

# APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 3 SITING THE DEVELOPMENT				
3A	Site analysis			N/A
3B	Orientation	<p><b>Objective 3B-1.</b> Building types and layouts respond to the streetscape and site while optimising solar access within the development.</p> <p><b>Objective 3B-2.</b> Overshadowing of neighbouring properties is minimised during mid winter.  <i>[Design Guidance]</i>  # Buildings facing the streets  # Maximise solar access</p>	<p>Building footprint and separations set out to minimise impacts on neighbours.  ADG and DCP building separation incorporated into designs.  Built form reduces towards the south of the site.</p>	Unchanged
3C	Public domain interface	<p><b>Objective 3C-1.</b> Transition between private and public domain is achieved without compromising safety and security.</p> <p><b>Objective 3C-2.</b> Amenity of the public domain is retained and enhanced  <i>[Design Guidance]</i>  # Provide appropriate transition to public domain  # Activate street frontages  # Provide access to ground floor units  # Provide planting to the edges of any raised terraces to the street.</p>	<p>Ground level apartments have deeper balconies, street landscaping and street access.  Upper level balconies and windows positioned to overlook ground level public domain.  Achieved. In some instances solid walls are taller than 1m due to the natural falls across the site.</p> <p>Planting incorporated in landscaping to soften edges of raised terraces.  Mail boxes have been located in lobbies perpendicular to street alignment.  Underground car park vents are through roofs or ground level that are softened by landscape.  Substation is set back from the street significantly to reduce visual prominence.</p>	Yes

		# Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences.	New laneway provides public access through site to Jubilee Park.	
3D	Communal and public open space	<p><b>Objective 3D-1.</b> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</p> <p><b>Objective 3D-2.</b> Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</p> <p><b>Objective 3D-3.</b> Communal open space is designed to maximise safety.</p> <p><b>Objective 3D-4.</b> Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</p> <p><i>[Design Criteria]</i></p> <p># Communal open space has a minimum area equal to 25% of the site.</p> <p># 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.</p> <p><i>[Design Guidance]</i></p> <p># Consolidated space.</p> <p># Minimum 3m wide.</p> <p># Co-located with deep soil area.</p> <p># Overlooked by apartments</p> <p># Connected with public streets along at least one edge</p>	<p>Total ground floor communal open space = 1,111 m2 (24.1%)</p> <p>Total roof terrace communal open space = 200 m2 (4.3%)</p> <p>DCP Requirements has been met (Croydon Street Precinct Lakemba F10 F10.7.3):</p> <p><b>C6</b> Communal open spaces are to be provided either in the rear setbacks or the wider open space areas</p> <p><b>C7</b> An area of central communal open space with minimum dimensions of 28m x 28m comprising a minimum of 900m2 of contiguous communal open space is to be provided in the R4 zone</p> <p>Group / individual seating and 'Playscape' area incorporated in communal open area.</p> <p>Substation is discretely located and screened with landscape where possible.</p>	Yes
3E	Deep soil zones	<p><b>Objective 3E-1.</b> 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</p> <p><i>[Design Criteria]</i></p> <p># Minimum dimensions &amp; percentage</p> <ul style="list-style-type: none"> <li>• N/A for site less than 650m2 – 7%</li> <li>• 3m for sites 650m2 - 1,500m2 3m – 7%, 10% if possible</li> <li>• 6m for sites greater than 1,500m2 – 7%, 15% if possible</li> </ul>	<p>Total deep soil within developable area = 667 m2 (14.5% of developable area).</p> <p>Basement and underground car parking has been consolidated mostly beneath building footprints.</p>	Yes

3F	Visual privacy	<p><b>Objective 3F-1.</b> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</p> <p><b>Objective 3F-2.</b> 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.</p> <p><i>[Design Criteria]</i></p> <p># Minimum distances from buildings to the side and rear boundaries are:</p> <ul style="list-style-type: none"> <li>• 4 storeys: 6m from Habitable rooms and 3m from Non-habitable rooms.</li> <li>• 5-8 storeys: 9m from Habitable rooms and 4.5m from Non-habitable rooms.</li> <li>• 9+ storeys: 12m from Habitable rooms and 6m from Non-habitable rooms.</li> </ul>	<p>Achieved. Privacy screens and frosted glazings provided in some instances to achieve compliance.</p> <p>Laneway separates the buildings from commercial properties to the north.</p> <p>Building setbacks to the side and rear boundaries remain unchanged.</p>	Yes
3G	Pedestrian access and entries	<p><b>Objective 3G-1.</b> Building entries and pedestrian access connects to and addresses the public domain.</p> <p><b>Objective 3G-2.</b> Access, entries and pathways are accessible and easy to identify.</p> <p><b>Objective 3G-3.</b> Large sites provide pedestrian links for access to streets and connection to destinations.</p> <p><i>[Design Guidance]</i></p> <p># Multiple entries should be provided</p> <p># Identify entries from the public domain</p>	<p>Building entries and pedestrian access connect directly to the laneway and are accessible and easy to identify.</p>	Yes
3H	Vehicle access	<p><b>Objective 3H-1.</b> Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</p> <p><i>[Design Guidance]</i></p> <p># Car park access should be integrated with the building's overall facade.</p> <p># The width and number of vehicle access points should be limited to the minimum.</p> <p># Located at the lowest point of the site</p>	<p>Unchanged.</p>	Yes

