

Appendix 11 – ADG Compliance Table

Apartment Design Guide Design Criteria

Control	Design Criteria	Compliance
Building separation	<p>The minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <p>Up to 12m (4 storeys):</p> <ul style="list-style-type: none"> 6m (habitable rooms and balconies); 3m (non-habitable rooms); <p>Up to 25m (5-8 storeys):</p> <ul style="list-style-type: none"> 9m (habitable rooms and balconies); 4.5m (non-habitable rooms); <p>Over 25m (9+ storeys):</p> <ul style="list-style-type: none"> 12m (habitable rooms and balconies); 6m (non-habitable rooms). 	<p>Complies</p> <p>The subject site has three street frontages and benefits from the existing street width.</p> <p>Anderson Street: The proposal includes a 27m ground level separation and a 33.4m tower separation to the eastern neighbouring boundary opposite Anderson Street. The proposal provides generous setback to this heritage conservation area which reduces visual bulk and scale.</p> <p>Day Street: The proposal benefits from Day Street having a width of approximately 20m. The proposal includes a 4.5m tower setback which results in a total building separation distance of 24.5m to the southern properties across Day Street and exceeds the minimum separation requirement.</p> <p>O'Brien Street: O'Brien Street has a street width of approximately 12m. The proposal provides a 5.5m tower setback to O'Brien Street, with further design refinement to be carried out at the DA stage to ensure visual privacy is achieved.</p> <p>Rear Laneway: The proposal provides a minimum 18m building separation to the existing residential flat building at 1 Day Street, Chatswood. This is considered acceptable given the neighbouring building is 5 storeys and has been recently constructed. The land is narrow in shape and is unlikely to accommodate a tower footprint in future. Detailed design refinement will be finalised at DA stage to ensure visual and privacy amenity are achieved.</p>
Deep soil zones	<p>Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions:</p> <ul style="list-style-type: none"> greater than 1500sqm – 6m. 	<p>Complies</p> <p>The reference scheme includes 205m² (or 7%) of deep soil which complies.</p>

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Communal and Open space	Minimum of 25% of site area should be devoted to communal open space.	Complies The reference scheme includes 680m ² (or 25%) of the communal open space.
	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 9 am and 3 pm on 21 June (mid winter)	Complies The reference scheme provides communal open space at ground, podium and roof level which will receive sufficient solar access.
	Ground level apartments should contain a minimum of 15m ² of open space, with a minimum dimension in one direction of 3m.	Not applicable. The proposal does not include ground floor apartments.
Vehicle access	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Complies The development features one vehicle access point on Day Street that is located to achieve safety, minimize conflicts between pedestrians and vehicles, and create high quality streetscapes.
Car Parking	<p>For development in the following locations:</p> <ul style="list-style-type: none"> on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre. <p>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>	Complies Refer to the Traffic Impact Assessment in Appendix 4 for detailed information.

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	Parking and facilities are provided for other modes of transport Visual and environmental impacts of on-grade car parking are minimised	
Pedestrian access	Access, entries and pathways are accessible and easy to identify.	Complies All entries are accessible and easy to identify.
Apartment layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts. 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 Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space). Minimum Apartment sizes: <ul style="list-style-type: none"> • 35m² for studios; • 50m² for one bedrooms; • 70m² for two bedrooms; and • 90m² for three bedrooms. * Each additional bathroom requires a further 5sqm of floor space.	Complies The reference scheme includes the following apartment dimensions which meet the minimum requirement: <ul style="list-style-type: none"> • 1 bedroom: 52 – 61 sqm; • 2 bedroom: 70 - 82 sqm; and • 3 bedroom: 95 – 116sqm. Detailed design will be finalised at the DA stage.
Balconies	All apartments are required to have the following primary balcony dimensions: <ul style="list-style-type: none"> • Studios – 4sqm; 	Complies The reference scheme includes the following dimensions of the balcony which meets the minimum requirement:

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	<ul style="list-style-type: none"> 1br – 8sqm with min. 2m depth; 2br – 10sqm with min. 2m depth; 3br – 12sqm with min. 2.4m depth; <p>* In order to be counted towards the overall balcony calculation, depths must be no less than 1m deep.</p>	<ul style="list-style-type: none"> 1 bedroom – 10 sqm; 2 bedroom – 10 sqm; and 3 bedroom – 16-18sqm. <p>Detailed design will be finalised at the DA stage.</p>
Ceiling heights	<p>Minimum ceiling heights are as follows:</p> <ul style="list-style-type: none"> 2.7m for habitable rooms; 2.4m for non-habitable rooms; double storey apartments – 2.7m for main living area, 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 minimum 30 degree slope; in mixed use areas – 3.3m for ground and first floor. 	<p>Complies</p> <p>The reference scheme has a floor to floor height of 3.2m, which is sufficient for providing 2.7m floor to ceiling height.</p>
Internal circulation	<p>The maximum number of apartments off a circulation core on a single level is eight.</p> <p>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</p>	<p>Complies</p> <p>The proposal includes maximum eight units on a circulation core.</p>
Storage	<ul style="list-style-type: none"> Studio apartments require 4m³ of storage area One bedroom dwellings require 6m³ of storage area Two bedroom dwellings require 8m³ of storage area. Three bedroom dwellings require 10m³ of storage area. <p>*At least 50% of the required storage is to be provided within each apartment.</p>	<p>Able to comply</p> <p>The reference scheme includes storage allocation in the basement and each apartment. Details will be finalised at the DA stage.</p>
Ground floor apartments	Direct street access should be provided for ground-floor apartments.	Not applicable

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Daylight access	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.	Complies 87.5% of the typical apartment floor are intended to achieve a minimum of 2 hours solar access. Detailed design will be finalised during the DA Stage.
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	
	Daylight access is maximised where sunlight is limited	
	Design incorporates shading and glare control, particularly for warmer months	
Natural ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	Complies 75% of the typical apartment floor are intended to be naturally cross ventilated. Detailed design will be finalised during the DA Stage.
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	
	All habitable rooms are naturally ventilated.	