# 23 meares place & 33 collins street, kiama
# apartment design guide compliance table

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| | Part 3 – Siting the Development | | |
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| **Ref** | **Item Description** | **Notes** | **Compliance** |
| **3A** | **Site Analysis** | | |
| **3A-1** | **Objective** | | |
| | Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context | | ✓ |
| | **Design Guidance** | | |
| | Each element in the Site Analysis Checklist should be addressed | Refer Site Analysis Drawing DA 05 | YES |
| **3B** | **Orientation** | | |
| **3B-1** | **Objective** | | |
| | Building types and layouts respond to the streetscape and site while optimising solar access within the development | | ✓ |
| | **Design Guidance** | | |
| | Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1) | The proposed development faces both Meares Place and Collins Street. Buildings are oriented to both street frontages. Access is available from both street frontages – directly from Collins Street and via a landscape right of way from Meares Place. | YES |
| | Where the street frontage is to the east or west, rear buildings should be orientated to the north | The street frontages are to the North West (Meares Place) and South East (Collins Street). The proposed development is in a perimeter block form, oriented in all directions (including to street frontages) and maximising north aspect where possible. | YES |
| | Where the street frontage is to the north or south overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2) | The street frontages are to the North West (Meares Place) and South East (Collins Street). The proposed development is in a perimeter block form, oriented in all directions (including to street frontages) and minimising overshadowing to the south. | YES |
| **3B-2** | **Objective** | | |
| | Overshadowing of neighbouring properties is minimised during mid winter | | ✓ |
| | **Design Guidance** | | |
| | Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access | The proposed development maintains adequate solar access (3hrs) to the living areas and private open spaces of the residential component of the approved mixed use development at No 35-41 Collins street (to the south east)<br><br>The proposed development results in some overshadowing of the balconies located at the rear of the approved neighbouring development, however, all units in the development also have private open spaces facing Collins Street. These private open spaces are not affected by the proposed development and will retain at least 3 hours solar access in accordance with the ADG. Additionally, the private open spaces facing Collins Street are considered the 'primary' open spaces, as they are accessed from the living rooms of the approved units.<br><br>The proposed development does not result in any overshadowing of other neighbouring residential developments<br><br>Refer Shadow Analysis Plans DA 36 | YES |
| | Solar access to living rooms, balconies and private open spaces of neighbours should be considered | As above | YES |
| | Where and adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20% | No adjoining properties receive less than the required amount of solar access. | N/A |
| | If the proposal will significantly reduce the solar access of neighbours building separation should be increased beyond the minimums contained in section 3F Visual privacy | Proposed development does not significantly reduce the solar access of neighbours | N/A |
| | Overshadowing should be minimised to the south or down hill by increased upper level setbacks | Solar access to the south / down hill is minimised | YES |
| | It is optimal to orientate buildings 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where buildings are higher than the adjoining development | Building orientation does not result in any unacceptable shadowing on neighbouring properties | YES |
| | A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings | No solar collectors on neighbouring properties. | N/A |
| **3C** | **Public Domain Interfaces** | | |
| **3C-1** | **Objective** | | |
| | Transition between private and public domain is achieved without compromising safety and security | | ✓ |
| | **Design Guidance** | | |
| | Terraces, balconies and courtyard apartments should have direct entry, where appropriate | Due to site topography, there are limited opportunities for direct entries to units. The development is a managed secure development with a main foyer and point of entry. Units 01, 02 & 03 are provided with separate entries off the communal open space. | YES |
| | Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1) | Level changes, including raised planters and terraces are utilised to provide privacy to units, and surveillance to both the streets and communal areas within the development. | YES |
| | Upper level balconies and windows should overlook the public domain | Balconies and windows of upper level units overlook the public domain, on both street frontages, and communal areas within the development. | YES |
| | Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m | A commercial tenancy faces Collins Street and, as such, no fence is proposed on this frontage. The fence along the Meares Place frontage (within the access right of way) is approximately 1.1m high, with variation due to site topography. | YES |
| | Length of solid walls should be limited along street frontages | No solid walls are proposed to the street frontages. Walls to both street frontages are articulated with windows, balconies, indentations and entries. | YES |
| | Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets | Casual interaction between residents and the public domain is facilitated long the Collins Street frontage by the inclusion of a commercial tenancy/ | YES |
| | In developments with multiple buildings and/ or entries, pedestrian entries and spaces associated with individual buildings/ entries should be differentiated to improve legibility for residents, using a number of the following design solutions:<br>• architectural detailing<br>• changes in materials<br>• plant species<br>• colours | Each street frontage contains only one entry to the development. The entries are clearly articulated through indentations in building massing, architectural detailing and material changes. The Meares Place entry is via a 'right of way' which is clearly identified through landscaping and materiality. | YES |
| | Opportunities for people to be concealed should be minimised | Opportunity for concealment along the street frontages is minimised by maintaining clear sightlines to building entries and enabling surveillance of the public domain as detailed above. | YES |
| **3C-2** | **Objective** | | |
| | Amenity of the public domain is retained and enhanced | | ✓ |
| | **Design Guidance** | | |
| | Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking | No raised terraces to the streets are proposed. | N/A |
| | Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual entries are provided | Mailboxes are located at the Collins St entry | YES |
| | The visual prominence of underground car park vents should be minimised and located at a low level where possible | Car park vents are contained within the development and will not be visible from outside the site | YES |
| | Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view | All service requirements (bin storage, substation etc) are located in the basement car park. | YES |

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| | Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels | Due to site topography and the requirements of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, substantial ramping for accessibility is required. The visual prominence of this ramping along street frontages has been minimised through siting, materiality and landscape treatment. | |
| | Durable, graffiti resistant and easily cleanable materials should be used | The proposed materials have been selected for their long term durability and are easily cleanable | YES |
| | Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions<br>• street access, pedestrian paths and building entries which are clearly defined<br>• paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space<br>• minimal use of blank walls, fences and ground level parking | | N/A |
| | On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking | The car park does not protrude above ground level. | YES |
| **3D** | **Communal and Public Open Spaces** | | |
| **3D-1** | **Objective** | | |
| | An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping | | ✓ |
| | **Design Criteria** | | |
| | 1. Communal Open Space has a minimum area equal to 25% of the site | 1454m$^2$ or 26% of the site area is provided as communal open space.<br><br>Refer Summary of Area Counts DA 28 | YES |
| | 2. Developments achieve a minimum of 50% direct sunlight to the principal useable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter) | The principal useable communal open space receives over 2 hours solar access to over 50% of its area between 9am and 3pm on the winter solstice.<br><br>Refer Principal Useable Communal Open Space –Area Count DA 35 & Shadow Analysis Plans – Winter Solstice – Communal Open Space DA 37-38 | YES |
| | **Design Guidance** | | |
| | Communal open space should be consolidated into a well designed, easily identified and usable area | Communal open space is consolidated in discrete areas including the roof top terraces and a series of courtyards. The areas are easily identifiable and are useable for a range of activities. Principal useable areas are directly accessible via lift and / or directly from lobbies or indoor communal spaces. | YES |
| | Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions | All communal open spaces have a minimum dimension of 3m. Most communal open spaces, including the principal useable spaces courtyards have a minimum dimension of between 4m and 7m. | YES |
| | Communal open space should be co-located with deep soil areas | Due to site topography and car parking requirements the majority of the deep soil area is located at the periphery of the development, generally within private courtyards.<br><br>Some deep soil area planting is co-located with communal open spaces along the north-eastern and south-western boundary.<br><br>The communal open spaces contain significant areas for the growing of substantial vegetation, in accordance with the provisions of Part 4P planting on structures including 61m$^2$ of area with a minimum soil depth of 3m within the courtyard A | ACCEPTABLE |
| | Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies | Lift access is provided to the courtyards and the roof terraces (via individual building lifts) Accessible paths are integrated into the overall circulation of the proposed development, providing equitable access to all locations. | YES |
| | Where communal open space cannot be provided at ground level, it should be provided on a podium or roof | Communal open space is provided at both ground and roof levels. Roof top communal open spaces provide high amenity spaces which take advantage of the site's aspect, coastal views and prevailing breezes. | YES |
| | Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense suburban area, they should:<br>• provide communal spaces elsewhere such as a landscaped roof top terrace or a common room<br>• provide larger balconies or increased private open space for apartments<br>• demonstrate good proximity to public open space and facilities and/or provide contributions to public open space | | N/A |
| **3D-2** | **Objective** | | |
| | Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting | | ✓ |
| | **Design Guidance** | | |
| | Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements:<br>• seating for individuals or groups<br>• barbeque areas<br>• play equipment or play areas<br>• swimming pools, gyms, tennis courts or common rooms | A range of communal open spaces, of different sizes and types, are provided within the development including:<br>• a communal room and lounge area<br>• a gymnasium<br>• a variety of communal open spaces<br>• a variety of small and large seating areas | YES |
| | The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts | The communal open spaces contain areas that are<br>• naturally sunny<br>• naturally shaded<br>• covered<br>• indoors | YES |
| | Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks | Services are not proposed within or adjacent to communal open spaces | YES |
| **3D-3** | **Objective** | | |
| | Communal open space is designed to maximise safety | | ✓ |
| | **Design Guidance** | | |
| | Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include:<br>• bay windows<br>• corner windows<br>• balconies | The communal open spaces are provided with a high level of surveillance from habitable rooms and private open space of adjacent and above apartments. Planting and level changes are utilised to ensure privacy to dwellings, particularly at the ground and podium levels. | YES |
| | Communal open space would be well lit | Communal open spaces will be well lit | YES |
| | Where communal open space/facilities are provided for children and young people they are safe and contained | The development is a SEPP Seniors development. Whilst specific facilities for children are not provided the central courtyard provides a useable recreation space in a safe and contained location. | YES |
| **3D-4** | **Objective** | | |
| | Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood | | N/A |
| | **Design Guidance** | | |
| | The public open space should be well connected with public street along at least one edge | | N/A |
| | The public open space should be connected with nearby parks and other landscape elements | | N/A |
| | Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid | | N/A |
| | Solar access should be provided year round along with protection from strong winds | | N/A |
| | Opportunities for a range of recreational activities should be provided for all ages | | N/A |
| | A positive address and active street frontages should be provided adjacent to public open space | | N/A |

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| | Boundaries should be clearly defined between public open space and private areas | | N/A |
| **3E** | **Deep Soil Zones** | | |
| **3E-1** | **Objective** | | |
| | Deep soil zones provide 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 | | ✓ |
| | **Design Criteria** | | |
| | 1. Deep soil zones are to meet the following minimum requirements:<br>Site Area / Minimum Dimension / Deep Soil Zone (% of site area)<br>less than 650m² – / -<br>650m² – 1500m² / 3m<br>> 1500m² / 6m<br>> 1500m² with significant existing tree cover / 6m / 7% | The proposed development is subject to the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 which take precedence over the provisions of this part.<br>SEPP Seniors requires 15% of the site area to be provided as deep soil, with a minimum dimension of 3m.<br><br>The proposed development provides the following:<br>• 490m² (or **9%** of the site area) of deep soil, with a minimum dimension of 6m<br>• 994m² (or **18%** of the site area) of deep soil with a minimum dimension of 3m<br><br>The proposed development satisfies the deep soil requirements of both SEPP Seniors and the ADG | YES |
| | **Design Guidance** | | |
| | On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:<br>• 10% of the site as deep soil on sites with an area of 650m² – 1500m²<br>• 15% of the site as deep soil on sites greater than 1500m2 | 18% of the site area is provided as deep soil with a minimum dimension of 3m as per the requirements of SEPP Seniors | YES |
| | Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:<br>• basement and sub basement car park design that is consolidated beneath building foot prints<br>• use of increased front and side setbacks<br>• adequate clearance around trees to ensure long term health<br>• co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil | The deep soil zones are co-located with the backyards of neighbouring dwellings along the north-eastern and south-western boundaries. A number of substantial trees are located along these boundaries.<br><br>The location of the deep soil zones allows for the retention of existing trees and appropriate space for new tree plantings. | YES |
| | Achieving the design criteria may not be possible on some sites including where:<br>• the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas or in centres)<br>• there is 100% site coverage or non residential uses at ground floor level<br>Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure | | N/A |
| **3F** | **Visual Privacy** | | |
| **3F-1** | **Objective** | | |
| | Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy | | ✓ |
| | **Design Criteria** | | |
| | 1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:<br>Building Height / Habitable Rooms and Balconies / Non Habitable Rooms<br>up to 12m (4 storeys) / 6m / 3m<br>up to 25m (5-8 storeys) / 9m / 4.5m<br>over 25m (9+ storeys) / 12m / 6m<br>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)<br>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties | The proposed development complies fully with the building separations required by this part. | YES |
| | **Design Guidance** | | |
| | Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance | One step in the built form is proposed for buildings A, B and E | YES |
| | For residential buildings next to commercial buildings, separation distances should be measured as follow:<br>• for retail office spaces and commercial balconies use the habitable room distances<br>• for service and plant areas use the non habitable room distances | Separation to the commercial buildings along Collins Street is provided in accordance with Council's DCP requirements. | YES |
| | New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include:<br>• site layout and building orientation to minimise privacy impacts (see also section 3B Orientation)<br>• on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4) | The proposed development has been designed to maximise privacy between buildings on site and neighbouring buildings. In particular the development:<br>• complies with ADG building separation<br>• utilises the slope of site to step the buildings, including having units on different levels<br>• uses a range of balustrade types and other devices to enhance visual privacy into units<br><br>For details regarding the proposed development's response to privacy and view sharing with neighbouring developments Refer DA 43-50 | YES |
| | Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping. (see figure 3F.5) | The adjacent zoning permits apartment buildings. Building separations have been provided in accordance with the design criteria | YES |
| | Direct lines of sights should be avoided for windows and balconies across corners | Direct lines of sight across corners have been avoided as far as possible. Where necessary screening and planting have been utilised to reduce potential overlooking across corners. | YES |
| | No separation is required between blank walls | | YES |
| **3F-2** | **Objective** | | |
| | Site and building design elements increase privacy without compromising access to light and air balance outlook and views from habitable rooms and private open space | | ✓ |
| | **Design Guidance** | | |
| | Communal Open Space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include:<br>• setbacks<br>• solid or partially solid balustrades to balconies at lower levels<br>• fencing and/or trees and vegetation to separate spaces<br>• screening devices<br>• bay windows or pop out windows to provide privacy in one direction and outlook in another<br>• raising apartments/ private open space above the public domain or communal open space<br>• planter boxes incorporated into walls and balustrades to increase visual separation<br>• pergolas or shading devices to limit overlooking of lower apartments or private open space | Communal open spaces, common areas and circulation paths are separated from the private open space and windows to apartments through:<br>• solid balustrades at lower levels<br>• planting, including raised planter beds<br>• vertical screening elements | YES |

