

Compliance with the Apartment Design Guide (ADG)

In addition to the 9 'design quality principles' listed above, SEPP 65 requires that when assessing an application, Council must have consideration for the design guidelines provided in the Apartment Design Guide (ADG). The following table identified the relevant design concepts and numerical guidelines from the ADG, and an assessment of the proposal against these guidelines.

ADG Requirement	Proposal	Compliance
Controls		
2F Building separation		
<p>Up to 4 storeys / 12 m:</p> <ul style="list-style-type: none"> • 12 m between habitable rooms / balconies • 9 m between habitable rooms / balconies and non-habitable rooms • 6m between non-habitable rooms 	<p>The first 4 storeys will achieve the 12 m building separation requirements. The eastern and southern elevations are setback a minimum of 6 m from the centreline of the adjoining laneways. The western elevation is setback 6 m from the common boundary and First Avenue provides sufficient separation to future development to the north.</p>	Yes
<p>Five to 8 storeys / up to 25 m:</p> <ul style="list-style-type: none"> • 18 m between habitable rooms / balconies • 13 m between habitable rooms / balconies and non-habitable rooms • 9 m between non-habitable rooms 	<p>The upper levels do not comply with the recommended distance separation requirements. The proposed development provides a 12 m distance separation at all levels of the building. This is consistent with the requirements of Council's DCP and with other approved developments in the CBD.</p>	No
<p>Nine storeys and above / over 25 m:</p> <ul style="list-style-type: none"> • 24 m between habitable rooms / balconies • 18 m between habitable rooms balconies and non-habitable rooms • 12 m between non-habitable rooms 	<p>Although the ADG is a guide, clause 6A of SEPP 65 states that some parts of the ADG must be applied when assessing applications and prevail over any inconsistent DCP control. The distance separation controls, however, are not included under clause 6A.</p>	The distance separation requirements of the ADG, are a guide only. Non-compliance with the distance separation requirements does not warrant refusal of the application.
Siting the development		
3A Site analysis		
<p>Satisfy the site analysis guidelines.</p>	<p>A site analysis has been provided and is considered satisfactory.</p>	Yes

ADG Requirement	Proposal	Compliance
<p>3B Orientation</p> <p>Where an adjoining property does not currently receive 2 hours of sunlight in midwinter, solar access should not be further reduced by more than 20%.</p>	<p>The adjoining properties currently receive adequate solar access. The proposal will not unreasonably overshadow the adjoining properties.</p>	<p>Yes</p>
<p>3C Public domain interface</p> <p>Balconies and windows are to overlook the public domain.</p> <p>Entries to be legible.</p> <p>Raised terraces to be softened by landscaping.</p> <p>Mail boxes to be located in lobbies, perpendicular to the street or within the front fence.</p> <p>Basement carpark vents not to be visually prominent.</p> <p>Substations, pump rooms, garbage storage rooms and other service rooms should be located in the basement carparks or out of view</p> <p>Ramping for accessibility to be minimised.</p> <p>Durable, graffiti resistant and easily cleanable materials should be used.</p> <p>On sloping sites, protrusion of car parking should be minimised.</p>	<p>Balconies and windows provide casual surveillance of the public domain.</p> <p>The entry is legible.</p> <p>The elevations show landscaping at the upper levels.</p> <p>Mailboxes are located within a separate mailroom off the lobby.</p> <p>Satisfactory</p> <p>Utility areas are either in the basement or out of sight.</p> <p>The podium has been redesigned to eliminate the excessive ramping.</p> <p>Suitable and durable materials are proposed.</p> <p>The car parking areas are well screened and will not be visible from First Avenue.</p>	<p>Yes</p> <p>Yes</p> <p>Yes – condition accordingly</p> <p>Yes – condition accordingly</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes – condition accordingly</p> <p>Yes</p>
<p>3D Communal and public open space</p> <p>COS must be 25% of the site.</p> <p>Direct sunlight to 50% of COS for 2 hours between 9 am and 3 pm.</p>	<p>Site area: 2,111 sqm</p> <p>Required 25% = 528 sqm</p> <p>Provided: 633 sqm including 588 sqm at the podium and a 45 sqm gymnasium.</p> <p>Good solar access to the podium level.</p>	<p>Yes</p> <p>Yes</p>

