West Separation
			The separation between buildings varies and in some instances is less than 12m however the building design orientates apartments to avoid direct interface and incorporates privacy devices such as screening / louvres where appropriate to achieve good visual privacy. Any reduced interface between buildings still achieves excellent solar access due to the northern orientation of the interface.
2G	Street Setbacks	~	The proposal has five street frontages and therefore is considered a corner lot.
			The Googong site specific guidelines for Lot 642 require strong architectural built form to the eastern edge of the site.
			The Googong DCP Part 7.15 Table 3 provides setbacks for residential flat buildings. The minimum setbacks vary between 4m and 6m on corner blocks with an additional 1.5m articulation zone (for 40% of the width of the building).
			Perrin Street
			Buildings B and C are setback 6m with articulation elements in the form of ground floor awnings which make up less than 40% of the width of the building; and are therefore compliant.
			Building D setback varies with a minimum setback of 5.6m plus 1.5m balcony projection within the articulation zone. This projection makes up less than 40% of the width of the building along Perrin Street, so is compliant.
			Edward Drive
			Building D is setback 4m with no articulation elements and is therefore compliant.
			Calthorpe Street
			Buildings E and F are setback 6m with balcony projection into the articulation zone, making up less than 40% of the width of the building; and is therefore complaint.
			Building D setback varies with a minimum setback of 5.6m plus 1.5m balcony projection within the articulation zone. This projection makes up less than 40% of the width of the building along Calthorpe Street, so is compliant.
			Glenrock Drive and Rucos Street
			Building A is setback between 4m and 6m with balcony articulation elements for less than 40% of the width of the building and is therefore compliant.
2H	Side and Rear Setbacks	NA	Not Applicable. The site has no side or rear boundaries.
3A	Site Analysis	✓	Site analysis was undertaken at the conceptual design stage. Refer DA0001 Site Analysis.
3B	Orientation	V	Buildings have been sited along each street frontage to define and address each street. Buildings have interfaces which permit solar access between. Smaller footprint and lower buildings are located at the north to maximise solar ingress to the site.

			Apartments are then orientated north where possible or with east / west aspect. There are some apartments where street address has been prioritised over solar access, whilst ensuring the proposal complies with ADG solar access requirements.
			The arrangement of spaces responds directly to the qualities of the site.
3C	Public Domain Interface	\checkmark	The proposal provides excellent public domain interface;
			 All common entries are clearly legible from the surrounding streets.
			 Each building provides near level access from the surrounding streets.
			 Ground floor courtyard walls and fences are of a height to balance outlook and privacy dependent of level relationship to the streetscape.
			• The streetscape consists of a variety of private courtyards and communal gardens to ensure a high quality landscape outcome.
			• The perimeter of the site is entirely deep-rooted to ensure proper landscape and canopy tree growth.
			 Courtyards include gates where appropriate to increase pedestrian activation along streetscapes.
			 Upper floor dwellings overlook the public domain without compromising privacy and provide passive surveillance of the street
			 Vehicular access points and site servicing is servicing carefully integrated with the built form and not facing surrounding streets to maximise streetscape presentation.
3D	Communal and Public Open Space	~	The site has an area of 11,901 sqm. The communal open space is 3,005 sqm which is 25% of the site. This meets ADG requirement and exceeds the DCP requirement of 20% of the site.
			Greater than 50% of the communal open space receives more than 2 hours sunlight between 9am and 3pm on the winter solstice.
			Refer DA0110 for overlay of communal open space.
3E	Deep Soil Zones	~	The site has an area of 11,901 sqm. The deep soil zones make up 2005 sqm which is 17% of the site – larger than the minimum requirement of 7% of site area. All deep soil zones have minimum dimension greater than 6m.
			Refer DA0110 for overlay of deep soil zones.
3F	Visual Privacy	Minor non- compliance	Buildings range between 3 storey and 5 storey. Required separation distances are assessed on buildings up to 4 storeys because there are no instances within the site where two 5 storey buildings interface.