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| | • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvers or screen panels to windows and/ or balconies | | |
| | Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartments service areas | Habitable rooms of units are located away from circulation spaces | YES |
| | Balconies and private terraces should be located in front of living rooms to increase internal privacy | All balconies and private terraces are located in front of and/or adjacent to living rooms as required for building separation and solar access. | YES |
| | Windows should be offset from the windows of adjacent buildings | Where possible, windows have been offset from adjacent buildings, both on site and neighbouring. | YES |
| | Recessed balconies and/or vertical fins should be used between adjacent balconies | Where balconies are located adjacent to one another, they are recessed of separated by fins or building indentations. | YES |
| **3G** | **Pedestrian Access and Entries** | | |
| **3G-1** | **Objective** | | |
| | Building entries and pedestrian access connects to and addresses the public domain | | ✓ |
| | **Design Guidance** | | |
| | Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge | The proposed development has limited street frontage.<br><br>Although facing Meares Place, access to the street is via a limited width right of way as such, only one building entry is achievable on this frontage.<br><br>The Collins Street frontage is required to be occupied by commercial use by Council's DCP as such only one building entry is achievable on this frontage, however, the street is activated by the commercial tenancy. | ACCEPTABLE |
| | Entry locations relate to the street and subdivision pattern and the existing pedestrian network | | YES |
| | Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries | The building entries are easily identifiable through building massing, materiality and landscaping. | YES |
| | Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries | One common entry is provided from each street frontage. Access to individual building lobbies is via a clear, continuous pathway. The pathway is provided with surveillance for adjacent and upper units, landscaping and is broken up by communal open spaces . | YES |
| **3G-2** | **Objective** | | |
| | Access, entries and pathways are accessible and easy to identify | | ✓ |
| | **Design Guidance** | | |
| | Building access including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces | Due to site topography, not all individual building lobbies are clearly visible from the street entries.<br><br>Rather the project is provided with two clearly identified street entry points which then lead through a clearly articulated path of travel to the communal open spaces, common circulation areas and individual lobbies.<br><br>Building entries and lift lobbies are all directly accessible from the main entry lobby and are all weather protected.<br><br>The communal circulation areas and lift lobbies are provided with a high level of amenity and legibility through landscape treatment, interstitial communal open space and surveillance from adjacent and upper level apartments. | YES |
| | The design of ground floor and underground car parks minimise level changes along pathways and entries | The design of the car park does not result in any level changes | YES |
| | Steps and ramps should be integrated into the overall building and landscape design | Due to site topography, significant stairs and ramps are required to provide equitable access throughout the development.<br><br>These are integrated into the overall design of the proposed development and are legible, attractive and useable. All stair, ramps and pathways are provided with considerable landscaping for amenity and privacy. | YES |
| | For large developments 'way finding' maps should be provided to assist visitors and residents to the development (see figure 4T-1) | A plan of the development showing access to each of the buildings and units will be provided in the main entry | YES |
| | For large developments electronic access and audio/video intercom should be provided to manage access | The development will have day time reception staff.<br><br>After hours electronic access and audio/video intercom will be provided. | YES |
| **3G-3** | **Objective** | | |
| | Large sites provide pedestrian links for access to streets and connection to destinations | | N/A |
| | **Design Guidance** | | |
| | Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport | The project is a secure SEPP Seniors development. Access to and from both street frontages is available to all residents | N/A |
| | Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate | See above | N/A |
| **3H** | **Vehicle Access** | | |
| **3H-1** | **Objective** | | |
| | Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes | | ✓ |
| | **Design Guidance** | | |
| | Car park access should be integrated with the building's overall facade. Design solutions may include:<br>• the materials and colour palette to minimise visibility from the street<br>• security doors or gates at entries to minimise voids in the facade<br>• where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed | The car park entry has been designed to integrate with the facade design of the Collins Street frontage. The materiality of the visible interior is consistent with the facade materials. Pipes and ducts will be concealed. | YES |
| | Car park entries should be located behind the building line | | YES |
| | Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout | The vehicle entry is located from the lower portion of the site and does not impact on building from or layout. | YES |
| | Car park entry and access should be located on secondary streets or lanes where available | Vehicular entry from a secondary street is not available. Pedestrian access from Meares Place is via a limited width right of way. | N/A |
| | Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided | No standing areas proposed | N/A |
| | Access point locations should avoid headlight glare to habitable rooms | There are no ground level units which will be subject to headlight glare. | YES |
| | Adequate separation distances should be provided between vehicle entries and street intersections | The proposed vehicle entry is approximately 45m from the nearest intersection. A greater distance is not achievable due to limited street frontage | YES |
| | The width and number of vehicle access points should be limited to the minimum | One vehicular entry point with a width of approximately 6m is provided. | YES |
| | Visual impact of long driveways should be minimised through changing alignments and screen planting | The proposed driveway length is minimised and will have little visual impact. | YES |
| | The need for large vehicles to enter or turn around within the site should be avoided | No vehicular access is provided within the communal and podium levels of the project.<br><br>The project has been designed to accommodate all truck loading and unloading, including waste collection, within the basement carpark.<br><br>Garbage trucks are required to turn around on site, to fulfil Council's waste management requirements. A turn table is proposed to enable this manoeuvring whilst limiting the extent of basement excavation. | YES |
| | Garbage collection, loading and servicing areas are screened | Garbage collection is provided within the basement. | N/A |
| | Clear sight lines should be provided at pedestrian and vehicle crossings | Clear sightlines are available along the Collins Street frontage | YES |

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| | | Not required | N/A |
| | Traffic calming devices such as changes in paving material or textures should be used where appropriate | | |
| | Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include:<br>• changes in surface materials<br>• level changes<br>• the use of landscaping for separation | The vehicular and pedestrian entries on Collins Street are separated by the commercial tenancy and are approximately 10m apart. The entries are visually distinct and utilise different materiality to distinguish their uses. | YES |
| **3J** | **Bicycle and Car Parking** | | |
| **3J-1** | **Objective** | | |
| | Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas | | ✓ |
| | **Design Criteria** | | |
| | For development in the following locations:<br>• on sites that are within 800 meters of a railway station or light rail stop in the Sydney Metropolitan Area<br>• on land zoned, and sites within 400 meters of land zoned B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre<br>The minimum car parking requirements for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed be the relevant council, whichever is less.<br><br>The car parking need for a development must be provided off street. | Car parking is provided in accordance with the requirements of SEPP Seniors (which takes precedence over Council's controls) and Council's requirement for commercial parking as follows:<br><br>• 55 space for residents, (15 accessible)<br>• 3 spaces for caretakers / managers (one per unit)<br>• 5 spaces for commercial use (1 accessible)<br>• 15 visitors spaces (1 accessible)<br>• 2 car wash bays<br><br>All car parking is located off street, in the basement. | YES |
| | **Design Guidance** | | |
| | Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site | The basement is capable of providing at least 2 car share spaces should they be required | YES |
| | Where less car parking is provided in a development, council should not provide on street resident parking permits | Car parking provided as per requirements. | N/A |
| **3J-2** | **Objective** | | |
| | Parking and facilities are provided for other modes of transport | | ✓ |
| | **Design Guidance** | | |
| | Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters | 6 motorcycle spaces are provide within the basement | YES |
| | Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas | 17 bicycle spaces are provided within the basement. These spaces are easily accessible from both street entries (via lift, or driveway on Collins Street) and communal spaces via lift. | YES |
| | Conveniently located charging stations are provided for electric vehicles where desirable | | N/A |
| **3J-3** | **Objective** | | |
| | Car park design and access is safe and secure | | ✓ |
| | **Design Guidance** | | |
| | 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 | All support areas can be accessed without crossing car parking spaces.<br><br>Refer Proposed Basement Plans DA 14-15 | YES |
| | Direct, clearly visible and well lit access should be provided into common circulation areas | Clear access is provided throughout the car park | YES |
| | A clearly defined and visible lobby or waiting area should be provided to lifts and stairs | All lifts are provided with clearly defines and adequate waiting areas on the basement levels. | YES |
| | For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/ or bollards | | N/A |
| **3J-4** | **Objective** | | |
| | Visual and environmental impacts of underground car parking are minimised | | ✓ |
| | **Design Guidance** | | |
| | Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites | No car park protrusion proposed | N/A |
| | Natural ventilation should be provided to basement and sub basement car parking areas | The basement carpark is wholly underground. Mechanical ventilation will be provided in accordance with Australian Standards | N/A |
| | Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design | Ventilation to the carpark will be fully integrated within the building design | YES |
| **3J-5** | **Objective** | | |
| | Visual and environmental impacts of on-grade car parking are minimised | | N/A |
| | **Design Guidance** | | |
| | On-grade car parking should be avoided | No on grade car parking proposed | N/A |
| | Where on-grade car parking is unavoidable, the following design solutions are used:<br>• Parking is located on the side or rear of the lot away from the primary street frontage<br>• Cars are screened from view of streets, buildings, communal and private open space areas<br>• Safe and direct access to building entry points is provided<br>• Parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space<br>• Stormwater run off is managed appropriately from car parking surfaces<br>• Bio-swales, rain gardens or on site detention tanks are provided, where appropriate<br>• Light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving | As above | N/A |
| **3J-6** | **Objective** | | |
| | Visual and environmental impacts of above ground enclosed car parking are minimised | | N/A |
| | **Design Guidance** | | |
| | Exposed parking should not be located along primary street frontages | No above ground enclosed car parking is proposed | N/A |
| | Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include:<br>• Car parking that is concealed behind the facade design (approach should be limited to developments a where larger floor plate podium is suitable at lower levels<br>• car parking that is wrapped with other uses, such as retail, commercial or two storey small office/home office (SOHO) units along the street frontage (see figure 3J.9) | As above | N/A |
| | Positive street address and active frontages should be provided at ground level | As above | N/A |

