

ATTACHMENT 3

ADG Compliance Table

Design Criteria	Required	Proposed	Compliance
3D-1 Communal Open Space	Minimum communal open space area 25% of the site	Communal open space has been provided at 573sqm or 31.9% of the site area.	Yes
	50% direct sunlight to principal usable part for min 2 hrs between 9am and 3pm mid-winter	The development will comply, with the required 50% of direct sunlight to the principle useable area, receiving a minimum of 2 hours direct sunlight on the 21 June between 9am and 3pm.	Yes
3E-1 Deep Soil Zone	Minimum 7% of the site, with minimum dimension 6m for a site greater than 1,500m ²	<p>The development provides the following deep soil zones:</p> <ul style="list-style-type: none"> Zone to the north western corner of 70sqm, with a consolidated area of 6m x 9.45m and smaller area of 4m x 2.8m Deep soil zone on the south eastern corner and southern boundary of 209sqm, with consolidated areas of 5.4m x 10.7, 5.4m x 17 5.4m x 13m and 1m x 3.6m <p>The total area of deep soil amounts to 279sqm or 15.6% of the site. Whilst not all areas meet the minimum dimension of 6m, if taking area with a minimum dimension of 5.4m, the total area amounts to 264sqm or 14.7%.</p> <p>These areas have been included as deep soil areas in that they meet objective 3E-1 of the ADG. Objective 3E-1 of the ADG, aims at <i>"providing 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."</i></p> <p>In view of the above, whilst minimum dimensions of 6m is not provided for all deep soil zones proposed, no objection is made in that 14.7% of the site will be occupied by deep soil zones which is significantly above the 7% requirement.</p>	Yes
	On some sites, it may be possible to provide a greater area for deep soil	15.6% of the site is provided as deep soil zones.	Yes

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	zones. Sites between greater than 1500m ² 15% should be achieved, if possible.		
3F-1 Visual Privacy	<p>Separation from boundaries (habitable rooms and balconies):</p> <p>6m (up to 12m / 4 storeys in height) 9m (up to 25m / 5-8 storeys in height) 12m (over 25m / 9+ in height)</p>	<p><u>Southern (rear) boundary:</u></p> <p>6m required</p> <ul style="list-style-type: none"> • LG – L2 – 6m <p>9m required</p> <ul style="list-style-type: none"> • L3 and L4 – 6m • L5: variable 5.7-9m (planter box provided for screening). • L6: 9m, apart from 2 balcony protrusions (5.7m) <p>12m required</p> <ul style="list-style-type: none"> • L7 - 9m, apart from 2 balcony protrusions (5.7m) • L8 – 9-10m, angled balcony protrusion to 6m – with screening • L9 – L11 – 9-12m, angled balcony /bedroom protrusion to 6m – but with screening <p><u>Western (side) boundary:</u></p> <p>6m required</p> <ul style="list-style-type: none"> • LG – L2 – 6m <p>9m required</p> <ul style="list-style-type: none"> • L3 and L4 – 6m • L5: variable 6 -7.4m (planter box provided for screening) • L6: 9m <p>12m required</p> <ul style="list-style-type: none"> • L7 - 9m • L8 – 9-10m, with planter box screening, angled building protrusion to 7m – with screening • L9 – L11 – 8.7-12m, angled building protrusion to 7m – but with screening <p><u>Eastern (side) boundary</u> – fronts road reserve so setback for privacy not required.</p> <p>Where compliance is not achieved the design deviates the apartments are facing a disparate angle to neighbouring properties and screening is also used to maintain privacy and enhance views.</p>	No, full compliance is not achieved however no objection.

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3J-1 Bicycle and Car Parking	Minimum parking provided in accordance with the RMS Parking Guide for Metropolitan Sub-Regional Centres.	<ul style="list-style-type: none"> • 0.6 spaces per 1 bedroom unit (29 units) (17.4 spaces) • 0.9 spaces per 2 bedroom unit (63 units) (56.7 spaces) • 1.40 spaces per 3 bedroom unit (9 units) (12) • 1 space per 7 units (visitor parking) (14.4 spaces) <p>Vehicle parking is provided in excess of RMS requirements: -</p> <ul style="list-style-type: none"> • A minimum of 86 vehicle spaces are required for residential units, 106 are proposed. • A total of 14 visitor spaces are proposed, as required. 	Yes
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	43 bike parking spaces are provided in a relatively accessible and consolidated area in Basement Level 1. 12 motorcycle spaces are also provided throughout the parking levels.	Yes
	Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	<p>Complies, however it is noted that a car wash bay has not been provided.</p> <p>The RMS Guidelines, the ADG and GDCP 2013 do not identify a requirement for car wash bays in residential flat developments. However, Objective 3J- 3 of the ADG states that a car wash bay is a supporting facility within a car park.</p> <p>It is acknowledged that commercial car washing is widely available in the area, however, failure to provide facilities results in on street car washing and pollution entering the stormwater. Therefore, the omission of this facility is not supported.</p> <p>In view of the above, it is considered appropriate that one (1) car wash bay be provided. Refer to Condition 2.13.</p> <p>It is also noted that the application proposes loading and delivery vehicles use the new service road and turning head in the road</p>	No, however considered acceptable via condition