ADG Requirement	Proposal	Compliance
<p>Minimum dimension of 3 m direct and equitable access.</p> <p>If COS cannot be located on the ground level, provide on the podium or roof.</p> <p>Range of activities (e.g. seating, BBQ, play area, gym or common room).</p>	<p>Minimum dimension of 3 m. Direct and accessible access is achieved.</p> <p>Located on podium.</p> <p>The overall provision of COS on the site is acceptable for this location. Suitable conditions will be imposed for the embellishment of the open space.</p>	<p>Yes</p> <p>Yes</p> <p>Yes – condition accordingly.</p>
<p>Visual impacts minimised from ventilation, substations and detention tanks.</p> <p>Maximise safety.</p> <p>Public open space, where provided, is to be well connected and adjacent to street.</p>	<p>The COS is clear of services.</p> <p>The COS demonstrates a safe design.</p> <p>N/A – The open space on site is for the exclusive use of the residents.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p>
<p>3E Deep soil zone</p> <p>Minimum area = 7% of site area. Preferred area = 15%.</p> <p>Sites over 1,500 sqm should provide deep soil zones with a minimum dimension of 6 m.</p>	<p>The podium and basement is built to the boundaries. Deep soil planting can therefore not be provided. Planter boxes and suitable landscaping, however, will be provided on the podium.</p>	<p>No</p> <p>Deep soil zones are not achievable in a CBD location.</p>
<p>3F Visual privacy</p> <p>For the building separation requirements refer to 2F above.</p> <p>Direct lines of sight should be avoided for windows and balconies across corners. Appropriate design solutions should be in place to separate POS and habitable windows to common areas.</p>	<p>See above.</p> <p>Internal visual privacy is generally acceptable because there is only one building. However, on every level unit 4 and unit 7 are located close to each other. Screen fencing, obscure glass and sound baffles are proposed.</p>	<p>No – see above</p> <p>Yes – fixed screens with obscure glass and sound baffles are proposed. Condition accordingly.</p>
<p>3G Pedestrian access and entries</p> <p>Connect to and activate the public domain.</p> <p>Easy to identify access.</p> <p>Internal pedestrian links to be direct.</p>	<p>Pedestrian access is direct to the street frontage and easily identifiable.</p> <p>Internal links are direct.</p>	<p>Yes</p>
<p>3H Vehicle access</p> <p>Access points are safe and create quality streetscapes.</p>	<p>The driveway location is suitable.</p>	<p>Yes</p>

ADG Requirement	Proposal	Compliance
<p>3J Bicycle and car parking</p> <p>Sites within 800 m of a railway station are to comply with the RMS Guide to Traffic Generating Developments.</p> <p>0.4 spaces for each 1 bedroom unit 0.7 spaces for each 2 bedroom unit 1 visitor space for every 7 units</p> <p>At least 1 loading dock.</p>	<p>This site is within 800 m of Blacktown Railway Station.</p> <p>The proposal is for 160 units (49 x 1 bed and 111 x 2 bed). Total required = 121 spaces (being 98 resident spaces and 23 visitor spaces) Provided: 161 spaces which is a surplus of 40 spaces</p> <p>A loading dock is provided.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>Conveniently located and sufficient numbers of bicycle and motorbike spaces.</p>	<p>Ample bicycle parking is provided. Space is available for motorcycles.</p>	<p>Yes</p>
Designing the building		
<p>4A Solar and daylight access</p> <p>Living rooms and POS are to receive a minimum 2 hours direct sunlight between 9 am – 3 pm in mid-winter to at least 70% of units.</p> <p>Maximum number with no sunlight access < 15%.</p> <p>Suitable design features for operable shading to allow adjustment and choice.</p>	<p>74% of units achieve 2 hours solar access</p> <p>18.5% of units receive no sunlight (being units 4 and 7 on each level)</p> <p>Devices are provided which allow for management of solar access.</p>	<p>Yes</p> <p>No – Due to the north / south orientation of the site it is not possible for the units on the southern elevation to comply with the solar access requirements. Overall, solar access is considered satisfactory.</p> <p>Yes</p>
<p>4B Naturally ventilation</p> <p>All habitable rooms are to be naturally ventilated.</p> <p>The number of naturally cross ventilated units is to be > 60%.</p> <p>Depth of cross over apartments < 18 m.</p>	<p>Habitable rooms are ventilated</p> <p>More than 60% of the units are naturally cross ventilated.</p> <p>Satisfactory</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