			The recommended separation distances are therefore 12m between habitable rooms and balconies and 6m between non-habitable rooms.
			North-South Separation
			The separation between Buildings B/C and E/F is greater than 12m so is compliant. Additionally, Buildings E/F incorporate angled glazing to bedrooms to increase visual privacy.
			East-West Separation
			The separation between buildings varies and in some instances is less than 12m however the building design orientates apartments to avoid direct interface and incorporates privacy devices such as screening / louvres where appropriate to achieve good visual privacy.
3G	Pedestrian Access and Entries	1	The design provides multiple entries around the site to ensure that each street has active address points including communal building entries individual gates. All entries are clearly identifiable. Communal and private entries are clearly distinguished.
			The design provides clear pedestrian links into and through the site which are overlooked by habitable rooms and private open spaces of dwellings to ensure passive surveillance and safety. The outcome is a highly permeable development which successfully integrates with the desired character of the town centre.
ЗН	Vehicle Access	~	Vehicle access to the basements are integrated into the building's overall architectural and landscape treatment. Basement entries are all located off the internal driveway so do not face the street. The location of basement entry near the lowest point of the site minimises ramping. Entry does not interface habitable rooms or is mitigated with screening to ensure no light-spill issues. Clear sight lines are provided to vehicle entry and is separated from pedestrian site entries.
			In accordance with the Googong Design Guide the proposal includes a maximum of 2 common vehicular access points. This is arranged to allow the waste collection vehicle to enter and exit the site in a forward direction.
3J	Bicycle and Car Parking	✓	The development generates 316 residential car spaces. This is based on the Googong DCP requirement of 1 space per 1-bedroom apartment and 2 spaces per 2-bedroom and 3-bedroom apartments. All residential car spaces are located within basement.
			The development generates 33 visitor car spaces. The Googong Design Guidelines encourage visitor parking to be on-street, within the extensive street parking bays around the perimeter of the site. Our proposal includes 100% of visitor parking on site (on-grade within the landscape and within basements).
			There is no requirement for motorcycle parking. There is no requirement for visitor bicycle parking. However, the development includes 18 visitor bicycle parking.
			Residential bicycle parking is provided within individual basement storage cages.

4A-1	Solar and Daylight Access	¥	Living rooms and private open spaces of 77% of apartments receive at least 3 hours of direct sunlight between 9am and 3pm at mid-winter. This exceeds the minimum recommendation of 70%.
			The master plan design ensures dwellings address all surrounding streets. For this reason 14% of apartments receive no direct sunlight between 9am and 3pm at mid- winter. This is less than the minimum recommendation of 15%.
4A-2	Daylight Access	✓	The design receives excellent daylighting to all habitable rooms without need for skylights or high-level windows. Additionally, the design provides opportunity for windows to wet areas such as bathrooms which provides significant amenity in apartment dwellings.
4A-3	Design Incorporates Shading and Glare Control	✓	The design incorporates appropriate passive sun control elements, notably deep balconies for solar shading of balconies which extend off the main living space.
			Bedrooms include sensible proportion of window to wall. There are no glass curtain walls which cause apartments to overheat in summer and increase reliance on mechanical air conditioning.
4B	Natural Ventilation	✓	78% of apartments are naturally cross ventilated (corner or cross-through apartments), which exceeds the minimum ADG recommendation of 60%.
			The maximum overall depth of cross-through apartments is 15.5m so does not exceed the maximum recommendation of 18m.
4C	Ceiling Heights	✓	Floor-to-floor heights are 3.1m. This allows ceiling heights of 2.7m to be provided for habitable rooms and 2.4m for non-habitable rooms.
			Ground floor apartments addressing Glenrock Drive and Rucos Streets include higher ceilings to allow future adaptations to commercial use.
4D-1	Apartment Size	\checkmark	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.
			All apartments are greater than minimum internal area.
			Each habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room.
4D-2	Apartment Depth	\checkmark	Environmental performance of the apartment is maximised.
			Dwellings include open plan layout of maximum 8m depth to the kitchen joinery.
4D-3	Apartment Layout	Minor non- compliance	The layout of apartments accommodates a variety of household needs and activities.
			All master bedrooms have dimension greater than 10sqm (excluding wardrobe space). All other bedrooms have dimension greater than 9sqm (excluding wardrobe space).
			Whilst all minimum areas are achieved, some secondary bedrooms have a minimum dimension of 2.9m (excluding wardrobe space). We believe this appropriate because it