## Part 4 – Designing the Building

| Ref | Item Description | Notes | Compliance |
|---|---|---|---|
| **4A** | **Solar and Daylight Access** | | |
| **4A-1** | **Objective** | | |
| | To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space | | ✓ |
| | **Design Criteria** | | |
| | 1. 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 and in the Newcastle and Wollongong local government areas | | N/A |
| | 2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter | 41 units, or 71% of the development, receive at least 3 hours solar access between 9am and 3pm at mid-winter.<br><br>Refer drawings DA 31 - 36 | YES |

| | | | |
|---|---|---|---|
| | 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter | 6 units, or 10% of the development, do not receive direct sunlight between 9am and 3pm at mid-winter.<br><br>Refer drawings DA 31 - 36 | YES |
| | **Design Guidance** | | |
| | The design maximises north aspect and the number of single aspect south facing apartments is minimised | Due to sight topography and orientation, location of desired views and surrounding development the proposed development's ability to maximise the number of units facing north is limited.<br><br>However, most units (50 units or 88.7% of the development) have an aspect – either primary or secondary – which faces either north-east or north-west<br><br>8 units (or 13.7% of the development) are single aspect units which face in a south westerly direction. | YES |
| | Single aspect, single storey apartments should have a northerly or easterly aspect | 22 units, or 38% of the development are single aspect units. Of these 14 face in a north westerly direction. | YES |
| | Living areas are best located to the north and service areas to the south and west of apartments | Where possible, living areas have been oriented to the north-east or north-west. | YES |
| | To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used:<br>• dual aspect apartments<br>• shallow apartment layouts<br>• two storey and mezzanine level apartments<br>• bay windows | The majority of units (36 units or 62%) are dual aspect apartments. | YES |
| | To maximise the benefit to residents of direct sunlight within living rooms and private open spaces a minimum of 1m$^2$ of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes | Refer drawings DA 31 - 36 | YES |
| | Achieving the design criteria may not be possible on some sites. This includes:<br>• where greater residential amenity can be achieved along a busy road or rail line by orienting the living rooms away from the noise source<br>• on south facing sloping sites<br>• where significant views are oriented away from the desired aspect for direct sunlight<br>Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective | Design Criteria is achieved. | N/A |
| **4A-2** | **Objective** | | |
| | Daylight access is maximised where sunlight is limited | | ✓ |
| | **Design Guidance** | | |
| | Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as secondary light sources in habitable rooms | Courtyards, skylights and high level windows are generally not proposed. | N/A |
| | Where courtyards are used:<br>• use is restricted to kitchens, bathrooms and service areas<br>• building services are concealed with appropriate detailing and materials to visible walls<br>• courtyards are fully open to the sky<br>• access is provided to the light well from a communal area for cleaning and maintenance<br>• acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved | Courtyards are not proposed. | N/A |
| | Opportunities for reflected light into apartments are optimised through:<br>• reflective exterior surfaces on buildings opposite south facing windows<br>• positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light<br>• integrating light shelves into the design<br>• light coloured internal finishes | Windows to units which do not receive direct sunlight between 9am and 3pm at mid-winter have been positioned to maximise daylight.<br><br>Light coloured finishes are proposed throughout the development. | |

| | | | |
|---|---|---|---|
| **4A-3** | **Objective** | | |
| | Design incorporates shading and glare control, particularly for warmer months | | ✓ |
| | **Design Guidance** | | |
| | A number of the following design features are used:<br>• balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas<br>• shading devices such as eaves, awnings, balconies, pergolas, external louvers and planting<br>• horizontal shading to north facing windows<br>• vertical shading to east and particularly west facing windows<br>• operable shading to allow adjustment and choice<br>• high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided) | The following design features are used to incorporate shading and glare control:<br>• balconies are largely recessed into the building mass for shading<br>• in many units balconies extend across the face of the living areas providing solar protection to those units<br>• a variety of balustrade types are used throughout the project to address the particular requirements of each unit<br>• some balconies partially protrude beyond the main building line to capture sun in winter<br>• pergolas and other devices are provided to top level balconies<br>• horizontal shading to windows along northern facades as required by BASIX | |
| **4B** | **Natural Ventilation** | | |
| **4B-1** | **Objective** | | |
| | All habitable rooms are naturally ventilated | | ✓ |
| | **Design Guidance** | | |
| | The buildings' orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms. | The development is of a perimeter block type, oriented in all directions, enabling capture of prevailing breezes for large portions of the development. | YES |
| | Depths of habitable rooms support natural ventilation | Depths of habitable rooms do not exceed 2 x ceiling height. Natural ventilation is supported, | YES |
| | The area or unobstructed window openings should be equal to at least 5% or the floor area served | All habitable rooms will be provided with adequate natural ventilation in accordance with the NCC. | YES |
| | Light wells are not the primary air source for habitable rooms | No light wells proposed | YES |
| | Doors and openable windows maximise natural ventilation opportunities by using the following design solutions:<br>• adjustable windows with large effective openable areas<br>• a variety of window types that provide safety and flexibility such as awnings and louvers<br>• windows which occupants can reconfigure to funnel breezes into the apartment such as vertical louvers, casement windows and externally opening doors | A variety of opening types are proposed, including sliding doors to balconies and sliding / awning windows which provide for flexibility of opening sizes. | YES |
| **4B-2** | **Objective** | | |
| | The layout and design of single aspect apartments maximises natural ventilation | | ✓ |
| | **Design Guidance** | | |
| | Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3) | The depth of single aspect apartments is 9.7m | YES |
| | Natural ventilation to single aspect apartments is achieved with the following design solutions:<br>• Primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation)<br>• Stack effect ventilation/ solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries<br>• Courtyards or building indentation have a width to depth ration or 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells | All single aspect apartments are naturally ventilated. | YES |
| **4B-3** | **Objective** | | |
| | The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents | | ✓ |
| | **Design Criteria** | | |
| | 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of a building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. | 39 units, or 67% of the development, are naturally cross ventilated.<br><br>Refer Summary of ADG cross ventilation DA 31 | YES |

| | | | |
|---|---|---|---|
| | 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. | The depth of cross through apartments is between 12.00m and 14.74m, measured glass line to glass line | YES |
| | **Design Guidance** | | |
| | The building should include dual aspect apartments cross through apartments and corner apartments and limit apartment depths | 36 units (or 62% of the development) are cross-through, corner or dual aspect apartments. Apartment depths are limited. | YES |
| | In cross-through apartments external window and door openings sizes/ areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/ areas on the other side of the apartment (outlet side) (see figure 4B.4) | A variety of opening types are proposed, including sliding doors to balconies and sliding / awning windows which provide for flexibility of opening sizes to create airflow. | YES |
| | Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow | Apartment designs are capable of facilitating adequate airflow. | YES |
| | Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow | Apartment depths and ceiling heights are in accordance with the relevant provisions of this guide | YES |
| **4C** | **Ceiling Heights** | | |
| **4C-1** | **Objective** | | |
| | Ceiling height achieves sufficient natural ventilation and daylight access | | ✓ |
| | **Design Criteria** | | |
| | Measured from finished floor level to finished ceiling level, minimum ceiling heights are; | A floor to floor height of 3.04m has been provided.<br><br>This is considered capable of providing ceiling heights in accordance with this criteria. | YES |
| | Minimum ceiling height for apartment and mixed use buildings | | |
| | Habitable rooms: 2.7m | | |
| | Non-habitable rooms: 2.4m | | |
| | For 2 storey apartments: 2.7m for main living area floor; 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 30 degree minimum ceiling slope | | |
| | If located in mixed use areas: 3.3m for ground and first floor to promote future flexibility of use | | |
| | These minimums do not preclude higher ceilings if desired | | |
| | **Design Guidance** | | |
| | Ceiling height can accommodate use of ceiling fans for cooling and distribution | A floor to floor height of 3.04m has been provided.<br><br>This is considered capable of providing compliant ceiling heights in accordance with this guideline | YES |
| **4C-2** | **Objective** | | |
| | Ceiling height increases the sense of space in apartments and provides for well proportioned rooms | | ✓ |
| | **Design Guidance** | | |
| | A number of the following design solutions can be used:<br>• the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces<br>• well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings<br>• ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist. | A floor to floor height of 3.04m has been provided.<br><br>This is considered capable of providing compliant ceiling heights in accordance with this guideline | YES |
| **4C-3** | **Objective** | | |
| | Ceiling heights contribute to the flexibility of building use over the life of the building | | N/A |
| | **Design Guidance** | | |
| | Ceiling heights of lower levels apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1) | Commercial ground floor, with required ceiling height, is provided where the development fronts Collins Street. | N/A |
| **4D** | **Apartment Size and Layout** | | |
| **4D-1** | **Objective** | | |
| | The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity | | ✓ |
| | **Design Criteria** | | |
| | 1.Apartments are required to have the following minimum internal areas:<br>Apartment Type: Studio — Minimum Internal Area: 35m²<br>1 bedroom: 50m²<br>2 bedroom: 70m²<br>3 bedroom: 90m²<br>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.<br>A fourth bedroom and further, additional bedrooms increase the minimum internal area by 12m² each | All apartments exceed the minimum internal areas required by this criteria.<br><br>Refer Introduction DA 01 | YES |
| | 2.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. | Adequate glass area will be provided for habitable rooms in accordance with the requirements of the NCC | YES |
| | **Design Guidance** | | |
| | Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway space or entry space) | Kitchens are located as part of the main circulation space in larger apartments | YES |
| | A window should be visible from any point in a habitable room | All habitable rooms include a window that is visible from any part of that room. | YES |
| | Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layout and circulation areas. These circumstances would be assessed on their merits | | N/A |
| **4D-2** | **Objective** | | |
| | Environmental performance of the apartment is maximised | | ✓ |
| | **Design Criteria** | | |
| | 1.Habitable room depths are limited to a maximum of 2.5 x the ceiling height | All habitable rooms are less than 6.7m deep (2.5 x 2.7) except as allowable by criteria 2 below. | YES |
| | 2.In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window. | All open plan layouts have a maximum depth from a window of between 4.0m and 7.9m | YES |
| | **Design Guidance** | | |
| | Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths | | N/A |
| | All living areas and bedrooms should be located on the external face of the building | | YES |
| | Where possible:<br>• bathrooms and laundries should have an external openable window<br>• main living spaces should be oriented toward the primary outlook and aspect and away from noise sources | Due to site topography, windows to laundries and bathrooms have generally not been incorporated. Main living areas are oriented for solar access and views and away from noise sources such as streets. | YES |
| **4D-3** | **Objective** | | |
| | Apartment layouts are designed to accommodate a variety of household activities and needs | | ✓ |
| | **Design Criteria** | | |
| | Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) | All master bedrooms have areas greater than 10m²<br>All other bedroom have areas greater than 9m²<br><br>Bedroom areas are generally larger than the requirements of this part in order to comply with the accessibility requirements of SEPP Seniors.<br><br>Master bedrooms are generally between 11.7m² and 16m²<br><br>Other bedrooms are generally between 10.7m² and 13.3m² | YES |
| | Bedrooms have a minimum dimension of 3m (excluding wardrobe space) | All bedrooms have a minimum dimension greater than 3m | YES |

| | | | |
|---|---|---|---|
| | Living rooms or combined living/ dining rooms have a minimum width of<br>• 3.6m for studio and 1 bedroom apartments<br>• 4m for 2 and 3 bedroom apartments | All living rooms have a minimum width of 3.6m or 4m, as required. | YES |
| | The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts | The width of all cross through apartments is at least 4m | YES |
| | **Design Guidance** | | |
| | Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas | Bedrooms, bathrooms and laundries are accessed from corridors. | YES |
| | All bedrooms allow a minimum length of 1.5m for robes | All bedrooms contain wardrobes capable of complying with the minimum lengths. | YES |
| | The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high | All bedrooms contain wardrobes capable of complying with the minimum lengths. | YES |
| | Apartment layouts allow flexibility over time, design solutions may include:<br>• dimensions that facilitate a variety of furniture arrangements and removal<br>• spaces for a range of activities and privacy levels between different spaces within the apartment<br>• dual master apartments<br>• dual key apartments (note dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments)<br>• room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1))<br>• efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of useable floor space in rooms | Apartments layouts will allow for flexibility over time. Rooms are generally rectangular in proportion to allow for ease and variety of furnishing. Where possible, 'nook' or 'L' shaped spaces have been provided to separate dining and living or provide for different uses. | YES |
| **4E** | **Private Open Space and Balconies** | | |
| **4E-1** | **Objective** | | |
| | Apartments provide appropriately sized private open space and balconies to enhance residential amenity | | ✓ |
| | **Design Criteria** | | |
| | 1. All apartments are required to have primary balconies as follows:<br>Dwelling Type / Minimum Area / Minimum Depth<br>Studio / 4m² / -<br>1 bedroom / 8m² / 2m<br>2 bedroom / 10m² / 2m<br>3 bedroom / 12m² / 2.4m<br>The minimum balcony depth to be counted as contributing to the balcony area is 1m | The proposed development is subject to the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 which take precedence over the provisions of this part.<br><br>All balconies comply with the minimum area and minimum dimensions required by **both** SEPP Seniors and the ADG | YES |
| | 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m | The proposed development is subject to the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 which take precedence over the provisions of this part.<br><br>All ground floor or podium private open spaces comply with the minimum area and minimum dimensions required by **both** SEPP Seniors and the ADG, with the exception of units 1 & 2<br><br>These units are provided with the following private open space areas:<br>• A space of 13m² with a minimum dimension of 3m<br>• A space of 11m² with a minimum dimension of 2.7m is provided.<br>• A further 11m² with a minimum dimension of 1.8m<br>• (Total private open space 35m²) | ACCEPTABLE |
| | | Although not strict adherence to the criteria, the proposed open spaces provide a high level of amenity and use ability for future residents and are considered commensurate with the area required by this criteria | |
| | **Design Guidance** | | |
| | Increased communal open space should be provided where the number or size of balconies are reduced | Design criteria is achieved | N/A |
| | Storage areas on balconies is additional to the minimum balcony size | No storage incorporated on balconies | N/A |
| | Balcony use may be limited in some proposals by:<br>• consistently high wind speeds at 10 storeys and above<br>• close proximity to road, rail or other noise sources<br>• exposure to significant levels of aircraft noise<br>• heritage and adaptive reuse of existing buildings<br>• in these situations, Juliet balconies, operable walls, enclosed winter gardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated | | N/A |
| **4E-2** | **Objective** | | |
| | Primary private open space and balconies are appropriately located to enhance liveability for residents | | ✓ |
| | **Design Guidance** | | |
| | Primary open spaces and balconies should be located adjacent to living room, dining room or kitchen to extend the living space | All primary private open spaces and balconies are located adjacent to living areas. | YES |
| | Private open spaces and balconies predominantly face north, east and west | Where possible due to site topography and orientation, private open spaces and balconies face north-east or north west. | YES |
| | Primary open space and balconies should be oriented with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms | All private open spaces and balconies are oriented with the long sides facing outwards or, where this is not fully possible, additional balcony space | YES |
| **4E-3** | **Objective** | | |
| | Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building | | ✓ |
| | **Design Guidance** | | |
| | Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred | Balustrades respond to location. A combination of solid and vertical metal balustrades has been used to allow for privacy whilst maximising views and sunlight access. | YES |
| | Full width full height glass balustrades alone are generally not desirable | Full width full height balustrades are not proposed. | YES |
| | Projecting balconies should be integrated into the building design and the design of soffits considered | The majority of balconies are recessed into the main building massing, Where balconies partially project they have been incorporated into the overall facade design. Soffits will be considered. | YES |
| | Operable screens, shutters, hood and pergolas are used to control sunlight and wind | Hoods and pergolas are incorporated where appropriate. | YES |
| | Balustrades are set back from the building or balcony edge where overlooking or safety is an issue | | N/A |
| | Downpipes and balcony drainage are integrated with the overall facade and building design | Downpipes and balcony drainage will be integrated within the overall facade and building design | YES |
| | Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design | Air-conditioning condenser units will be located in screened enclosures on the roof | YES |
| | Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design | Clothes drying racks will be located on balconies below balustrade height | YES |
| | Ceilings of apartments below terraces should be insulated to avoid heat loss | Ceilings will be insulated in accordance with the requirements of the NCC and accompanying BASIX certificate. | YES |
| | Water and gas outlets should be provided for primary balconies and private open spaces | Water and gas outlets will be provided for primary balconies and private open spaces | YES |
| **4E-4** | **Objective** | | |
| | Private open space and balcony design maximises safety | | ✓ |
| | **Design Guidance** | | |