ADG Requirement	Proposal	Compliance
<p>4E Private open space and balconies</p> <p>1 bed > 8 sqm and 2 m depth 2 bed > 10 sqm and 2 m depth Ground level / podium apartments > 15 sqm and 3 m depth</p>	<p>The balcony areas and dimensions all comply.</p>	<p>Yes</p>
<p>Extension of the living space.</p>	<p>POS is an extension of the living space</p>	<p>Yes</p>
<p>A/C units should be located on roofs, in basements, or fully integrated into the building design.</p>	<p>A/C units are not indicated on the plans. The acoustic assessment indicates they will be provided on the balcony areas. Further details are required as part of the construction certificate.</p>	<p>Yes – condition accordingly.</p>
<p>4F Common circulation and spaces</p> <p>Maximum number of apartments off a circulation core on a single level is 8 - 12.</p>	<p>Each level has 10 units off the single core.</p>	<p>Yes</p>
<p>Buildings over 10 storeys - maximum of 40 units sharing a single lift.</p>	<p>160 units share 2 lifts</p>	<p>Satisfactory</p>
<p>Daylight and natural ventilation to all common circulation areas above ground level.</p>	<p>A window is provided at the end of the corridor on the eastern elevation.</p>	<p>Satisfactory</p>
<p>Corridors greater than 12 m from the lift core to be articulated by more foyers, or wider areas / higher ceiling heights at apartment entry doors.</p>	<p>Corridors are 25 m in length.</p>	<p>Satisfactory</p>
<p>Maximise dual aspect apartments and cross over apartments.</p>	<p>More than half are dual aspect apartments.</p>	<p>Satisfactory</p>
<p>Primary living room and bedroom windows are not to open directly onto common circulation spaces.</p>	<p>Satisfied</p>	<p>Yes</p>
<p>For larger development – community rooms for owner's meetings and resident use should be provided.</p>	<p>A 45 sqm common room has been provided.</p>	<p>Satisfactory</p>

ADG Requirement	Proposal	Compliance
<p>4G Storage</p> <p>Studio > 4 m³ 1 bed > 6 m³ 2 bed > 8 m³ 3 bed > 10 m³</p> <p>Minimum 50% within the apartment.</p>	<p>The required amount of storage has been provided within the units.</p> <p>Additional storage is provided within the basement.</p>	<p>Yes</p>
<p>4H Acoustic privacy</p> <p>Window and door openings orientated away from noise sources.</p> <p>Noise sources from garage doors, driveways, services, COS and circulation areas to be 3 m from bedrooms.</p> <p>Separate noisy and quiet spaces.</p> <p>Provide double / acoustic glazing, acoustic seals, materials with low noise penetration.</p>	<p>Satisfactory</p> <p>Achieved.</p> <p>Suitable acoustic measures are to be installed as per the acoustic assessment.</p>	<p>Yes – suitable conditions will be imposed to ensure compliance with the recommendations of the acoustic assessment.</p>
<p>4J Noise and pollution</p> <p>In noisy or hostile environments, the impacts of external noise and pollution are to be minimised through the careful siting and layout of buildings.</p> <p>To mitigate noise transmission:</p> <p>Limit the number and size of openings facing the noise sources.</p> <p>Use double or acoustic glazing, acoustic louvres or enclosed balconies (winter gardens).</p> <p>Use materials with mass and/or sound insulation (e.g. solid balcony balustrades, external screens or soffits).</p>	<p>The CBD location is not considered to be a noisy or hostile environment.</p> <p>Any potential noise impacts (predominantly from traffic on Sunnyholt Road) can be attenuated with appropriate acoustic measures as recommended in the acoustic assessment.</p>	<p>Yes – condition accordingly.</p>
Configuration		
<p>4K Apartment mix</p> <p>Provide a variety of apartment types.</p> <p>Flexible apartment mix.</p>	<p>69% of units are 2 bedroom. The remainder are 1 bedroom. The applicant has submitted a market assessment report to support the unit mix.</p>	<p>Satisfactory given the submitted market assessment.</p>

