



# Planning Proposal ADG Assessment

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**Mixed Use Shop Top Housing Development**  
79-81 Queens Rd & 2-8 Spencer St  
FIVE DOCK NSW 2046

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# Project Administration

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Project: **Mixed Use Shop Top Housing Development**  
79-81 Queens Rd & 2-8 Spencer St  
FIVE DOCK NSW 2046

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Client:



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## Document Control

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1.0	22/01/2025	Final for PP Submission



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# 1 Introduction & Scope

## 1.1 General

This Apartment Design Guide (ADG) Assessment Report has been prepared on behalf of DPG Project 37 PTY LTD (Applicant) in support of a Planning Proposal for a proposed Mixed Use Shop Top Housing Development.

This report is intended to be read in conjunction with the Concept Planning Proposal Design plans prepared by *Projected Design Management Pty Ltd*. This document assesses the general capability of the development to comply with the ADG. Formal detailed assessment of compliance must be prepared by a registered Architect for DA submission.

The design is subject to further development during Architectural Design Excellence Competition and DA preparation and shall be re-assessed by the competition winning Architect.

## 1.2 ADG Assessment

### APARTMENT DESIGN GUIDE (ADG) ASSESSMENT TABLE

An assessment of the proposal's capability to comply with the ADG is provided in the table below.

Part 1, 2 of the ADG are considered to have been addressed during preparation of the precinct specific DCP.

The table below addresses the requirements of *Part 3 – Siting the development*, and *Part 4 – Designing the building*.

Design Objective	Assessment	Achieved
3A Site Analysis	The general site arrangement is consistent with Council's DCP subject to the minor variations proposed by the Planning Proposal.	Can readily comply To be addressed by Architects during Design Competition
3B Orientation	<p>The general site arrangement is consistent with Council's DCP subject to the minor variations proposed by the Planning Proposal.</p> <p>The buildings are oriented to address all street frontages, with apartments facing primarily north and east to maximise solar access.</p> <p>The amended tower footprint proposed by the Planning Proposal results in negligible additional overshadowing that can be addressed further during design development.</p>	Can readily comply To be addressed by Architects during Design Competition
3C Public Domain Interface	<p>The general site arrangement and public domain upgrades is consistent with Council's DCP.</p> <p>Flooding considerations result in a level difference between ground floor habitable areas and the public domain. Council's DCP offers guidance for various approaches to address the level difference.</p>	Can readily comply To be addressed by Architects during Design Competition



3D Communal and Public Open Space	<p>Approximately 787m<sup>2</sup> of communal open space is required. (25% of site area). The proposal includes various opportunities for ground level, podium, and rooftop communal open spaces with good solar access.</p> <p>Public open space is proposed to all street frontages in accordance with the DCP and Council's public domain guidelines.</p>	Can readily comply To be addressed by Architects during DA Design
3E Deep Soil Zones	<p>Approximately 220m<sup>2</sup> minimum of deep soil zone is required. (7% of site area). 472m<sup>2</sup> (15%) is preferred.</p> <p>Opportunities for deep soil include:</p> <ul style="list-style-type: none"> <li>- All street setbacks</li> <li>- 6m wide through site link</li> </ul>	Can readily comply To be addressed by Architects during DA Design
3F Visual Privacy	Separation of buildings is provided in accordance with this clause.	Can readily comply To be addressed by Architects during DA Design
3G Pedestrian access and entries	<p>All building entries address street interfaces, and can be designed for easy identification and accessibility.</p> <p>A through-site link is proposed in accordance with the DCP.</p>	Can readily comply To be addressed by Architects during DA Design
3H Vehicle Access	Vehicle access is proposed via Spencer St after consultation with Transport for NSW.	Can readily comply To be addressed by Architects during DA Design
3J Bicycle and Car Parking	Car park design and parking rates is subject to future architectural design.	Can readily comply To be addressed by Architects during DA Design
4A Solar and daylight access	<p>Apartments are oriented to maximise solar access and can achieve significantly higher than 70%.</p> <p>Detailed design of balconies, shading, and final unit positions is subject to architectural design competition.</p>	Can readily comply To be addressed by Architects during Design Competition and DA Design
4B Natural ventilation	<p>Apartments are oriented to maximise natural cross ventilation.</p> <p>Detailed design of apartments, rooms, and windows is subject to architectural design competition and detailed DA design.</p>	Can readily comply To be addressed by Architects during Design Competition and DA Design