| | | | |
|---|---|---|---|
| | Changes in ground levels or landscaping are minimised | Changes in ground levels within private open spaces and balconies are minimised. Some private open spaces incorporate raised landscaped areas to address site falls and/or increase privacy | YES |
| | Design and detailing of balconies avoids opportunities for climbing and falls | The design of balconies and balustrades will be in accordance with the provisions of the NCC | YES |
| **4F** | **Common Circulation and Spaces** | | |
| **4F-1** | **Objective** | | |
| | Common circulation spaces achieve good amenity and properly service the number of apartments | | ✓ |
| | **Design Criteria** | | |
| | 1. The maximum number of apartments off a circulation core on a single level is eight | The maximum number of apartments off a circulation core on a single level is 4. | YES |
| | 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 | | N/A |
| | **Design Guidance** | | |
| | Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors | Circulation spaces have been designed to allow for comfortable access and movement. Greater than minimum widths are provided around lift lobbies and apartment doors. Corridors are articulated to create comfortable spaces and spaces for pausing. | YES |
| | Daylight and natural ventilation should be provided to all common circulation spaces that are above ground | Common circulation areas are naturally lit and ventilated where possible.<br><br>Some corridors, or portions of corridors, on lower levels are effectively 'below ground' due to site topography and cannot be provided with natural light or ventilation | YES |
| | Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors | Common circulation areas are provided with windows where possible<br><br>Some corridors, or portions of corridors, on lower levels are effectively 'below ground' due to site topography and cannot be provided with windows | YES |
| | Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include:<br>• a series of foyer areas with windows and spaces for seating<br>• wider areas at apartment entry doors and varied ceiling heights | All corridors are provided with articulation.<br><br>Corridors greater than 12m are limited to the lower levels, where required to provide access to communal rooms and open spaces. | YES |
| | Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments | 6 separate lift cores are provided.<br><br>36 units or 62% of the development are dual aspect apartments. | YES |
| | Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including:<br>• sunlight and natural cross ventilation in apartments<br>• access to ample daylight and natural ventilation in common circulation areas<br>• common areas for seating and gathering<br>• generous corridors with greater than minimum ceiling heights<br>• other innovative design solutions that provide high levels of amenity | Design criteria is achieved | N/A |
| | Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level | Design criteria is achieved | N/A |
| | Primary living room or bedroom windows should not open directly onto common circulation spaces whether open or enclosed. Visual acoustic privacy from common circulation spaces to any other rooms should be carefully controlled | No bedroom or living room windows open on to common circulation space. | YES |
| **4F-2** | **Objective** | | |
| | Common circulation spaces promote safety and provide social interaction between residents | | ✓ |
| | **Design Guidance** | | |
| | Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines | Corridors between vertical circulation points and apartment entries are short and straight | YES |
| | Tight corners and spaces are avoided | No tight corners or spaces are proposed. | YES |
| | Circulation spaces should be well lit at night | Circulation spaces will be well lit at night | YES |
| | Legible signage should be provided for apartment numbers, common areas and general way finding | TBC | TBC |
| | Incidental spaces, for example space for seating in a corridor, at a stair, or near a window are provided | Corridors, particularly corridors to access communal areas are provided with larger spaces along their length which can be utilised for seating or casual interaction. External circulation paths are provided with interstitial communal open space areas and seating opportunities at regular intervals. | YES |
| | In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space | A communal room, lounge area, kitchen, toilets and gym are provided for use by residents. | YES |
| | Where external galleries are provided, they are more open than closed above the balustrade along their length | Limited external galleries are proposed. They have been designed to provide views into the central courtyard space and are more open than closed above the balustrade along their length. | YES |
| **4G** | **Storage** | | |
| **4G-1** | **Objective** | | |
| | Adequate, well designed storage is provided in each apartment | | ✓ |
| | **Design Criteria** | | |
| | 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:<br>Dwelling Type — Storage Size Volume<br>Studio — $4m^3$<br>1 bedroom — $6m^3$<br>2 bedroom — $8m^3$<br>3 bedroom — $10m^3$<br>At least 50% of the required storage is to be located within the apartment | All units are provided with storage in accordance with the requirements of this criteria.<br><br>At least 50% of the required storage volume is located within the apartment.<br><br>Storage cages for each unit are provided within the basement<br><br>Refer Introduction DA 01 and Proposed Basement Plans DA 14-15 | YES |
| | **Design Guidance** | | |
| | Storage is accessible from either circulation or living areas | | YES |
| | Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street | No storage on balconies proposed | N/A |
| | Left over space such as under stairs is used for storage | | N/A |
| **4G-2** | **Objective** | | |
| | Additional storage is conveniently located, accessible and nominated for individual apartments | | ✓ |
| | **Design Guidance** | | |
| | Storage not located in apartments is secure and clearly allocated to specific apartments | Storage cages for each unit are provided within the basement. The units are clearly allocated<br><br>Refer Proposed Basement Plans DA 14-15 | YES |
| | Storage is provided for larger and less frequently accessed items | Basement storage cages will enable storage of larger items | YES |
| | Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible | Storage cages are provided separately to car spaces. Car spaces are not encroached upon by storage cages | YES |
| | If communal storage rooms are provided they should be accessible form common circulation areas of the building | Communal storage areas (with individual unit cages) are easily accessible from common circulation areas. | YES |
| | Storage not located in apartments is integrated into the overall building and is not visible from the public domain | | N/A |
| **4H** | **Acoustic Privacy** | | |
| **4H-1** | **Objective** | | |
| | Noise transfer is minimised through the siting of buildings and building layout | | ✓ |
| | **Design Guidance** | | |

| | | | |
|---|---|---|---|
| | Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy) | Refer part 3F Visual Privacy | YES |
| | Window and door opening are generally oriented away from noise sources | No significant noise sources | N/A |
| | Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas | Where possible, noisy uses are located adjacent to each other and service areas of apartments are stacked. | YES |
| | Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources | Non-habitable rooms and circulation areas of apartments are located adjusted to common circulation spaces to buffer noise to habitable rooms | YES |
| | The number of party walls (walls shared with other apartments) are limited and are appropriately insulated | Party walls are limited and will be insulated in accordance with the requirements of the NCC | YES |
| | Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms | | YES |
| **4H-2** | **Objective** | | |
| | Noise impacts are mitigated within apartments through layout and acoustic treatments | | ✓ |
| | **Design Guidance** | | |
| | Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions:<br>• rooms with similar noise requirements are grouped together<br>• doors separate different use zones<br>• wardrobes in bedroom are co-located to act as sound buffers | Like uses are grouped within apartments. Where possible kitchens bathrooms and laundries are co-located and separated from sensitive uses such as bedrooms.<br><br>Doors and corridors are utilised to separate uses of different noise levels. | YES |
| | Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions:<br>• double or acoustic glazing<br>• acoustic seals<br>• use of materials with low noise penetration properties<br>• continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements | | N/A |

## 4J Noise and Pollution

| | | | |
|---|---|---|---|
| **4J-1** | **Objective** | | |
| | In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings | | N/A |
| | **Design Guidance** | | |
| | To minimise impacts the following design solutions may be used:<br>• physical separation between buildings ant the noise or pollution source<br>• residential uses are located perpendicular to the noise sources and where possible buffered by other uses<br>• non-residential buildings are sites to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces<br>• non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources<br>• buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer<br>• where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) | | N/A |
| | Landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry | | N/A |
| | Achieving the design criteria in the Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas:<br>• solar and daylight access<br>• private open space and balconies<br>• natural cross ventilation | | N/A |
| **4J-2** | **Objective** | | |
| | Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission | | N/A |
| | **Design Guidance** | | |
| | Design solutions to mitigate noise include:<br>• limiting the number and size of openings facing noise sources<br>• providing seals to prevent noise transfer through gaps<br>• using double or acoustic glazing, acoustic louvers or enclosed balconies (wintergardens)<br>• using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits | | N/A |

## 4K Apartment Mix

| | | | |
|---|---|---|---|
| **4K-1** | **Objective** | | |
| | A range of apartment types and sizes is provided to cater for different household types and into the future | | ✓ |
| | **Design Guidance** | | |
| | A variety of apartments types is provided | A mix of apartment types is provided including:<br>• 7 X 1 bedroom units (12%)<br>• 41 X 2 bedroom units (71%)<br>• 10 X 3 bedroom units (17%) | YES |
| | The apartment mix is appropriate, taking into consideration:<br>• the distance to public transport, employment and education centres<br>• the current market demands and projected future demographic trends<br>• the demand for social and affordable housing different cultural and socioeconomic groups | The mix is considered appropriate for the regional location and type of development (seniors living) | YES |
| | Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households | Apartment layouts are considered appropriate to provide flexibility of use for seniors. For example, a two bedroom unit could accommodate a couple and allow for a separate TV room or study. | YES |
| **4K-2** | **Objective** | | |
| | The apartment mix is distributed to suitable locations within the building | | ✓ |
| | **Design Guidance** | | |
| | Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3) | The location of apartment types achieves cohesive and attractive facade designs and provides adequate solar access. Refer also 4M Facade Design | YES |
| | Larger apartment types are located on the ground or roof level where there is potential from more open space and on corners where more building frontage is available | 3 bedroom apartments are located on the ground floor, top floor or on corners. | YES |