ADG Requirement	Proposal	Compliance
<p>4L Ground floor apartments</p> <p>Maximise street frontage activity.</p> <p>Direct street access to ground floor apartments.</p> <p>Ground floor apartments to deliver amenity and safety for residents.</p>	N/A	N/A
<p>4M Facades</p> <p>Front building facades are to provide visual interest whilst respecting the character of the local area. Provide design solutions which consider scale and proportion to the streetscape and human scale.</p>	<p>The proposed building will contribute positively to the desired future character of the area.</p> <p>The design is supported by Council's City Architect.</p>	Yes – see Council's City Architect's comments under section 7.4 of the report.
<p>4N Roof design</p> <p>Roof treatments are to be integrated into the building design and positively respond to the street.</p>	The roof is surrounded by a parapet that is designed to provide a clean roof line. Generally the roof will be recessive and not visible from the immediate public domain.	Yes
<p>4O Landscape design site area</p> <p>< 850 sqm - 1 medium tree per 50 sqm of deep soil zone.</p> <p>850 sqm to 1,500 sqm - 1 large tree or 2 medium trees per 90 sqm of DSZ.</p> <p>>1,500 sqm - 1 large tree or 2 medium trees per 80 sqm of DSZ.</p>	<p>The site area is 2,111 sq m.</p> <p>There are no deep soil zones given the podium extends to all 4 boundaries.</p> <p>Planter boxes with appropriate landscaping will be provided at the podium level. Additional planter boxes and planting is provided to the north and east elevations.</p>	Satisfactory
<p>4P Planting on structures</p> <p>Provide suitable plant selection.</p> <p>Provide suitable irrigation and drainage systems and maintenance.</p> <p>Enhance the quality and amenity of COS with green walls, green roof and planter boxes, etc.</p>	Limited planting is provided on the podium. It is provided in 600mm high concrete boxes. The landscape design is considered suitable for a mixed-use development in the CBD.	Satisfactory
<p>4Q Universal design</p> <p>10% adaptable housing.</p> <p>Flexible design solutions to accommodate the changing needs of occupants.</p>	<p>16 adaptable units are provided (10%).</p> <p>The layout of the units comprises flexible design solutions.</p>	Yes

ADG Requirement	Proposal	Compliance
<p>4R Adaptive reuse</p> <p>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.</p>	N/A	N/A
<p>4S Mixed use</p> <p>Provide active street frontages and encourage pedestrian movement.</p>	The site has 3 street frontages but only the First Avenue frontage is activated. This will be where the majority of pedestrian movements will occur.	Satisfactory
Residential entries separate and clearly defined.	Provision has been made for separate commercial and residential entries and lifts.	Yes
Landscaped COS to be at podium or roof level.	Landscaped COS is provided at the podium level.	Yes
<p>4T Awnings and signage</p> <p>Awnings to be continuous and complement the existing street character.</p>	There is an awning along the principal frontage.	Yes
<p>Provide protection from sun and rain, wrapped around the secondary frontage.</p> <p>Gutters and down pipes to be integrated and concealed.</p> <p>Lighting under awnings is to be provided.</p> <p>Signage is to be integrated and in scale with the building.</p> <p>Legible and discrete way finding is to be provided.</p>	The secondary frontages have no protection but are not intended to be pedestrian friendly.	
Performance		
<p>4U Energy efficiency</p> <p>The development is to incorporate passive solar design.</p> <p>Heating and cooling infrastructure are to be centrally located (e.g. basement).</p>	The development incorporates passive solar devices.	Satisfactory

ADG Requirement	Proposal	Compliance
<p>4V Water management and conservation</p> <p>Rainwater collection and reuse.</p> <p>Drought tolerant plants.</p> <p>WSUD measures.</p> <p>Detention tanks should be located under paved areas, driveways or in basement carparks.</p>	<p>Satisfies BASIX.</p>	<p>Yes</p>
<p>4W Waste management</p> <p>Waste storage should be discreetly located away from the front of the development or in the basement.</p> <p>Waste cupboard within each dwelling.</p> <p>Waste and recycling rooms are to be in convenient and accessible locations related to each vertical core.</p>	<p>Council's waste services section has raised no objection to the revised development. The plans have been amended to address waste collection and servicing issues.</p>	<p>Yes</p>
<p>4 x Building maintenance</p> <p>The design is to provide protection from weathering.</p> <p>Enable ease of maintenance.</p> <p>The materials are to reduce ongoing maintenance costs.</p>	<p>From the information available it appears that the proposal will enable ease of maintenance.</p>	<p>Yes</p>