4C Ceiling heights	<p>Floor to floor height of 3.2m is proposed for residential floors.</p> <p>2.7m ceilings to habitable areas can readily be achieved.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4D Apartment size and layout	<p>Apartment sizes are compliant with this clause.</p> <p>Detailed design of apartments is subject to architectural design competition and detailed DA design.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4E Private open space and balconies	<p>Apartment balcony sizes are compliant with this clause.</p> <p>Detailed design of apartments is subject to architectural design competition and detailed DA design.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4F Common circulation and spaces	<p>Common areas meet the general requirements of this clause, and can include access to natural light and ventilation.</p> <p>An appropriate number of lifts is proposed.</p> <p>Detailed design of residential floorplates is subject to architectural design competition and detailed DA design.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4G Storage	<p>Internal layouts of apartments are not provided in the Planning Proposal.</p> <p>Detailed design of apartments is subject to architectural design competition and detailed DA design.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4H Acoustic privacy	<p>Internal layouts of apartments are not provided in the Planning Proposal.</p> <p>Appropriate party wall thicknesses are allocated in the Planning Proposal design.</p> <p>Detailed design of apartments is subject to architectural design competition and detailed DA design.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4J Noise and pollution	<p>The podium / tower building typology assists with external noise mitigation.</p> <p>Further assessment shall be undertaken during DA design.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>



4K Apartment mix	<p>A variety of 1, 2, and 3 bedroom apartments is proposed.</p> <p>Council's DCP requires provision of minimum 20% 1B and 20% 3B apartments.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4L Ground floor apartments	<p>Not applicable.</p> <p>The proposal is for shop-top housing. No residential dwellings are permitted at ground level.</p>	Not applicable.
4M Facades	<p>Façade design is not provided in the Planning Proposal.</p> <p>Detailed design of elevations is subject to architectural design competition and detailed DA design.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4N Roof design	<p>Roof design is not provided in the Planning Proposal.</p> <p>Detailed design of elevations is subject to architectural design competition and detailed DA design.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4O Landscape design	<p>Landscape design is not provided in the Planning Proposal.</p> <p>Detailed design of landscaping is subject to architectural design competition and detailed DA design.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4P Planting on structures	<p>Landscape design is not provided in the Planning Proposal.</p> <p>Detailed design of landscaping is subject to architectural design competition and detailed DA design.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4Q Universal design	<p>Apartment Layouts are not provided in the Planning Proposal.</p> <p>Common areas are generally accessible via lifts to all floors including basements.</p> <p>Careful consideration of accessibility between public domain and ground floor level is required at Design Competition stage.</p> <p>Detailed design of the building is subject to architectural design competition and detailed DA design.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4R Adaptive reuse	Not applicable.	Not applicable.





	<p>The existing building fabric is not compatible with the scale of new development.</p> <p>No existing building fabric is proposed to be retained.</p>	
4S Mixed use	The proposal includes a mix of retail and residential accommodation.	Complies.
4T Awnings and signage	<p>Signage and awning design is not provided in the Planning Proposal.</p> <p>An awning is required to protect external public domain adjoining retail premises at ground level.</p> <p>Detailed design of signage is subject to architectural design competition and detailed DA design.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4U Energy efficiency	The building layout incorporates passive solar design principles, however is subject to further development during Design Competition and DA stage.	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4V Water management and conservation	Water Management is to be addressed at Design Competition and DA stages.	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4W Waste management	<p>Waste facilities include chutes, recycling bins at each floor, and basement holding areas.</p> <p>Collection shall occur internally at ground level subject to detailed design.</p>	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>
4X Building maintenance	Building Maintenance is to be addressed at Design Competition and DA stages.	<p>Can readily comply</p> <p>To be addressed by Architects during Design Competition and DA Design</p>



## 2 Conclusion

Projected Design Management has reviewed the Planning Proposal concept design documents against the Apartment Design Guide (ADG).

The design concept is considered capable of complying with the Apartment Design Guide subject to completion of a Design Competition, and preparation of a detailed Architectural Design by a registered Architect for Development Application submission.

Kind Regards,

A handwritten signature in black ink that reads "Alex Deacon". The signature is written in a cursive, flowing style.

Alex Deacon  
Director  
Projected Design Management Pty Ltd  
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