## 4L Ground Floor Apartments

| | | | |
|---|---|---|---|
| **4L-1** | **Objective** | | |
| | Street frontage is maximised where ground floor apartments are located | | ✓ |
| | **Design Guidance** | | |
| | Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include:<br>• both street, foyer and other common internal circulation entrances to ground floor apartments<br>• private open space is next to the street<br>• doors and windows face the street | Although the proposed development faces both Meares Place and Collins Street, no ground floor apartments are proposed along the street frontages as:<br>• the Collins Street frontage is occupied by a commercial tenancy at ground level<br>• the Meares Street frontage is limited to a narrow 'right of way' access area only | N/A |
| | Retail or home office spaces should be located along the street frontages | A commercial tenancy is proposed to Collins Street | YES |
| | Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for | | N/A |

| | | | |
|---|---|---|---|
| | conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion | | |
| **4L-2** | **Objective** | | |
| | Design of ground floor apartments delivers amenity and safety for residents | | ✓ |
| | **Design Guidance** | | |
| | Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include:<br>• elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4)<br>• landscaping and private courtyards<br>• window sill heights that minimise sight lines into apartments<br>• integrating balustrades, safety bars or screens with the exterior design | Ground floor and podium level apartments are provided with a high level of privacy whilst allowing for surveillance to and from the public domain and communal open space. Level changes, planters and planting are incorporated. | YES |
| | Solar access should be maximised through:<br>• high ceiling and tall windows<br>• trees and shrubs that allow solar access in winter and shade in summer | Solar access to ground floor and podium apartments is maximised through window type and positioning. Substantial planting is proposed for visual privacy and to allow solar access. | YES |
| **4M** | **Facades** | | |
| **4M-1** | **Objective** | | |
| | Building facades provide visual interest along the street while respecting the character of the local area | | ✓ |
| | **Design Guidance** | | |
| | Design solutions for front building facades may include:<br>• a composition of varied building elements<br>• a defined base, middle and top of buildings<br>• revealing and concealing certain elements<br>• changes in texture, material, detail and colour to modify the prominence of elements | All building facades, including the street frontages to Meares Place and Collins Street and the facade to the public car park to the south east are highly articulated, well-considered and visually appealing. The facade compositions utilise a range of design solutions including:<br>• a variety of materials and textures including render, face brick, stone and metal detailing<br>• contrasting material colours, including light and dark elements<br>• a high level of articulation including recessed balconies, projecting balconies, building indentations and architectural roof elements<br>• careful composition of elements and architectural detailing including treatment of windows, balconies and balustrades | YES |
| | Building services should be integrated within the overall facade | Building services are not visible from the street frontages | YES |
| | Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include:<br>• well composed horizontal and vertical elements<br>• variation in floor heights to enhance the human scale<br>• elements that are proportional and arranged in patterns<br>• public artwork or treatments to exterior blank walls<br>• grouping of floors or elements such as balconies and windows to taller buildings | All building facades, including internal facades, are well resolved with appropriate scale, proportions and detail. Design solutions include:<br>• incorporation and emphasis of vertical elements including stacked balconies, building indentations and recesses<br>• incorporation and emphasis of horizontal elements including exposed slab edges to balconies, first floor datum line and roof elements<br>• composition of horizontal and vertical elements to break up the building massing and volume and create a 'human scale'<br>• a high level of architectural detailing including balustrades, windows, vertical screening elements and horizontal shading elements<br>• a variety of materials and textures to create visual interest and differentiate between building elements | YES |
| | Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights | The facades of the proposed development have been conceived of as part of the wider 'streetscape' and relate to both existing and proposed development and the desired future character of the area. | YES |
| | Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals. | Building articulation including indentations, recessed balconies, projecting balconies and horizontal shading elements will create shadow on the facades throughout the day. | YES |
| **4M-2** | **Objective** | | |
| | Building functions are expressed by the facade | | ✓ |
| | **Design Guidance** | | |
| | Building entries should be clearly defined | The building entries are highly defined through materiality and landscape treatment. | YES |
| | Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height | Building corners visible from Collins Street and Meares place have been emphasised through materiality change, articulation and architectural detailing. | YES |
| | The apartment layout should be expressed externally through facade features such as party walls and floor slabs | Apartment layouts are expressed on the facades through exposed slab edges to balconies, window size and location and recesses between units. | YES |
| **4N** | **Roof Design** | | |
| **4N-1** | **Objective** | | |
| | Roof treatments are integrated into the building design and positively respond to the street | | ✓ |
| | **Design Guidance** | | |
| | Roof design relates to the street. Design solutions may include:<br>• special roof features and strong corners<br>• use of skillion or very low pitch hipped roofs<br>• breaking down the massing of the roof by using smaller elements to avoid bulk<br>• using materials or a pitched form complementary to adjacent buildings | The design of the roof relates to both street frontages. Design solutions include:<br>• architectural roof features above building entries<br>• strong horizontal elements at the roof line<br>• separation into smaller elements including pergolas to reduce bulk<br>• stepping of the roof line to follow site topography<br>• communal open space on roof terraces create visual interest and soften line of roof, particularly through edge landscape treatment | YES |
| | Roof treatments should be integrated with the building design. Design solutions may include:<br>• roof design proportionate to the overall building size, scale and form<br>• roof materials compliment the building<br>• service elements are integrated | The design of the roof is integrated with the overall building design. Design solutions include:<br>• complimentary roof materials<br>• integration of service areas, so as not to be visible from the public domain<br>• provision of useable, high amenity communal open space on roof terraces<br>• separation of the roof into smaller elements to reduce bulk and follow the site topography<br>• definition of the roof as a horizontal element of the buildings' composition in some locations as part of facade articulation | YES |
| **4N-2** | **Objective** | | |
| | Opportunities to use roof space for residential accommodation and open space are maximised | | N/A |
| | **Design Guidance** | | |
| | Habitable roof space should be provided with good levels of amenity. Design solutions may include:<br>• penthouse apartments<br>• dormer or clerestory windows<br>• openable skylights | | N/A |
| | Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations | | N/A |
| **4N-3** | **Objective** | | |
| | Roof design incorporates sustainability features | | ✓ |
| | **Design Guidance** | | |
| | Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include:<br>• the roof lifts to the north<br>• eaves and overhangs shade walls and windows from the summer sun | The roof design incorporates eaves, overhangs and pergolas to provide shading whilst allowing for adequate winter solar access. | YES |
| | Skylights and ventilation systems should be integrated into the roof design | Clearstorey windows are integrated into the roof design to provide natural ventilation and daylight. | YES |

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| **4O** | **Landscape Design** | | |
| **4O-1** | **Objective** | | |
| | Landscape design is viable and sustainable | | ✓ |
| | **Design Guidance** | | |
| | Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating:<br>• diverse and appropriate planting<br>• bio-filtration gardens<br>• appropriately planted shading trees<br>• areas for residents to plant vegetables and herbs<br>• composting<br>• green roofs and walls | The landscape design will include a variety of planting spaces, in different locations and of different sizes.<br><br>The landscape design is capable of supporting diverse planting types, including large shade trees, and incorporating a variety of environmental sustainability initiatives. | YES |
| | Ongoing maintenance plans should be prepared | | TBC |
| | Microclimate is enhanced by:<br>• appropriately scaled trees near the eastern and western elevations for shade<br>• a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter<br>• shade structures such as pergolas for balconies and courtyards | The landscape design will include appropriately sized trees a balance of deciduous and evergreen trees and shade structures. | YES |
| | Tree and shrub selection considers size at maturity and the potential for roots to compete (see table 4) | Plant selection to be confirmed. Selection will consider size at maturity and root competition. | YES |
| **4O-2** | **Objective** | | |
| | Landscape design contributes to the streetscape and amenity | | |
| | **Design Guidance** | | |
| | Landscape design responds to the existing site conditions including:<br>• changes of levels<br>• views significant landscape features including trees and rock outcrops | The landscape design responds to existing site conditions, in particular it:<br>• has been designed as a continuous landscape, with a series of connected courtyards<br>• supports a range of plant sizes and types<br>• has an emphasis on reflecting existing topography<br>• protects existing trees<br>• provides a balance of active and passive spaces | YES |
| | Significant landscape features should be protected by:<br>• tree protection zones (see figure 4O.5)<br>• appropriate signage and fencing during construction | Tree protection zones will be employed as per the accompanying arborist report | YES |
| | Plants selected should be endemic to the region and reflect the local ecology | Plant selection to be confirmed. Selection will include native and endemic species and reflect the ecology of the local area. | YES |
| **4P** | **Planting on Structures** | | |
| **4P-1** | **Objective** | | |
| | Appropriate soil profiles are provided | | ✓ |
| | Structures are reinforced for additional saturated soil weight | Structures will be reinforced to allow for sufficient planting | YES |
| | Soil volume is appropriate for plant growth, considerations include:<br>• modifying depths and widths according to the planting mix and irrigation frequency<br>• free draining and long soil life span<br>• tree anchorage | All planter beds and planting on structures will include soil volumes capable of supporting a variety of plant types and sizes.<br><br>A 61m$^2$ portion of the upper level of the central courtyard space has been provided with a soil depth of 3m to ensure it is be capable of supporting large tree growth. | YES |
| | Minimum soil standards for plant sizes should be provided in accordance with Table 5 | See above | YES |
| **4P-2** | **Objective** | | |
| | Plant growth is optimised with appropriate selection and maintenance | | |
| | **Design Guidance** | | |
| | Plants are suited to site conditions, consideration include:<br>• drought and wind tolerance<br>• seasonal changes in solar access<br>• modified substrate depths for a diverse range of plants<br>• plant longevity | Plant selection will include species suited to site conditions. | YES |
| | A landscape maintenance plan is prepared | The development will have full time staffing to ensure it is maintained to a high standard. A landscape maintenance plan will form part of the plan of management. | YES |
| | Irrigation and drainage systems respond to:<br>• changing site conditions<br>• soil profile and the planting regime<br>• whether rainwater, stormwater or recycled grey water is used | The detailed design of the development will be ensure appropriate irrigation systems are installed, including rainwater harvesting | YES |
| **4P-2** | **Objective** | | |
| | Planting on structures contributes to the quality and amenity of communal and public open spaces | | ✓ |
| | **Design Guidance** | | |
| | Building design incorporates opportunities for planting on structures. Design solutions may include:<br>• green walls with specialised lighting for indoor green walls<br>• wall design that incorporates planting<br>• green roof, particularly where roofs are visible from the public domain<br>• planter boxes<br>Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time. | Planting is incorporated on the roof top within and around communal open space areas. | YES |
| **4Q** | **Universal Design** | | |
| **4Q-1** | **Objective** | | |
| | Universal design features are included in apartment design to promote flexible housing for all community members | | N/A |
| | **Design Guidance** | | |
| | Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guidelines' silver level universal design features | The proposed development is subject to the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 which take precedence over the provisions of this part.<br><br>All dwellings comply with Schedule 3 of SEPP Seniors **"Standards concerning accessibility and useability for hostels and self-contained dwellings"** | N/A |
| **4Q-2** | **Objective** | | |
| | A variety or apartments with adaptable designs are provided | | N/A |
| | **Design Guidance** | | |
| | Adaptable housing should be provided in accordance with the relevant council policy | The proposed development is subject to the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 which take precedence over the provisions of this part.<br><br>All dwellings comply with Schedule 3 of SEPP Seniors **"Standards concerning accessibility and useability for hostels and self-contained dwellings"** | N/A |
| | Design solutions for adaptable apartments include:<br>• convenient access to communal and public areas<br>• high level of solar access<br>• minimal structural change and residential amenity loss when adapted<br>• larger car parking spaces for accessibility<br>• parking titled separately from apartments or shared car parking arrangements | | N/A |
| **4Q-3** | **Objective** | | |
| | Apartment layouts are flexible and accommodate a range of lifestyle needs | | ✓ |
| | **Design Guidance** | | |
| | Apartment design incorporates flexible design solutions which may include:<br>• rooms with multiple functions<br>• dual master bedroom apartments with separate bathrooms | All apartments are larger than the minimum sizes required by the ADG. Apartment layouts have the ability to be flexible for future residents, for example a 2 bedroom unit could allow for a separate TV room for a retired couple. | YES |

| | | | |
|---|---|---|---|
| | • larger apartments with various living space options<br>• open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom | | |
| **4R** | **Adaptable Reuse** | | |
| **4R-1** | **Objective** | | |
| | New additions to existing buildings are contemporary and complementary and enhance and area's identity and sense of place | | N/A |
| | **Design Guidance** | | |
| | Design solutions may include:<br>• new elements to align with the existing building<br>• additions that complement the existing character, siting, scale, proportion, pattern, form and detailing<br>• use of contemporary and complementary materials, finishes, textures and colours | | N/A |
| | Additions to heritage items should be clearly identifiable from the original building | | N/A |
| | New additions allow for the interpretation and future evolution of the building | | N/A |
| **4R-2** | **Objective** | | |
| | Adapted buildings provide residential amenity while not precluding future adaptive reuse | | N/A |
| | **Design Guidance** | | |
| | Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include:<br>• generously sized voids in deeper buildings<br>• alternative apartment types when orientation is poor<br>• using additions to expand the existing building envelope | | N/A |
| | Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas:<br>• where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation)<br>• alternatives to providing deep soil zones where less that the minimum requirement is currently available on the site<br>• building and visual separation – subject to demonstrating alternative design approaches to achieving privacy<br>• common circulation<br>• car parking<br>• alternative approaches to private open space and balconies | | N/A |
| **4S** | **Mixed Use** | | |
| **4S-1** | **Objective** | | |
| | Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement | | ✓ |
| | **Design Guidance** | | |
| | Mixed use development should be concentrated around public transport and centres | The proposed development is located within the local centre of Kiama and is approximately 700m from the train station | YES |
| | Mixed use developments positively contribute to the public domain. Design solutions may include:<br>• development addresses the street<br>• active frontages are provided<br>• diverse activities and uses<br>• avoiding blank walls at the ground level<br>• live/work apartments on the ground level, rather than commercial | A commercial tenancy is included on the ground floor, facing Collins Street, which is a predominately commercial strip. The proposed commercial tenancy addresses the street and will activate the frontage of the development. Further activation of the Collins Street facade is provided from the balcony of the manager's unit, which overlooks the public domain. | YES |
| **4S-2** | **Objective** | | |
| | Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents | | ✓ |
| | **Design Guidance** | | |
| | Residential circulation areas should be clearly defined. Design solutions may include:<br>• residential entries are separated from commercial entries and directly accessible form the street<br>• commercial service areas are separates from residential components<br>• residential car parking and communal facilities are separated or secured<br>• security at entries and safe pedestrian routes are provided<br>• concealment opportunities are avoided | The commercial component of the development is limited to one tenancy facing Collins Street. The commercial tenancy is provided with its own entry. Service areas, including car parking, are clearly delineated.<br><br>The residential component of the development is clearly separated from the commercial tenancy through materiality, siting and technological access control. | YES |
| | Landscaped communal open space should be provided at podium or roof levels | Landscaped communal open space is provided and the ground, podium and roof levels. | YES |
| **4T** | **Awnings and Signage** | | |
| **4T-1** | **Objective** | | |
| | Awning are well located and complement and integrate with the building design | | ✓ |
| | **Design Guidance** | | |
| | Awnings should be located along streets with high pedestrian activity and active frontage | The commercial tenancy is set back from the boundary to Collins Street.<br><br>The building above creates an awning over the length of the commercial frontage and over the residential entry.<br><br>The awning extends over the foot path for a portion of its length | YES |
| | A number of the following design solutions are used:<br>• continuous awnings are maintained and provided in areas with an existing pattern<br>• height, depth, material and form complements the existing street character<br>• protection from the sun and rain is provided<br>• awning are wrapped around the secondary frontages of corner sites<br>• awnings are retractable in areas without an established pattern | As above | YES |
| | Awnings should be located over building entries for building address and public domain amenity | | YES |
| | Awnings relate to residential windows, balconies, street tree planting , power poles and street infrastructure | | YES |
| | Gutters and down pipes should be integrated and concealed | | YES |
| | Lighting under awnings should be provided for pedestrian safety | | YES |
| **4T-2** | **Objective** | | |
| | Signage responds to the context and desired streetscape character | | ✓ |
| | **Design Guidance** | | |
| | Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development | Signage will be integrated into the building design | YES |
| | Legible and discrete way finding should be provided for larger developments | Circulation throughout the development is continuous, legible, highly articulated and inviting. | YES |
| | Signage is limited to being on and below awnings and a single facade sign on the primary frontage | Signage will be limited to being on and below awnings | YES |
| **4U** | **Energy Efficiency** | | |
| **4U-1** | **Objective** | | |

