

APPENDIX E

An assessment of the proposal against the ADG design criteria

Apartment Design Guide (ADG) –Building Key Design Criteria			
Objective	Design Criteria	Proposal	Complies
3D-1 Communal Open Space (COS)	<p>COS has a minimum area equal to 25% of the site (445.84m²).</p> <p>A minimum of 50% direct sunlight to the principle usable part of COS for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter).</p>	<p><u>Volume</u> 15% (266.35m²)</p> <p><u>Solar</u> The communal open space receives direct sun between 9am and 3pm on 21st of June</p>	<p>No, but acceptable. Refer discussion.</p> <p>Yes</p>
3E-1 Deep Soil Zones	<p>Deep soil zones are to meet the following minimum requirements.</p> <p>Where the site area is greater than 1500m² = min. 6m dimension; and, min. 7% of the site area (125.86m²).</p> <p>Achieving the design criteria may not be possible on some sites including where:</p> <ul style="list-style-type: none"> 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) there is 100% site coverage or non-residential uses at ground floor level. <p>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.</p>	<p>1% of site area (17.4m²).</p> <p>Site is within a centre and qualifies for lesser deep soil provision. See further discussion in “Assessment” section of report.</p>	<p>No, but acceptable. Refer discussion.</p>
3F-1 Visual Privacy	<p>Minimum required separation distances from buildings to the side and rear boundaries: Up to 12m (4 storeys)</p>	<p><u>Level 2 (3rd storey)</u> West=6.2m North=6m & 9m</p>	<p>Yes</p>

	<ul style="list-style-type: none"> • 6m habitable rooms/balconies • 3m non-habitable rooms 	<u>Level 3 (4th storey)</u> West=6.2m North=6m & 9m	Yes
	Up to 25m (5-8 storeys) <ul style="list-style-type: none"> • 9m habitable rooms/balconies • 4.5m non-habitable rooms 	<u>Level 4 (5th storey)</u> West=9m North=9m	Yes
		<u>Level 5(6th storey)</u> West=9m North=9m	Yes
		<u>Level 6(7th storey)</u> West=9m North=9m	Yes
		<u>Level 7 (8th storey)</u> West=27m North=9m	Yes
	Over 25m (9+Storeys) <ul style="list-style-type: none"> • 12m habitable rooms / balconies • 6m non-habitable rooms 	<u>Level 8 (9th storey)</u> West=25.8m North=12m	Yes
	<p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.</p> <p>No separation is required between blank walls.</p> <p>* North separation distance measured to centreline of lane.</p>	<u>Within Building</u> <i>Opposing units- north</i> U201 & U207: varies 2.5-3.2m U301 & 307: varies 2.5-3.2m U401 & 407 to U601-607: 2m. <i>Opposing units- south</i> U204 & 205: varies between 2.1-2.4m (repeating on each level up to level 6)	No- but acceptable. Refer to "Assessment" section of report.

3J-1 Car Parking	<p>Sites:</p> <ul style="list-style-type: none"> • Within 800m to railway in metropolitan area or • Within 400m of zone B3 or B4 in nominated regional centre <p>The minimum car parking rates set out in Guide to Traffic Generating Development or the requirement prescribed by the Council whichever is lesser.</p>	Sutherland Shire does not have any Metropolitan Regional (CBD) Centres or Metropolitan Sub-Regional Centres SSDCP2015 rates apply (refer below)	N/A
4A-1 Solar and Daylight Access	<p>Living rooms and private open spaces of at least 70% (29 units) of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter.</p> <p>A maximum of 15% (6 units) of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter.</p>	<p>Units with 2 hours solar access to living area =33 (78.5%)</p> <p>Units with 2 hours solar access to Private Open Space= 38= 90.5%</p> <p>Units with no solar access= 9.5%</p>	Yes
4B-3 Natural ventilation	At least 60% of apartments (25 units) are naturally cross ventilated in the first nine storeys.	73% (31 units) apartments benefit from natural cross ventilation.	Yes
4C-1 Ceiling heights	<p>Measured from finished floor to finished ceiling level, minimum heights are;</p> <ul style="list-style-type: none"> • Habitable rooms = 2.7m <p>Mixed use area = 3.3m for ground and first floor.</p>	<p>2.9m</p> <p>Office=3.3m</p> <p>Retail=3.24-4.5m</p>	<p>Yes</p> <p>Yes No, but minor variation is acceptable</p>
4D-1 Apartment Size & Layout	<p>Minimum internal areas of;</p> <ul style="list-style-type: none"> • Studio = 35m² • 1 bedroom = 50m² • 2 bedroom = 70m² • 3 bedroom = 90m² <p>(+5m² for apartments with 2 bathrooms)</p>	<p>Studio=56.51 m²-67.56 m²</p> <p>1 bed + 1 bath= 55.97m²-67.87m²</p>	Yes

	Habitable rooms to have window with area not less than 10% of floor area.	2 bed + 2 bath 75m ² -82.9m ² 3 bed + 2 bath = 98.5m ² -126.61m ² Provided.	
4D-2 Room Depth	Habitable room depths are limited to maximum 2.5 x the ceiling height. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	All units are "open plan layouts"- min depth required=8m. Depth=5.0-7.7m	Yes
4D-3 Room Dimensions	Master bedrooms - min area of 10m ² Other bedrooms 9m ² (excluding wardrobe space) Bedrooms to have min dimension of 3m. Living rooms or combined living/dining rooms have a min width of: <ul style="list-style-type: none"> • 3.6m for 1 bedroom • 4m for 2 and 3 bedroom 	Min 10.8-13.86m ² Min 9.9m ² -13.6m ² Min dimension=3m-3.7m Min width of living/dining =4m	Yes
4E-1 Private Open Spaces / Balconies	All apartments are required to have a primary balcony as follows; <ul style="list-style-type: none"> • Studio=4m² • 1 bedroom = 8m² (depth of 2m) • 2 bedroom = 10m² (depth of 2m) • 3+ bedroom = 12m² (depth of 2.4m). 	<u>Min Balcony Area/Depth</u> 1 Bed=9.1m ² /2.4m 2 Bed=10m ² /2.4m 3 Bed=12.1m ² /2.6m	Yes Yes Yes
4F-1 Common Circulation	Maximum apartments of single circulation core = 8	7 units provided off each core.	Yes
4G-1 Storage	In addition to storage in kitchens, bathrooms and bedrooms the following storage is provided <ul style="list-style-type: none"> • Studio= 4m³ • 1 bedroom = 6m³ • 2 bedroom = 8m³ • 3 bedroom =10m³ 	Studio=9.41m ² -15.27m ² *Required to be provided in addition to storage in kitchen.	No-Refer to "Assessment" section of report.

	At least 50% of the required storage is to be located within the apartment.	1 bed= 9.69-10.9m ³ 2 bed=8.5-21.33m ³ 3 bed=15.89-21.39m ³ Each unit provided with a storage cage on level B3 or B4. Unit 402, 502, 602 and 702 provide 3.5m³ storage within the apartment which is less than the minimum 50% (4m³) required inside the apartment.	
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