			maintains a functional room plan and allows a layout of higher amenity to the apartment overall.
			All living rooms exceed minimum widths (greater than 3.6m for 1-bedroom apartments and greater than 4m for 2- and 3-bedroom apartments).
			The width of cross-through apartments exceeds the minimum width of 4m.
4E	Private Open Space and	\checkmark	All balconies exceed minimum area and depth.
	Balconies		All courtyards exceed minimum area and depth.
			All private open space and balconies form an extension of the internal living space. The majority of private open spaces and balconies face north, east or west.
4F	Common Circulation and Spaces	\checkmark	The maximum number of apartments off a circulation core on a single level is six.
			Common circulation spaces are generous, without extended length, and all have daylight and natural ventilation. All common stairs are glazed to encourage their use in lieu of lifts.
4G-1	Storage	\checkmark	All dwellings are provided with storage that meets or exceeds the minimum ADG recommended volume.
			Each dwelling has secure storage within the basement of 3.5 cbm (or no greater than 50% of the required storage).
			The remaining storage is provided within the apartment.
4H	Acoustic Privacy	~	There is adequate separation between buildings to ensure acoustic privacy. All bedrooms are located greater than 3m from noise sources (internal driveways) except in one location at Building A (adjacent the basement ramp). In this location the bedroom window is 2m from the ramp, but includes a buffer of landscaped planter. Additionally, the taller ceilings to the ground floor of Building A allow windows to be raised to provide a higher sill level.
			Apartment layouts are carefully designed to allow isolation of noisy spaces from quiet spaces. Ground floor apartments have appropriate courtyard wall treatments for acoustic privacy.
4J	Noise and Pollution	√	The site is surround by streets categorised as collector, local, main and urban access. There are no arterial roads around the site and therefore it is considered a low-speed traffic environment with little adverse road noise and pollution.
			On this basis no specific mitigation measures have been implemented to address noise and pollution beyond sensible and compliant design of the building fabric.
4K	Apartment Mix	✓	The proposal provides a mix of 1-, 2- and 3-bedroom apartment typologies. Additionally, the proposal includes both adaptable and liveable silver dwellings. The development therefore supports diverse household types and stages of life.
4L	Ground Floor Apartments	✓	The site has significant typography. In accordance with the Googong Design Guidelines, the development has been carefully designed to ensure ground floor apartments have appropriate relationship to surrounding public realm. Where

			possible ground floor dwellings include individual access points off the surrounding streets or the internal landscape.
			All ground floor apartments include courtyard walls and landscaping allowing visual and acoustic privacy.
			Ground floor apartments addressing Glenrock Drive and Rucos Streets include higher ceilings to allow future adaptations to commercial use.
4M	Facades	\checkmark	The building is designed as a contemporary, suburban apartment complex within a landscape setting.
			In accordance with the Googong Design Guidelines, the proposal provides articulated built form with a mix of materials to provide variation, interest, and scale.
			The façade utilises a restrained and robust material palette which will provide timeless design including concrete, expressed steelwork and metal claddings and roofing.
			Warm colours and tones are utilised to ensure the building is inviting and speaks to the natural surrounds including the immediate landscape setting.
4N	Roof Design	~	The roof design includes a variety of parapet and low-pitched roofs for visual variety, complementing the architectural articulation of simple clean lines. Low pitched roofs are utilised across the site maximise site lines to surrounding vistas.
			The proposal is in accordance with the Googong Design Guidelines which requires built form to read in unison with the roof form as well as careful consideration to how parapets are viewed from all sides. Gutters and downpipes have been carefully resolved in design and placement.
40	Landscape Design	~	The landscape has been designed with great diversity in planting stock reflecting endemic species of the area. Landscape zones buffer and provide separation to the street interface.
4P	Planting on Structures	✓	Planting zones over the basement have been designed to achieve 600-800mm soil depth where planting is proposed.
4Q	Universal Design	✓	10% of the apartments in the development are adaptable to AS4299 Class C.
			20% of the apartments in the development have been designed to achieve the Liveable Housing Guideline's Silver Level design features so is compliant with ADG recommendations.
4R	Adaptive Reuse	N/A	
4S	Mixed Use	N/A	
4T	Awnings and Signage	~	Awnings identify the pedestrian entry to each street. Building signage is discretely integrated at each entry, consistent across the development.
4U	Energy Efficiency	V	The proposal has been assessed by a BASIX consultant to ensure a sensible and positive environmental outcome for the development. The proposal optimises natural daylighting and ventilation.

4V	Water Management and Conservation	✓	Water management has been designed to meet the requirements of BASIX to encourage appropriate water management and conservation.
4W	Waste Management	✓	The civil engineer has designed an appropriate waste management strategy for the development.
			All waste storage is discreetly integrated into the basement level of the built form. Waste disposal is convenient for all residents with waste points no more than 75m from any dwelling.
			Provision is made for future commercial waste.
			Waste collection is entirely on-site and the collection vehicle can enter and exit the site in a forward direction, ensuring pedestrian safety.
4X	Building Maintenance	✓	The building generally employs robust materials which avoid applied finishes where possible. The generous landscape spaces around each building ensures that each floor of the building can be accessed future maintenance. A safe roof access system will be integrated to allow roof access for by qualified professionals.