3J	Bicycle and car parking	<p><b>Objective 3J-1.</b> Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.</p> <p><b>Objective 3J-2.</b> Parking and facilities are provided for other modes of Transport.</p> <p><b>Objective 3J-3.</b> Car park design and access is safe and secure.</p> <p><b>Objective 3J-4.</b> Visual and environmental impacts of underground car parking are minimised.</p> <p><b>Objective 3J-5.</b> Visual and environmental impacts of on-grade car parking are minimised.</p> <p><b>Objective 3J-6.</b> Visual and environmental impacts of above ground enclosed car parking are minimised.</p> <p><i>[Design Criteria]</i></p> <p># For development on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned/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 prescribed by the relevant council, whichever is less.</p> <p># The car parking needs for a development must be provided off street</p> <p><i>[Design Guidance]</i></p> <p># Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters.</p> <p># Secure undercover bicycle parking should be provided</p> <p># Excavation should be minimised</p> <p># Protrusion of car parks should not exceed 1m above ground level.</p> <p># Natural ventilation should be provided.</p> <p># On-grade car parking should be avoided</p>	<table> <tr> <th colspan="5">RESIDENTIAL PARKING REQUIRED</th></tr> <tr> <th>Type</th><th>Qty</th><th>Rate</th><th>Total</th><th>Rounding</th></tr> <tr> <td>1 Bed</td><td>18</td><td>0.6</td><td>10.8</td><td>11</td></tr> <tr> <td>2 Bed</td><td>110</td><td>0.9</td><td>99</td><td>99</td></tr> <tr> <td>3 Bed</td><td>16</td><td>1.4</td><td>22.4</td><td>23</td></tr> <tr> <td>TOTAL</td><td></td><td></td><td></td><td>133</td></tr> <tr> <td>Provided</td><td></td><td></td><td></td><td>133</td></tr> </table> <p><b>*COMPLIED</b></p> <table> <tr> <th colspan="5">ACCESSIBLE PARKING (INCL ABOVE)</th></tr> <tr> <th>Type</th><th>Qty</th><th>Rate</th><th>Total</th><th>Rounding</th></tr> <tr> <td></td><td>144</td><td>0.1</td><td>14.4</td><td>15</td></tr> <tr> <td>TOTAL</td><td></td><td></td><td></td><td>15</td></tr> <tr> <td>Provided</td><td></td><td></td><td></td><td>15</td></tr> </table> <p><b>*COMPLIED</b></p> <table> <tr> <th colspan="5">VISITOR PARKING</th></tr> <tr> <th>Type</th><th>Qty</th><th>Rate</th><th>Total</th><th>Rounding</th></tr> <tr> <td></td><td>144</td><td>0.2</td><td>28.8</td><td>29</td></tr> <tr> <td>TOTAL</td><td></td><td></td><td></td><td>29</td></tr> <tr> <td>Provided</td><td></td><td></td><td></td><td>29</td></tr> </table> <p><b>*COMPLIED</b></p>	RESIDENTIAL PARKING REQUIRED					Type	Qty	Rate	Total	Rounding	1 Bed	18	0.6	10.8	11	2 Bed	110	0.9	99	99	3 Bed	16	1.4	22.4	23	TOTAL				133	Provided				133	ACCESSIBLE PARKING (INCL ABOVE)					Type	Qty	Rate	Total	Rounding		144	0.1	14.4	15	TOTAL				15	Provided				15	VISITOR PARKING					Type	Qty	Rate	Total	Rounding		144	0.2	28.8	29	TOTAL				29	Provided				29	Yes
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PART 4 DESIGNING THE BUILDING				
4A	Solar and daylight access	<p><b>Objective 4A-1.</b> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</p> <p><b>Objective 4A-2.</b> Daylight access is maximised where sunlight is limited.</p> <p><b>Objective 4A-3.</b> Design incorporates shading and glare control, particularly for warmer months.</p> <p><i>[Design Criteria]</i></p> <p># Living rooms and private open spaces of at least 70% of apartments receive between 9 am and 3 pm at mid-winter a minimum of:</p> <ul style="list-style-type: none"> <li>• 2 hours direct sunlight in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.</li> <li>• 3 hours in all other areas.</li> </ul> <p># A maximum of 15% of apartments receive no direct sunlight between 9 am and 3 pm at mid-winter.</p> <p><i>[Design Guidance]</i></p> <p># Single aspect, single storey apartments should have a northerly or easterly aspect.</p> <p># Living areas are best located to the north and service areas to the south and west of apartments.</p> <p># To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: dual aspect apartments / shallow apartment layouts / two storey and mezzanine level apartments / bay windows.</p> <p># Courtyards, skylights and high-level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms.</p> <p># A number of the following design features are used: balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas / shading devices / 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.</p>	70.8% achieve solar requirements.	Yes

