

## ATTACHMENT 3

### ADG Compliance Table

Design Criteria	Required	Proposed	Compliance
<b>3D-1 Communal Open Space</b>	Minimum communal open space area 25% of the site	Communal open space has been provided on the podium at 820sqm or <b>25%</b> of the site area.	Yes
	50% direct sunlight to principal usable part for min 2 hrs between 9am and 3pm mid-winter	Podium level communal open space achieves direct sunlight between 9am and 12pm on 21 June (mid-winter).	Yes
<b>3E-1 Deep Soil Zone</b>	<p>Minimum <b>7%</b> of the site, with minimum dimension 6m for a site greater than 1,500sqm</p> <p>On some sites, it may be possible to provide a greater area for deep soil zones. Sites between greater than 1500sqm 15% should be achieved, if possible.</p>	56sqm (16% of site), 7.3m dimension	Yes
<b>3F-1 Visual Privacy</b>	<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>	12m separation is achieved at all residential levels at the side and rear boundaries.	Yes
<b>3J-1 Bicycle and Car Parking</b>	Minimum parking provided in accordance with the RMS Parking Guide for Metropolitan Sub-Regional Centres or the car parking requirements prescribed by the	<p>RMS requirements:</p> <ul style="list-style-type: none"> <li>• 0.6 spaces per 1 bedroom unit (90 units) (54 spaces)</li> <li>• 0.9 spaces per 2 bedroom unit (60 units) (54 spaces)</li> <li>• 1.40 spaces per 3 bedroom unit (34 units) (47.6)</li> <li>• 1 space per 7 units (visitor parking) (26.3 spaces)</li> </ul>	Yes

Design Criteria	Required	Proposed	Compliance
	relevant council, whichever is the less	Resident vehicle parking is provided in excess of RMS requirements: - <ul style="list-style-type: none"> <li>A minimum of 156 vehicle spaces are required for residential units, 185 are proposed.</li> <li>A total of 27 visitor spaces are required, only 8 are proposed, however no visitor car parking spaces are required for shop top housing under the Gosford DCP 2013 and this is the smaller and therefore relevant figure.</li> </ul>	
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	An area for cycle parking is provided on basement level 1.	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	Complies	Yes
<b>4A-1 Solar and Daylight Access</b>	Living rooms and private open space of at least 70% of apartments receive a minimum of 3hr sun between 9am and 3pm mid-winter	<b>Of the 184 apartments, 18.5% (34 apartments)</b> receive minimum 3 hours direct sunlight on the 21 June between 9am and 3pm when assessing the building form.  <b>81% (150 apartments) receive a minimum 2 hours</b> direct sunlight on the 21 June between 9am and 3pm when assessing the building form.	No, while the 70% for 3 hours is not met, 81% of apartments achieving 2 hours is a good amnesty outcome and no objection is made in this instance.
	Maximum of 15% of apartments receive no direct sun between 9am and 3pm mid-winter	There are no apartments proposed which do not receive directly sunlight between 9am and 3pm mid-winter.	Yes
<b>4B-3</b>	Min 60% of apartments cross	30 of the 60 units on levels 4-8 (being within the first 9 storeys), resulting in <b>50%</b> of apartments	No – however

<b>Design Criteria</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Natural Ventilation</b>	ventilated in the first 9 storeys of the building	achieving natural cross ventilation in the first 9 stories.  While not counted in the above calculation, apartments at 10 stories and above are deemed to be naturally cross ventilated.	acceptable in this instance
<b>4C-1 Ceiling Heights</b>	Minimum 2.7m	Complies.	Yes
<b>4D-1 Apartment Size</b>	1 bedroom: 50sqm 2 bedroom: 70sqm 3 bedroom: 90sqm  (5sqm per additional bathroom)	Proposed: <ul style="list-style-type: none"> <li>• 55sqm minimum</li> <li>• 75sqm minimum</li> <li>• 108sqm minimum</li> </ul>	Yes
	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
<b>4D-2 Room depths</b>	Habitable room depths and maximum 8m depth for open plan layouts.	120 of the 184 apartments (65%) exceed the 8m depth marginally, between 8.6 and 8.8m (10% exceedance). The internal amenity of the affected apartments will not be unreasonably impacted in that adequate daylight and outlook is provided.	No, however no objection is made in this instance.
<b>4D – 3 Layout</b>	Bedroom and living room sizes – 9 & 10sqm bedrooms with min 3m width, 3.6m-4m width living rooms	Generally complies	Yes
<b>4E-1 Balconies</b>	1 bedroom: 8sqm, min 2m depth 2 bedroom: 10sqm, min 2m depth 3 bedroom: 12sqm, min 2.4m depth	All primary balconies comply with this requirement.	Yes
	Podium/ground level private open space	Complies	Yes

Design Criteria	Required	Proposed	Compliance
	minimum 15sqm, minimum depth 3m		
<b>4F-1 Common Circulation</b>	Maximum of 8 apartments off a circulation core (although design guidance allows up to 12 apartments)	6 apartments off each circulation core.	Yes
<b>4G-1 Storage</b>	1 bedroom: 6m <sup>3</sup> 2 bedroom: 8m <sup>3</sup> 3 bedroom: 10m <sup>3</sup>  Note: Minimum 50% within unit	Complies. Storage areas are proposed in both the carparking areas and individual dwellings.  A condition of consent is recommended ensuring compliance with the stated storage areas.	Yes
<b>4H Acoustic Privacy</b>	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
<b>4J Noise and Pollution</b>	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
<b>4K Apartment Mix</b>	A range of apartment types are provided to cater for different household types, and distributed throughout the building.	1 Bedroom: 49% 2 Bedroom: 32% 3 Bedroom: 18%	Yes
<b>4L Ground Floor Apartments</b>	Maximise street frontage activation and amenity.	Not applicable	N/A
<b>4M Facades</b>	Provide visual interest whilst respecting the character of the area.	Complies	Yes
<b>4N Roof Design</b>	Roof features are incorporated in the roof design, response to the street and provide sustainability features.	Roof heights vary and splayed soffits in timber panelling provide an opportunity to introduce natural materials and points of interest.	Yes
<b>4O Landscape Design</b>	Landscape design is viable, sustainable, contributes to the	Complies	Yes

---

<b>Design Criteria</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliance</b>
	streetscape and amenity.		
<b>4P Planting on Structures</b>	Appropriate soil depths are provided	Complies	Yes
<b>4V Water</b>	Water Management and Conservation is achieved.	Complies	Yes
<b>4W Waste</b>	Waste storage facilities are provided to minimise impacts on the streetscape, building entry an amenity of residents.	Complies	Yes