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		reserve, however no loading space has been provided within the site. RMS Guidelines identify 1 servicing space per 50 flats. In this instance it is considered appropriate that one (1) loading spaces is proved within the lower ground floor car parking area, closest to the lift lobby and lifts. Refer to Condition 2.13.	
4A-1 Solar and Daylight Access	Living rooms and private open space of at least 70% of apartments receive a minimum of 3hr sun between 9am and 3pm mid-winter	62.4% of apartments receive minimum 3 hours direct sunlight on the 21 June between 9am and 3pm when assessing the building form. It is noted that a further 24.75% of units receive more than 1 hour of solar access mid-winter resulting in an acceptable overall amenity outcome.	No, however no objection is made in this instance.
	Maximum of 15% of apartments receive no direct sun between 9am and 3pm mid-winter	12.9%.	Yes
4B-3 Natural Ventilation	Min 60% of apartments cross ventilated	52.1% of unit's achieve natural cross ventilation achieving cross ventilation. The remaining units have cross ventilation with the assistance of a ventilation vent system. Details of the ventilation system have not been provided. As such a condition is recommended that a detailed report is provided by a suitably qualified ventilation specialist to confirm the details of the system, confirm that the ventilation achieved will be comparable to a naturally cross ventilated unit, and detail the long term operation and maintenance to ensure the amenity benefits are maintained long terms, prior to the issue of any Construction Certificate. A condition will require the system to be installed and operational prior to the issue of any Occupation Certificate and require the ongoing operation and maintenance in accordance with the report recommendations.	No, however considered acceptable via condition
4C-1 Ceiling Heights	Minimum 2.7m	Complies.	Yes
4D-1 Apartment Size	1 bedroom: 50sqm 2 bedroom: 70sqm	Proposed: 1 bedroom: 50.2sqm 2 bedroom: 75sqm	No, however no objection is made in

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	<p>3 bedroom: 90sqm</p> <p>(5sqm per additional bathroom)</p>	<p>3 bedroom: 94sqm</p> <p>All 29 x 1 bedroom units are compliant.</p> <p>49 / 63 of the 2 bed units have 2 bathrooms and are required to be 75sqm. 12 out of this 49 do not meet to 75sqm requirement, ranging from 70-74sqm.</p> <p>10 of the 14 units which have only one bathroom, some with additional W/C, are also under sized and range between 67.2sqm and 71.5sqm.</p> <p>Five (5) of the nine (9) 3 bedroom units are marginally under the 95sqm requirement for units with 2 bathrooms at 94sqm.</p> <p>32% of non-complying units are within 1sqm of being compliant and all are within 5sqm of being compliant. The applicant has advised that these non-compliances to meet market demands for bathrooms. The variations do not result in unreasonable internal amenity outcome and are acceptable</p>	this instance.
	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. Daylight and air may not be borrowed from other rooms	All habitable rooms have a window within the external wall.	Yes
4D-2 Room depths	Habitable room depths and maximum 8m depth for open plan layouts.	16 of the 101 apartments (16%) exceed the 8m depth marginally, between 8.5 and 8.7m. The internal amenity of the affected apartments will not be unreasonably impacted in that adequate solar access is provided.	No, however no objection is made in this instance.
4D – 3 Layout	Bedroom and living room sizes – 9 & 10m ² bedrooms with min 3m width, 3.6m-4m width living rooms	Complies	Yes
4E-1 Balconies	<p>1 bedroom: 8m², min 2m depth</p> <p>2 bedroom: 10m²,</p>	20 (20%) of units balconies have minor, 1-2sqm non-compliances. The remaining balconies are compliant. Given the generous communal open	No, however no objection is made in

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	min 2m depth 3 bedroom: 12m ² , min 2.4m depth	space provisions, the non-compliances area acceptable in this instance.	this instance.
	Podium/ground level private open space minimum 15m ² , minimum depth 3m	No dwellings are proposed at ground level.	Yes
4F-1 Common Circulation	Maximum of 8 apartments off a circulation core (although design guidance allows up to 12 apartments)	The proposal is not complaint at levels 1 – 4 only with 10 apartments off the single core. 2 lift are provided. While the circulation space does not benefit from natural light or ventilation, being central to the building, it is compact and does not create any long corridors, providing short distances for residents to entry doors.	No, however no objection is made in this instance.
4G-1 Storage	1 bedroom: 6m ³ 2 bedroom: 8m ³ 3 bedroom: 10m ³ Note: Minimum 50% within unit	Storage areas are proposed in both the basement areas and individual dwellings. A condition of consent is recommended ensuring compliance with the stated storage areas. Refer to Condition 2.13.	Yes
4H Acoustic Privacy	Noise transfer is limited through the siting of the buildings and building layout	It is considered apartments have been orientated so as to minimise noise from living areas and outdoor terraces.	Yes
4J Noise and Pollution	The impact of external noise transfer and pollution are minimised through the siting and layout of the building.	Wet areas and utility rooms have been located adjoining stair cores and lift wells.	Yes
4K Apartment Mix	A range of apartment types are provided to cater for different household types, and distributed throughout the building.	1 Bedroom: 29% 2 Bedroom: 62 % 3 Bedroom: 9%	Yes
4L Ground Floor Apartments	Maximise street frontage activation and amenity.	Complies	Yes
4M Facades	Provide visual interest whilst respecting the character of the area.	Complies	Yes

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4N Roof Design	Roof features are incorporated in the roof design, response to the street and provide sustainability features.	Roof heights vary to provide points of interest and roof spaces are utilised for private and common open space.	Yes
4O Landscape Design	Landscape design is viable, sustainable, contributes to the streetscape and amenity.	Complies	Yes
4P Planting on Structures	Appropriate soil depths are provided	Complies	Yes
4V Water	Water Management and Conservation is achieved.	Complies	Yes
4W Waste	Waste storage facilities are provided to minimise impacts on the streetscape, building entry an amenity of residents.	Complies	Yes