4B	Natural ventilation	<p><b>Objective 4B-1.</b> All habitable rooms are naturally ventilated.</p> <p><b>Objective 4B-2.</b> The layout and design of single aspect apartments maximises natural ventilation.</p> <p><b>Objective 4B-3.</b> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</p> <p><i>[Design Criteria]</i></p> <p># 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.</p> <p># Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</p>	60.4% of apartments achieve natural cross-ventilation requirements.	Yes
4C	Ceiling heights	<p><b>Objective 4C-1.</b> Ceiling height achieves sufficient natural ventilation and daylight access.</p> <p><b>Objective 4C-2.</b> Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.</p> <p><b>Objective 4C-3.</b> Ceiling heights contribute to the flexibility of building use over the life of the building.</p> <p># Cafe and restaurant uses need greater minimum ceiling heights of 4m to allow for additional servicing needs.</p> <p><i>[Design Criteria]</i></p> <p># Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <ul style="list-style-type: none"> <li>• 2.7m for habitable rooms</li> <li>• 2.4m for Non-habitable rooms</li> <li>• Attic spaces 1.8m at edge of room with a 30 degree minimum ceiling slope</li> <li>• If located in mixed used areas: 3.3m for ground and first floor to promote future flexibility of use.</li> </ul> <p><i>[Design Guidance]</i></p> <p># Ceiling height can accommodate use of ceiling fans for cooling and heat distribution.</p>	Habitable rooms are generally 2.7m ceiling height and non-habitable are 2.4m.	Yes

4D	Apartment size and layout	<p><b>Objective 4D-1.</b> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p> <p><i>[Design Criteria]</i></p> <p># Apartments are required to have the following minimum internal areas:</p> <ul style="list-style-type: none"> <li>• 35 sqm for Studio</li> <li>• 50 sqm for 1 bedroom</li> <li>• 70 sqm for 2 bedrooms</li> <li>• 90 sqm for 3 bedrooms</li> <li>• Plus 5 sqm for additional bathroom</li> </ul> <p># 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.</p> <p><i>[Design Guidance]</i></p> <p># A window should be visible from any point in a habitable room</p>		Yes
		<p><b>Objective 4D-2.</b> Environmental performance of the apartment is maximised.</p> <p><i>[Design Criteria]</i></p> <p># Habitable room depths are limited to a maximum of 2.5 x the ceiling height (6.75m when ceiling is 2,7m high).</p> <p># In open plan layouts, the maximum habitable room depth is 8m from a window.</p>		Yes
		<p><b>Objective 4D-3.</b> Apartment layouts are designed to accommodate a variety of household activities and needs.</p> <p><i>[Design Criteria]</i></p> <p># Master bedrooms have a minimum area of 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (excluding wardrobe space).</p> <p># Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</p> <p># 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.</p> <p># The width of cross-over or cross-through apartments are at least 4m internally.</p>	Refer to architectural drawings DA-102 to DA-111 for room sizes.	Yes