| | | | |
|---|---|---|---|
| | Development incorporates passive environmental design | | ✓ |
| | **Design Guidance** | | |
| | Adequate natural light is provided to habitable rooms (see 4A Solar and Daylight access) | Adequate natural light is provided to habitable rooms in accordance with part 4A and the requirements of the NCC | YES |
| | Well located, screened outdoor areas should be provided for clothes drying | Areas for clothes drying will be incorporated within balconies and private open space, below balustrade height. | YES |
| **4U-2** | **Objective** | | |
| | Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer | | ✓ |
| | **Design Guidance** | | |
| | A number of the following design solutions are used:<br>• the use of smart glass or other technologies on north and west elevations<br>• thermal mass in the floors and walls of north facing rooms is maximised<br>• polished concrete floors, tiles or timber rather carpet<br>• insulated roofs, walls and floors and seals on window and door openings<br>• overhangs and shading devices such as awnings, blinds and screens | The proposed development is subject to the provisions of SEPP 2004 BASIX. Appropriate solar design and energy efficiency measures will be provided in accordance with the BASIX Certificate. | YES |
| | Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement) | Heating and cooling infrastructure is provided on the roof | YES |
| **4U-3** | **Objective** | | |
| | Adequate natural ventilation minimises the need for mechanical ventilation | | ✓ |
| | **Design Guidance** | | |
| | A number of the following design solutions are used:<br>• rooms with similar usage are grouped together<br>• natural cross ventilation for apartments is optimised<br>• natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible | Adequate natural ventilation is provided to habitable rooms in accordance with part 4B and the requirements of the NCC | |

## 4V Water Management and Conservation

| | | | |
|---|---|---|---|
| **4V-1** | **Objective** | | |
| | Potable water use is minimised | | ✓ |
| | **Design Guidance** | | |
| | Water efficient fittings, appliances and wastewater reuse should be incorporated | The proposed development is subject to the provisions of SEPP 2004 BASIX. Appropriate water efficiency measures will be provided in accordance with the accompanying BASIX Certificate. | YES |
| | Apartments should be individually metered | Apartments will be individually metered | YES |
| | Rainwater should be collected, stored and reused on site | Rainwater harvesting will be provided | YES |
| | Drought tolerant, low water use plants should be used within landscaped areas | Drought tolerant, low water use plants will be used within landscaped areas | YES |
| **4V-2** | **Objective** | | |
| | Urban stormwater is treated on site before being discharged | | ✓ |
| | **Design Guidance** | | |
| | Water sensitive urban design systems are designed by a suitably qualified professional | An On-Site Detention Tank has been provided and will be designed by a qualified engineer | YES |
| | A number of the following design solutions are used:<br>• runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation<br>• porous and open paving materials is maximised<br>• on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits | As Above | YES |
| **4V-3** | **Objective** | | |
| | Flood management systems are integrated into site design | | ✓ |
| | **Design Guidance** | | |
| | Detention tanks should be located under paved areas, driveways or in basement car parks | An On-Site Detention Tank has been provided and will be designed by a qualified engineer | YES |
| | On large sites parks or open spaces are designed to provide temporary on site detention basins | | N/A |





## 4W Waste Management

| | | | |
|---|---|---|---|
| **4W-1** | **Objective** | | |
| | Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity or residents | | ✓ |
| | **Design Guidance** | | |
| | Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park | Adequate provision of rubbish bins and storage areas ae located in the basement, in accordance with Council requirements. | YES |
| | Waste and recycling storage areas should be well ventilated | As above. | YES |
| | Circulation design allows bins to be easily manoeuvred between storage and collection points | Bins will be collected from within the basement. Movement between storage and collection point not required | YES |
| | Temporary storage should be provided for large bulk items such as mattresses | A bulky waste goods room is provided | YES |
| | A waste management plan should be prepared | A waste management plan will be provided | YES |
| **4W-2** | **Objective** | | |
| | Domestic waste is minimised by providing safe and convenient source separation and recycling | | ✓ |
| | **Design Guidance** | | |
| | All dwelling should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling | Kitchen layouts are capable of providing sufficient temporary storage for rubbish and recycling.<br><br>Bin rooms are provided throughout the development | YES |
| | Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core | The proposed development is subject to the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) which require waste and recycling storage to be located in an accessible area.<br><br>Waste storage is located adjacent to lift cores in locations accessible by all residents. | YES |
| | For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses | Separate areas are provided for commercial and residential waste | YES |
| | Alternative waste disposal methods such as composting should be provided | Composting bins will be incorporated within the design | YES |

## 4X Building Maintenance

| | | | |
|---|---|---|---|
| **4X-1** | **Objective** | | |
| | Building design detail provides protection from weathering | | ✓ |
| | **Design Guidance** | | |
| | A number of the following design solutions are used:<br>• roof overhangs to protect walls<br>• hoods over windows and doors to protect openings<br>• detailing horizontal edges with drip lines to avoid staining of surfaces<br>• methods to eliminate or reduce planter box leaching<br>• appropriate design and material selection for hostile locations | The proposed building material selection, building design, architectural detailing and roof design will provide appropriate protection from weathering. | |
| **4X-2** | **Objective** | | |
| | Systems and access enable ease of maintenance | | ✓ |
| | **Design Guidance** | | |
| | Window design enables cleaning from the inside of the building | Windows and doors either open to a balcony or are sliding type, enabling cleaning from inside the building | YES |
| | Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade | The buildings have been designed to minimise the need for external maintenance of the facade | YES |
| | Design solutions do not require external scaffolding for maintenance access | The buildings have been designed to minimise the need for external scaffolding | YES |
| | Manually operated systems such as blinds, sunshade and curtains are used in preference to mechanical systems | The units will be designed to minimise the need for mechanical blinds and the like | YES |
| | Centralised maintenance services and storage should be provided for communal open space areas within the building | The development will be managed by the property owners through a detailed Plan of Management, which will include maintenance of all communal open space. Provision for the storage of materials etc will be provided in the basement | YES |
| **4X-3** | **Objective** | | |

| | | | |
|---|---|---|---|
| | Material selection reduces ongoing maintenance costs | | ✓ |
| | **Design Guidance** | | |
| | A number of the following design solutions are used:<br>• sensors to control artificial lighting in common circulation and spaces<br>• natural materials that weather well and improve with time such as face brickwork<br>• easily cleaned surfaces that are graffiti resistant<br>• robust and durable materials and finishes are used in location which receive heavy wear and tear, such as common circulation areas and lift interiors | The proposed material pallet includes materials that are durable and easy to maintain | YES |