		<p><i>[Design Guidance]</i></p> <p># All bedrooms allow a minimum length of 1.5m for robes</p> <p># 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</p>		
4E	Private open space and balconies	<p><b>Objective 4E-1.</b> Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</p> <p><b>Objective 4E-2.</b> Primary private open space and balconies are appropriately located to enhance liveability for residents.</p> <p><b>Objective 4E-3.</b> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</p> <p><b>Objective 4E-4.</b> Private open space and balcony design maximises safety.</p> <p><i>[Design Criteria]</i></p> <p># All apartments are required to have primary balconies as follows (the minimum balcony depth to be counted as contributing to the balcony area is 1m):</p> <ul style="list-style-type: none"> <li>• 1 bedroom = 8m<sup>2</sup> min. Depth 2m min.</li> <li>• 2 bedroom = 10m<sup>2</sup> min. Depth 2m min.</li> <li>• 3+ bedroom = 12m<sup>2</sup> min. Depth 2.4m min.</li> </ul> <p># For apartments at ground level or on a podium, a private open space is provided instead of a balcony. It must have a minimum area of 15m<sup>2</sup> and a minimum depth of 3m</p> <p><i>[Design Guidance]</i></p> <p># Increased communal open space should be provided where the number or size of balconies are reduced.</p> <p># Storage areas on balconies is additional to the minimum balcony size.</p> <p># Balcony use may be limited in some proposals by: 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>		Yes



4F	Common circulation and spaces	<p><b>Objective 4F-1.</b> Common circulation spaces achieve good amenity and properly service the number of apartments.</p> <p><b>Objective 4F-2.</b> Common circulation spaces promote safety and provide for social interaction between residents.</p> <p><i>[Design Criteria]</i></p> <p># The maximum number of apartments off a circulation core on a single level is 8.</p> <p># For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</p> <p><i>[Design Guidance]</i></p> <p># Windows should be provided to circulation spaces</p> <p># Corridors over 12 m should be articulated</p> <p># Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level.</p> <p># 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.</p>	<p>Building C has 9 units with 2 lifts from L1 to L7.</p> <p>Building A, B and C have windows/daylight adjacent lift lobbies. Building C has a skylit void adjacent to the lift lobby below L8.</p> <p>Interior design will resolve articulation.</p> <p>Building C has a skylit void adjacent to the lift lobby along with suitably scaled and articulated corridor.</p>	No
4G	Storage	<p><b>Objective 4G-1.</b> Adequate, well designed storage is provided in each apartment.</p> <p><b>Objective 4G-2.</b> Additional storage is conveniently located, accessible and nominated for individual apartments.</p> <p><i>[Design Criteria]</i></p> <p># In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <ul style="list-style-type: none"> <li>• Studio = 4m3 min.</li> <li>• 1 bedroom = 6m3 min.</li> <li>• 2 bedroom = 8m3 min.</li> <li>• 3+ bedroom = 10m3 min.</li> </ul> <p># At least 50% of the required storage is to be located within the apartment.</p>		Yes
4H	Acoustic privacy	<p><b>Objective 4H-1.</b> Noise transfer is minimised through the siting of buildings and building layout.</p>		Yes

		<p><b>Objective 4H-2.</b> Noise impacts are mitigated within apartments through layout and acoustic treatments.</p> <p><i>[Design Guidance]</i></p> <p># Window and door openings are generally orientated away from noise sources</p> <p># Noisy areas located next to or above each other and quieter areas next to or above quieter areas.</p> <p># Noise sources should be located at least 3m away from bedrooms.</p>		
4J	Noise and pollution	<p><b>Objective 4J-1.</b> In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</p> <p><b>Objective 4J-2.</b> Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</p> <p><i>[Design Guidance]</i></p> <p># Minimise impacts of noise and pollution</p>	Buildings set back from most significant noise source (rail line) and solid balcony balustrades incorporated.	Yes
4K	Apartment mix	<p><b>Objective 4K-1.</b> A range of apartment types and sizes is provided to cater for different household types now and into the future.</p> <p><i>[Design Guidance]</i></p> <p># A variety of apartment types is provided.</p> <p># Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available.</p>	<p>Studio Apartments: 7 (4.9%)</p> <p>1 Bedroom Apartments: 11 (7.6%)</p> <p>2 Bedroom Apartments: 110 (76.4%)</p> <p>3 Bedroom Apartments: 16 (11.1%)</p>	Yes
4L	Ground floor apartments	<p><b>Objective 4L-1.</b> Street frontage activity is maximised where ground floor apartments are located.</p> <p><b>Objective 4L-2.</b> Design of ground floor apartments delivers amenity and safety for residents.</p> <p><i>[Design Guidance]</i></p> <p># Direct street access should be provided to ground floor apartments</p> <p># Elevate above street 1.0 to 1.5 metres for privacy.</p>	Direct street access provided for the ground floor apartments	Yes