# appendix a - adg compliance table - individual apartment data

**project:** 23 Meares Place & 33 Collins Street KIAMA
**project no:** 1821
**client:** Peter V'Landys
**date:** 24/7/18

**adg design criteria:** 4A-1 (1-3), 4B-3 (1-2), 4D-1(1), 4D-2 (2), 4D-3 (1-4), 4E-1 (1-2), 4G-1 (1)

| Unit Information | | | | | 4A-1 Solar Access | | | | | | | | | | | | | 4B-3 1 Cross Ventilation | 4B-3 2 + 4D-3 4 X-Thru & X-Over Apartment Depth (max) Width (min) | | | 4D-1 Apartment Size | 4D-2 Open Plan Depth | | 4D-3 3 Living room widths | | 4D-3 1 Minimum Bedroom Areas + 2 Minimum Bedroom Widths + Minimum Wardrobe Lengths (Design Guidance Only) | | | | | | | | | | 4E-1 Balcony Dimensions | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unit No. | Unit Type | Unit Size m² | Storey | Aspect | 9:00 - 9:30 | 9:30 - 10:00 | 10:00 - 10:30 | 10:30 - 11:00 | 11:00 - 11:30 | 11:30 - 12:00 | 12:00 - 12:30 | 12:30 - 1:00 | 1:00 - 1:30 | 1:30 - 2:00 | 2:00 - 2:30 | 2:30 - 3:00 | Unit receives 3hrs solar access to pos + living room | Unit recieves some direct sun | Unit recieves Cross ventilation | Apartment Depth (m) | Apartment Width (m) | Complies | Complies | Maximum Depth from Window (m) | Complies | Living Room Width (m) | Complies | Master Bed Min. Dimension (m) | Master Bed Area (sq m) | Master Bed Wardrobe Length (m) (Guidance) | Bed 2 Min. Dimension (m) | Bed 2 Area (sq m) | Bed 2 Wardrobe Length (m) (Guidance) | Bed 3 Min. Dimension (m) | Bed 3 Area (sq m) | Bed 3 Wardrobe Length (m) (Guidance) | Complies | Primary Open Space Dimension (m) | Primary Open Space Area @ Minimum Dimension (sq m) | Complies | Total Open Space Area (min 1m depth) (m) | Non compliant units with sufficient open space | Internal storage provided (cub m) | Complies |
| 01 | 2br / 1ba | 80.17 | G | X NW/SE | P | P | P | | | | | | | | | Y | No | Yes | Yes | 12.00 | 7.00 | Yes | Yes | 5.06 | Yes | 4.00 | Yes | 3.28 | 13.42 | 2.00 | 3.13 | 11.27 | 1.90 | - | - | - | Yes | 2.7 | 13 | No | 35.83 | Yes | 4.80 | Yes |
| 02 | 2br / 1ba | 76.18 | G | X NW/SE | P | P | P | P | | P | P | | | | Y | Y | No | Yes | Yes | 12.00 | 7.00 | Yes | Yes | 5.06 | Yes | 4.00 | Yes | 3.28 | 13.42 | 2.00 | 3.13 | 11.27 | 1.90 | - | - | - | Yes | 2.7 | 14.79 | No | 37.94 | Yes | 4.80 | Yes |
| 03 | 3br / 2ba | 115.54 | G | X NW/SE | P | P | P | Y | Y | Y | P | P | P | P | | | No | Yes | Yes | 13.20 | 11.80 | Yes | Yes | 5.68 | Yes | 4.18 | Yes | 3.60 | 16.06 | 1.90 | 3.13 | 11.19 | 1.60 | 3.13 | 11.52 | 1.75 | Yes | 5.7 | 151.82 | Yes | 173.15 | - | 8.20 | Yes |
| 04 | 2br / 1ba | 89.35 | G | X NE/SW | | | | | | | | | | | Y | Y | No | Yes | Yes | 13.30 | 4.81 | Yes | Yes | 6.25 | Yes | 4.10 | Yes | 3.28 | 16.71 | 1.90 | 3.13 | 11.27 | 1.80 | - | - | - | Yes | 3 | 42.67 | Yes | 72.55 | - | 4.10 | Yes |
| 05 | 2br / 1ba | 81.57 | G | SA SW | | | | | | | | | | | | | No | No | No | - | - | - | Yes | 7.95 | Yes | 4.00 | Yes | 3.28 | 16.18 | 1.70 | 3.13 | 10.66 | 1.50 | - | - | - | Yes | 5.7 | 82.17 | Yes | 82.17 | - | 4.10 | Yes |
| 06 | 2br / 2ba | 86.88 | G | SA SW | | | | | | | | | | | | | No | No | No | - | - | - | Yes | 7.90 | Yes | 4.00 | Yes | 3.28 | 16.33 | 1.50 | 3.13 | 10.84 | 1.50 | - | - | - | Yes | 5.7 | 79 | Yes | 79 | - | 4.10 | Yes |
| 07 | 2br / 2ba | 92.77 | G | SA SW | | | | | | | | | | | | | No | No | No | - | - | - | Yes | 6.73 | Yes | 4.18 | Yes | 3.28 | 16.19 | 1.50 | 3.39 | 12.32 | 1.90 | - | - | - | Yes | 7.1 | 85.1 | Yes | 85.1 | - | 15.20 | Yes |
| 08 | 1br / 1ba | 69.46 | G1 | SA NE | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | - | - | - | Yes | 5.60 | Yes | 4.19 | Yes | 3.68 | 15.90 | 1.90 | - | - | - | - | - | - | Yes | 4.14 | 19.31 | Yes | 19.31 | - | 9.30 | Yes |
| 09 | 2br / 1ba | 90.57 | G1 | C NE/SE | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | - | - | - | Yes | 4.00 | Yes | 4.00 | Yes | 3.28 | 14.38 | 1.60 | 3.28 | 13.29 | 1.60 | - | - | - | Yes | 4.2 | 25.58 | Yes | 47.04 | - | 4.20 | Yes |
| 10 | 1br / 1ba | 65.22 | 1 | SA NW | | | | P | P | Y | | | P | | | Y | No | Yes | No | - | - | - | Yes | 3.60 | Yes | 7.89 | Yes | 3.28 | 14.15 | 3.20 | - | - | - | - | - | - | Yes | 2.7 | 8.22 | Yes | 7.17 | - | 8.50 | Yes |
| 11 | 1br / 1ba | 64.17 | 1 | SA NW | | | | P | P | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | No | - | - | - | Yes | 3.60 | Yes | 7.89 | Yes | 3.28 | 14.15 | 3.20 | - | - | - | - | - | - | Yes | 2.7 | 8.22 | Yes | 7.17 | - | 8.50 | Yes |
| 12 | 3br / 2ba | 116.89 | 1 | X NW/SE | | | | P | P | Y | Y | Y | Y | Y | | | Yes | Yes | Yes | 13.20 | 11.80 | Yes | Yes | 5.68 | Yes | 4.18 | Yes | 3.60 | 16.06 | 1.90 | 3.13 | 11.19 | 1.60 | 3.13 | 11.52 | 1.75 | Yes | 3.3 | 12.7 | Yes | 12.7 | - | 8.20 | Yes |
| 13 | 2br / 1ba | 89.35 | 1 | X NE/SW | Y | | | P | P | Y | P | | Y | Y | Y | P | No | Yes | No | 13.30 | 4.81 | Yes | Yes | 6.25 | Yes | 4.10 | Yes | 3.28 | 16.71 | 1.90 | 3.13 | 11.27 | 1.80 | - | - | - | Yes | 3.19 | 10.61 | Yes | 10.61 | - | 4.10 | Yes |
| 14 | 2br / 1ba | 81.56 | 1 | SA SW | | | | | | | | | | | | | No | No | No | - | - | - | Yes | 7.95 | Yes | 4.00 | Yes | 3.28 | 16.18 | 1.70 | 3.13 | 10.66 | 1.50 | - | - | - | Yes | 2 | 10.7 | Yes | 10.7 | - | 4.10 | Yes |
| 15 | 2br / 1ba | 81.16 | 1 | SA SW | | | | | | | | | | | | | No | No | No | - | - | - | Yes | 7.90 | Yes | 4.00 | Yes | 3.28 | 16.33 | 1.50 | 3.13 | 10.84 | 1.50 | - | - | - | Yes | 2 | 12.86 | Yes | 12.86 | - | 4.10 | Yes |
| 16 | 2br / 1ba | 87.84 | G1 | X NE/SW | | | | | Y | Y | Y | P | | | | | No | Yes | Yes | 13.30 | 4.83 | Yes | Yes | 7.90 | Yes | 4.00 | Yes | 3.56 | 16.71 | 1.90 | 3.13 | 11.43 | 1.50 | - | - | - | Yes | 3 | 44.11 | Yes | 44.11 | - | 4.70 | Yes |
| 17 | 2br / 1ba | 89.84 | G1 | X NE/SW | Y | Y | Y | Y | P | | | | | | | | No | Yes | Yes | 14.74 | 6.80 | Yes | Yes | 6.26 | Yes | 4.26 | Yes | 3.28 | 15.81 | 1.80 | 3.28 | 11.46 | 1.70 | - | - | - | Yes | 3.2 | 25.57 | Yes | 31.16 | - | 5.60 | Yes |
| 18 | 2br / 1ba | 84.58 | G1 | C SW/NW | | P | P | P | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | - | - | - | Yes | 7.25 | Yes | 4.50 | Yes | 3.28 | 12.68 | 1.60 | 3.13 | 12.10 | 1.50 | - | - | - | Yes | 3.8 | 58.19 | Yes | 58.19 | - | 6.30 | Yes |
| 19 | 2br / 1ba | 98.19 | 2 | C NW/NE | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | - | - | - | Yes | 6.46 | Yes | 4.18 | Yes | 3.60 | 14.54 | 1.90 | 3.13 | 12.64 | 1.50 | - | - | - | Yes | 2.8 | 13.83 | Yes | 13.83 | - | 12.70 | Yes |
| 20 | 2br / 1ba | 90.57 | 2 | C NE/SE | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | - | - | - | Yes | 4.00 | Yes | 4.00 | Yes | 3.28 | 14.38 | 1.60 | 3.28 | 13.29 | 1.60 | - | - | - | Yes | 2.4 | 11.63 | Yes | 11.63 | - | 4.20 | Yes |
| 21 | 2br / 1ba | 80.17 | 2 | X NW/SE | | | | P | P | Y | Y | Y | Y | Y | Y | P | Y | Yes | Yes | 12.00 | 7.00 | Yes | Yes | 5.06 | Yes | 4.00 | Yes | 3.28 | 13.42 | 2.00 | 3.13 | 11.27 | 1.90 | - | - | - | Yes | 2.7 | 10.51 | Yes | 10.51 | - | 4.80 | Yes |
| 22 | 2br / 1ba | 76.19 | 2 | X NW/SE | | | | P | P | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | 12.00 | 7.00 | Yes | Yes | 5.06 | Yes | 4.00 | Yes | 3.28 | 13.42 | 2.00 | 3.13 | 11.27 | 1.90 | - | - | - | Yes | 2.7 | 10.51 | Yes | 10.51 | - | 4.80 | Yes |
| 23 | 3br / 2ba | 115.57 | 2 | X NE/SW | | | | P | P | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | 13.20 | 11.80 | Yes | Yes | 5.68 | Yes | 4.18 | Yes | 3.60 | 16.06 | 1.90 | 3.13 | 11.19 | 1.60 | 3.13 | 11.52 | 1.75 | Yes | 3.3 | 12.7 | Yes | 12.7 | - | 8.20 | Yes |
| 24 | 2br / 1ba | 89.35 | 2 | X NE/SW | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | 13.30 | 4.81 | Yes | Yes | 6.25 | Yes | 4.10 | Yes | 3.28 | 16.71 | 1.90 | 3.13 | 11.27 | 1.80 | - | - | - | Yes | 3.19 | 10.61 | Yes | 10.61 | - | 4.10 | Yes |
| 25 | 2br / 1ba | 81.57 | 2 | SA SW | P | P | P | P | P | P | P | P | | | | | No | Yes | Yes | - | - | - | Yes | 7.95 | Yes | 4.00 | Yes | 3.28 | 16.18 | 1.70 | 3.13 | 10.66 | 1.50 | - | - | - | Yes | 2 | 10.7 | Yes | 10.7 | - | 4.10 | Yes |
| 26 | 2br / 1ba | 81.16 | 2 | SA SW | | | | | | | | | | | | | No | No | No | - | - | - | Yes | 7.90 | Yes | 4.00 | Yes | 3.28 | 16.33 | 1.50 | 3.13 | 10.84 | 1.50 | - | - | - | Yes | 2 | 10.2 | Yes | 10.2 | - | 4.10 | Yes |
| 27 | 2br / 1ba | 87.84 | 2 | X NE/SW | | | | Y | Y | Y | Y | Y | Y | Y | P | | No | Yes | Yes | 13.30 | 4.83 | Yes | Yes | 7.90 | Yes | 4.00 | Yes | 3.56 | 16.71 | 1.90 | 3.13 | 11.43 | 1.50 | - | - | - | Yes | 2.4 | 12.16 | Yes | 12.16 | - | 4.70 | Yes |
| 28 | 2br / 1ba | 89.84 | 2 | X NE/SW | Y | Y | Y | Y | Y | P | | | | | | | No | Yes | Yes | 14.74 | 6.80 | Yes | Yes | 6.26 | Yes | 4.26 | Yes | 3.28 | 15.81 | 1.80 | 3.28 | 11.46 | 1.70 | - | - | - | Yes | 3.3 | 10.91 | Yes | 18.45 | - | 5.60 | Yes |
| 29 | 2br / 1ba | 84.58 | 2 | C SW/NW | | | | | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | - | - | - | Yes | 7.25 | Yes | 7.25 | Yes | 3.28 | 12.68 | 1.60 | 3.13 | 12.10 | 1.50 | - | - | - | Yes | 3.3 | 12.9 | Yes | 17.94 | - | 6.30 | Yes |
| 30 | 3br / 2ba | 114.10 | G2 | SA NW | P | P | P | Y | Y | Y | Y | Y | Y | Y | Y | P | Yes | Yes | No | - | - | - | Yes | 7.96 | Yes | 4.00 | Yes | 3.28 | 14.32 | 1.90 | 3.28 | 11.62 | 1.40 | 3.13 | 12.71 | 2.00 | Yes | 5 | 33.88 | Yes | 33.88 | - | 6.00 | Yes |
| 31 | 3br / 2ba | 126.69 | G2 | X NE/SW | | | | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | - | - | - | Yes | 7.33 | Yes | 4.00 | Yes | 3.81 | 16.26 | 3.80 | 3.35 | 13.32 | 2.00 | 3.16 | 11.09 | 1.90 | Yes | 7.4 | 95.9 | Yes | 95.9 | - | 6.50 | Yes |
| 32 | 2br / 1ba | 78.58 | G2 | SA NE | P | P | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | No | - | - | - | Yes | 6.98 | Yes | 4.00 | Yes | 3.28 | 16.25 | 1.70 | 3.13 | 10.71 | 1.50 | - | - | - | Yes | 5.8 | 67.03 | Yes | 67.03 | - | 4.10 | Yes |
| 33 | 2br / 1ba | 78.84 | G2 | SA NE | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | No | - | - | - | Yes | 6.98 | Yes | 4.00 | Yes | 3.28 | 16.25 | 1.70 | 3.13 | 10.71 | 1.50 | - | - | - | Yes | 5.8 | 67.03 | Yes | 67.03 | - | 4.10 | Yes |
| 34 | 2br / 1ba | 79.25 | G2 | X NE/SW | Y | Y | Y | Y | Y | Y | Y | Y | Y | P | P | P | P | Yes | Yes | Yes | 12.60 | 4.00 | Yes | Yes | 6.69 | Yes | 4.00 | Yes | 3.34 | 13.32 | 2.00 | 3.16 | 11.09 | 1.90 | - | - | - | Yes | 5 | 40.97 | Yes | 40.97 | - | 5.30 | Yes |
| 35 | 3br / 2ba | 121.10 | 3 | C NW/NE | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | - | - | - | Yes | 6.10 | Yes | 4.00 | Yes | 3.88 | 18.31 | 3.80 | 3.13 | 10.64 | 1.50 | 3.13 | 10.64 | 1.50 | Yes | 2.8 | 13.83 | Yes | 13.83 | - | 9.10 | Yes |
| 36 | 2br / 1ba | 90.57 | 3 | C NE/SE | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | - | - | - | Yes | 4.00 | Yes | 4.00 | Yes | 3.28 | 14.38 | 1.60 | 3.28 | 13.29 | 1.60 | - | - | - | Yes | 2.4 | 11.63 | Yes | 11.63 | - | 4.20 | Yes |
| 37 | 2br / 1ba | 80.17 | 3 | X NW/SE | | | | P | P | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | 12.00 | 7.00 | Yes | Yes | 5.06 | Yes | 4.00 | Yes | 3.28 | 13.42 | 2.00 | 3.13 | 11.27 | 1.90 | - | - | - | Yes | 2.7 | 10.51 | Yes | 10.51 | - | 4.80 | Yes |
| 38 | 2br / 1ba | 76.19 | 3 | X NW/SE | | | | P | P | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | 12.00 | 7.00 | Yes | Yes | 5.06 | Yes | 4.00 | Yes | 3.28 | 13.42 | 2.00 | 3.13 | 11.27 | 1.90 | - | - | - | Yes | 2.7 | 10.51 | Yes | 10.51 | - | 4.80 | Yes |
| 39 | 2br / 1ba | 81.16 | 3 | SA SW | P | P | P | P | P | P | P | P | P | P | P | P | No | Yes | Yes | - | - | - | Yes | 7.90 | Yes | 4.00 | Yes | 3.28 | 16.33 | 1.50 | 3.13 | 10.84 | 1.50 | - | - | - | Yes | 2 | 10.2 | Yes | 10.2 | - | 4.10 | Yes |
| 40 | 2br / 1ba | 87.84 | 3 | X NE/SW | Y | Y | Y | Y | Y | Y | Y | Y | Y | P | P | | Yes | Yes | Yes | 13.30 | 4.83 | Yes | Yes | 7.90 | Yes | 4.00 | Yes | 3.56 | 16.71 | 1.90 | 3.13 | 11.43 | 1.50 | - | - | - | Yes | 2.4 | 12.16 | Yes | 12.16 | - | 4.70 | Yes |
| 41 | 2br / 1ba | 89.84 | 3 | X NE/SW | Y | Y | Y | Y | Y | Y | Y | P | P | | | | Yes | Yes | Yes | 14.74 | 6.80 | Yes | Yes | 6.26 | Yes | 4.26 | Yes | 3.28 | 15.81 | 1.80 | 3.28 | 11.46 | 1.70 | - | - | - | Yes | 3.3 | 10.91 | Yes | 18.45 | - | 5.60 | Yes |
| 42 | 2br / 1ba | 101.66 | 3 | C SW/NW | | | | | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | - | - | - | Yes | 7.84 | Yes | 4.54 | Yes | 3.28 | 12.61 | 1.60 | 3.13 | 12.05 | 1.50 | - | - | - | Yes | 3.3 | 12.9 | Yes | 17.96 | - | 9.69 | Yes |
| 43 | 1br / 1ba | 60.34 | 3 | SA NW | | | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | No | - | - | - | Yes | 7.54 | Yes | 3.60 | Yes | 3.53 | 12.64 | 2.20 | - | - | - | - | - | - | Yes | 2.4 | 8.11 | Yes | 8.11 | - | 6.50 | Yes |
| 44 | 1br / 1ba | 60.27 | 3 | SA NW | | | P | Y | Y | Y | Y | Y | Y | Y | Y | P | Yes | Yes | No | - | - | - | Yes | 7.65 | Yes | 3.60 | Yes | 3.53 | 14.54 | 2.20 | - | - | - | - | - | - | Yes | 2.4 | 8.11 | Yes | 8.11 | - | 3.30 | Yes |
| 45 | 3br / 2ba | 112.65 | G3 | C NW/NE | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | P | | Yes | Yes | Yes | - | - | - | Yes | 4.56 | Yes | 4.38 | Yes | 3.28 | 11.74 | 2.40 | 3.13 | 11.16 | 1.50 | 3.13 | 11.16 | 1.50 | Yes | 6 | 208 | Yes | 208 | - | 7.80 | Yes |
| 46 | 2br / 1ba | 79.25 | 3 | X NE/SW | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | 12.60 | 4.00 | Yes | Yes | 6.69 | Yes | 4.00 | Yes | 3.34 | 13.32 | 2.00 | 3.16 | 11.09 | 1.90 | - | - | - | Yes | 2.15 | 10.75 | Yes | 10.75 | - | 4.20 | Yes |
| 47 | 2br / 1ba | 78.48 | 3 | SA NE | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | No | - | - | - | Yes | 6.98 | Yes | 4.00 | Yes | 3.28 | 16.25 | 1.70 | 3.13 | 10.71 | 1.50 | - | - | - | Yes | 2 | 10.82 | Yes | 10.82 | - | 4.10 | Yes |
| 48 | 2br / 1ba | 78.48 | 3 | SA NE | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | No | - | - | - | Yes | 6.98 | Yes | 4.00 | Yes | 3.28 | 16.25 | 1.70 | 3.13 | 10.71 | 1.50 | - | - | - | Yes | 2 | 10.82 | Yes | 10.82 | - | 4.10 | Yes |
| 49 | 2br / 1ba | 79.25 | 3 | X NE/SW | Y | Y | Y | Y | Y | Y | Y | Y | Y | P | P | P | P | Yes | Yes | Yes | 12.60 | 4.00 | Yes | Yes | 6.69 | Yes | 4.00 | Yes | 3.34 | 13.32 | 2.00 | 3.16 | 11.09 | 1.90 | - | - | - | Yes | 2.15 | 10.75 | Yes | 10.75 | - | 4.20 | Yes |
| 50 | 3br / 2ba | 104.58 | 4 | C SW/NW | | | | | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | - | - | - | Yes | 7.41 | Yes | 4.12 | Yes | 3.53 | 12.64 | 2.60 | 3.13 | 10.70 | 1.50 | 3.23 | 11.14 | 1.50 | Yes | 3.3 | 12.9 | Yes | 17.96 | - | 8.40 | Yes |
| 51 | 1br / 1ba | 60.34 | 4 | SA NW | | | | P | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | No | - | - | - | Yes | 7.54 | Yes | 3.60 | Yes | 3.53 | 12.64 | 2.20 | - | - | - | - | - | - | Yes | 2.4 | 8.11 | Yes | 8.11 | - | 6.50 | Yes |
| 52 | 1br / 1ba | 60.27 | 4 | SA NW | | | | P | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | No | - | - | - | Yes | 7.65 | Yes | 3.60 | Yes | 3.53 | 14.54 | 2.20 | - | - | - | - | - | - | Yes | 2.4 | 8.11 | Yes | 8.11 | - | 3.30 | Yes |
| 53 | 3br / 2ba | 112.65 | 4 | C NW/NE | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | P | Yes | Yes | Yes | - | - | - | Yes | 4.56 | Yes | 4.38 | Yes | 3.28 | 11.74 | 2.40 | 3.13 | 11.16 | 1.50 | 3.13 | 11.16 | 1.50 | Yes | 3.23 | 12.05 | Yes | 12.05 | - | 5.80 | Yes |
| 54 | 2br / 1ba | 78.48 | 4 | SA NE | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | No | - | - | - | Yes | 6.98 | Yes | 4.00 | Yes | 3.28 | 16.25 | 1.70 | 3.13 | 10.71 | 1.50 | - | - | - | Yes | 2.15 | 34.21 | Yes | 34.21 | - | 4.10 | Yes |
| 55 | 2br / 1ba | 81.93 | 4 | C NW/NE | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | - | - | - | Yes | 6.98 | Yes | 4.00 | Yes | 3.41 | 14.96 | 2.30 | 3.39 | 13.36 | 3.90 | - | - | - | Yes | 2.15 | 58.37 | Yes | 67.68 | - | 4.10 | Yes |
| C1 | 2br / 2ba | 100.25 | 1&2 | C SW/NW | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | - | - | - | Yes | 5.25 | Yes | 5.25 | Yes | 3.00 | 10.80 | 2.80 | 3.00 | 9.71 | 2.00 | - | - | - | Yes | 2 | 12.43 | Yes | 19.9 | - | 16.10 | Yes |
| C2 | 2br / 2ba | 106.40 | 1&2 | SA NW | P | P | P | P | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | No | - | - | - | Yes | 7.45 | Yes | 5.25 | Yes | 3.00 | 12.32 | 2.80 | 3.00 | 10.05 | 2.00 | - | - | - | Yes | 2 | 12.68 | Yes | 20.22 | - | 10.40 | Yes |
| Managers | 3br / 3ba | 244.34 | 1&2 | C NE/SE | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Yes | Yes | Yes | - | - | - | Yes | 6.90 | Yes | 7.29 | Yes | 3.60 | 16.54 | 5.10 | 3.00 | 9.80 | 2.80 | 3.00 | 11.56 | 2.30 | Yes | 3.1 | 121.63 | Yes | 121.63 | - | 19.80 | Yes |

| Total No. Units | | | No. Storeys | | | | | | | | | | | | | | | | Cross ventilated units | | No. Cross through apartments | No. units with compliant depth | No. Compliant Units | | No. Compliant Units | | No. Compliant Units | | No. Masterbeds w Compliant Widths | No. Masterbeds w Compliant Areas | No. Masterbeds w Compliant Wardrobes | No. Second Beds w Compliant Widths | No. Second Beds w Compliant Areas | No. Second Beds w Compliant Wardrobes | No. Third Beds w Compliant Widths | No. Third Beds w Compliant Areas | No. Third Beds w Compliant Wardrobes | No. Compliant Units | | | No. Compliant Units | Non compliant units with sufficient open space | No. Acceptable Units | | No. Compliant Units |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 58 | | | 4 | | | | | | | | | | | | | | 41 | 52 | 39 | | 21 | 21 | 58 | | 58 | | 58 | 58 | 58 | 39 | 51 | 51 | 50 | 10 | 10 | 10 | 58 | | | 56 | 2 | 58 | | 58 |
| | | | | | | | | | | | | | | | | | 71% | 90% | 67% | | | 100% | 100% | | 100% | | 100% | 100% | 100% | 67% | 100% | 100% | 98% | 100% | 100% | 100% | 100% | | | 97% | 3% | 100% | | 100% |
| | | | | | | | | | | | | | | | | | Complies | Complies | Complies | | | Complies | Complies | | Complies | | Complies | | | | | | | | | | Complies | | | Complies | | Complies | | Complies |
| | | | | | | | | | | | | | | | | | Yes | Yes | Yes | | | Yes | Yes | | Yes | | Yes | | | | | | | | | Yes | | | No | | Yes | | Yes |

# appendix b - adg compliance table - site data

**project:** 23 Meares Place & 33 Collins Street KIAMA
**project no:** 1821
**client:** Peter V'Landys
**date:** 24/7/18

**adg design criteria:** 3D-1 (1-2), 3E-1 (1), 3F-1 (1), 4C-1(1)

| Site Information | | | 3D-1 Communal Open Space | | | | | 3E-1 Deep Soil Zone (ADG Requirements) | | | | | 3E-1 Deep Soil Zone (SEPP Seniors Requirements) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site Area | No. Apartments | No Storeys | Required Communal Open Space Area % | Required Communal Open Space Area sqm | Provided Communal Open Space Area sqm | Provided Communal Open Space Area % | Complies | Required Deep Soil Area % | Required Deep Soil Area sqm | Provided Deep Soil Area sqm | Provided Deep Soil Area % | Complies | Required Deep Soil Area % | Required Deep Soil Area sqm | Provided Deep Soil Area sqm | Provided Deep Soil Area % | Complies |
| 5579 | 58 | 4 | 25% | 1394.75 | 1454 | 26% | Yes | 7% | 390.53 | 490 | 9% | **Yes** | 15% | 836.85 | 994 | 18% | **Yes** |

| 3D -1 2 Solar Access to Communal Open Space | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Area of Principal Useable Part | 50% of PUP Area | Time: | 9:00 | 9:30 | 10:00 | 10:30 | 11:00 | 11:30 | 12:00 | 12:30 | 1:00 | 1:30 | 2:00 | 2:30 | 3:00 | No. Hours receiving over 50% solar access | Complies |
| | | Area Receiving Solar Access | 298.3 | **375.2** | **381.7** | **377.7** | **381** | **377.9** | **367.1** | 337.8 | 320.7 | 305.7 | **374.9** | 254.5 | 225.8 | | |
| 679.4 | 339.7 | % | 43.9% | **55.2%** | **56.2%** | **55.6%** | **56.1%** | **55.6%** | **54.0%** | 49.7% | 47.2% | 45.0% | **55.2%** | 37.5% | 33.2% | **2** | **Yes** |

| 4C-1 Ceiling Height | | |
|---|---|---|
| Required Ceiling Height | Provided Floor to Floor Height | Capable of Compliance |
| 2.7m | 3.04 | **Yes** |

| 3F-1 Building Separations - To Boundaries (Refer DA 08) | | | | |
|---|---|---|---|---|
| Condition | Provided Setback - North East Boundary | Provided Setback - South East Boundary | Provided Setback - South West Boundary | Provided Setback - North West Boundary |
| Required Separation | 6m | 6m | 6m | 6m |
| Provided Separation | 6m | 6m | 6m | 6m |
| Complies | **Yes** | **Yes** | **Yes** | **Yes** |

| 3F-1 Building Separations - Between Buildings (Refer DA 08) | | | | |
|---|---|---|---|---|
| Condition | Building C-D (Habitable Room to Blank Wall) | Building B-D (Habitable Room to Habitable Room) | Building D-A (Habitable Room to Blank Wall) | Building A-E (Habitable Room to Habitable Room) |
| Required Separation | 6m | 12m | 6m | 12m |
| Provided Separation | 7.6m | 12.2m | 7.3m | 12.6m |
| Complies | **Yes** | **Yes** | **Yes** | **Yes** |