

Appendix 2 - ADG Compliance

Part 3	Required	Discussion	Complies
3A-1	Each element in the Site Analysis Checklist should be assessed.	A written Design Statement explaining how the design of the proposed development has responded to the site has been provided to support the proposal.	Yes.
3B-1	Buildings to address street frontages		Yes.
	Solar access to living rooms, balconies and private open spaces of neighbouring properties to be considered.		Yes.
3B-2	Living areas, Private Open Space (POS) and Communal Open Space (COS) to received compliant levels of solar access	Refer discussion under Part 3D and 4A.	Yes.
	Solar access to living spaces and POS of neighbours to be considered.		Yes.
3C-1	Courtyard apartments should have direct street access.	Ground floor apartments are proposed as part of the application. Ground floor courtyards are provided direct access to either the street or pedestrian access paths.	Yes.
	Upper level balconies and windows to overlook the street.	The majority of upper level balconies and windows overlook the street or common areas.	Yes.
	Length of solid walls should be limited along street frontages.		Yes.
	Opportunity for concealment to be minimised.		Yes.
3C-2	Ramping for accessibility should be minimised.	Accessible entry is available at all main entry points.	Yes.
3D-1	Communal Open Space (COS) to have minimum area of 25% of site and 50% of the principle usable part of COS is to have direct access to sunlight for 2 hours min. between 9am and 3pm at June 21	When the site area is proportioned between the ILU and Aged Care Facility, the ILU COS meets the 25% site area and 50% of the usable part of the COS is achieved. Approximately 43% of the private open space between Building 1 and Building 2 receives no solar access during the hours of 9am and 3pm in the winter solstice.	Yes
	COS to be consolidated into a well-designed, usable area.		Yes.
	COS to be co-located with deep soil.	The majority of COS is located on basement. Deep soil is only available at the perimeter of the site along street and boundary edges.	No.

3D-2	COS is to be provided with facilities such as barbeque areas and seating.		Yes.
	COS is to be well lit and readily visible from habitable rooms.		Yes.
3D-4	Boundaries should be clearly defined between public open space and private areas.	The private open space areas of the development are clearly defined.	Yes.
3E-1	Deep soil is to be provided at a rate of 7% of site area with a min. dimension of 3m.	Compliant deep soil is achieved at 15% and is achieved along street frontages and site boundary. Refer to Seniors SEPP requirement of 15%	Yes.
3F-1	Minimum required separation distances from the building to side and rear boundaries is to be achieved as follows: Up to 4 Storeys – <ul style="list-style-type: none"> 6m between habitable rooms and balconies 3m between non habitable rooms 5-8 storeys – <ul style="list-style-type: none"> 4.5m between non habitable rooms 9m between habitable rooms and balconies 	Building separation between buildings within the site are achieved. There is a minor encroachment into the 6m separation to the adjoining site at 232 Derby Street. The adjoining site contains a two storey dwelling and is setback approximately 9.2m from the street and 900mm from the boundary at the point adjoining the subject site. The encroachment into the separation distances is minor at a small portion of the building, that being 5.3m up to 4 storeys and less than 8.5m to the above levels. This encroachment is considered acceptable.	No.
3F-2	Communal open space, common areas and access paths to be separated from private open space and windows to apartments.	Building 3 has a pathway which wraps the south and western side of the building. This pathway is beside the windows and private open spaces areas of the ground floor units.	No.
	Balconies, and private terraces should be located in front of living rooms to increase internal privacy.	All units are provided with a balcony or terrace directly accessible from the living room areas.	Yes.
3G-1	Building entries to be clearly identifiable.		Yes.
3G-2	Building access ways and lift lobbies to be clearly visible from the public domain and communal spaces.		Yes.
	Steps and ramps to be integrated into the overall building and landscape design.		Yes.

3H-1	Carpark access should be integrated with the building's overall façade.	<p>The basement access is partly under Building 1 however a large portion of access ramp is exposed. This open ramp is having impacts on units in terms of headlight exposure. A mitigation measure proposed by the applicant is to provide block out blinds to balconies and windows of south facing units of Building 3. This measure is not considered acceptable and will impact amenity for residents.</p> <p>The impacts of predicted noise associated with the loading dock has not been assessed with the Noise Impact Assessment Report as it relates to receivers within the proposed development complex, particularly south facing units of Building 3.</p>	No.
	Clear sight lines to be provided for drivers and pedestrians.		Yes.
3J-1	Car parking is provided based on proximity to public transport.		Yes.
3J-2	Secure undercover bicycle parking should be provided for motorbikes and scooters.		Yes.
3J-3	A clearly defined and visible lobby area or waiting area should be provided to lifts and stairs.		Yes.
4A-1	Living rooms and private open spaces of at least 70% of apartments to receive 2 hours direct sunlight between 9am and 3pm mid-winter.		Refer to Seniors SEPP requirements.
4B-3	60% of apartments are to be naturally ventilated and overall depth of cross-through apartments 18m maximum glass-to-glass line.	The submitted Cross Ventilation Plan indicates that 60.08% of apartments will have natural cross flow ventilation. However, the plan also indicates that 5 skylights are included to achieve cross ventilation compliance. Details of the skylights have accompanied the latest amended plans however they are considered an appropriate means of achieving cross ventilation for apartments. Only 54% of units achieve cross ventilation appropriate means.	No.
4C-1	Finished floor to finished ceiling levels are to be 2.7m for habitable rooms, 2.4m for non-habitable rooms.	The proposal is for 3.1m measured from floor to floor.	Yes.

4D-1	Apartments are to have the following min. internal floor areas: 1 bed – 50sqm 2 bed – 70sqm 3 bed – 90sqm	Complies.	Yes.
4D-2	In open plan layouts the maximum habitable room depth is 8m from a window.	Complies.	Yes.
4D-3	Master bedrooms to be 10sqm's and other rooms 9sqm's.	Complies.	Yes.
	Bedrooms to have a minimum dimension of 3m.	Complies.	Yes.
	Living rooms to have minimum width of 3.6m for a 1 bedroom unit and 4m for 2 & 3 bedrooms.	Complies.	Yes.
4E-1	All units to have the following primary balcony areas: 1 bed – 8sqm (2m deep) 2 bed – 10sqm (2m deep) 3 bed – 12sqm (2.4m deep)	Non-compliance of 11% of units not achieving the minimum balcony areas. This relates to 2 bedroom units in Building 3 and 2 not achieving the 10 square metre minimum. Building 2 Levels 4 & 5 – Unit 26 Building 2 Levels 2 & 3 – Unit 12 Building 2 Level 1 – Unit 05 Building 3 Levels 2 & 3 – Unit 51 Building 3 Level 1 – Unit 44 Total non-compliant units - 8	No.
4E-4	Changes in ground levels or landscaping are minimised.	Minimal ground level changes are proposed. Landscaped areas have raised planter beds and are well defined and incorporated as feature elements.	Yes.
4F-1	Daylight and natural ventilation to be provided to all common circulation spaces.		Yes.
4G-1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is to be provided: 1 bed – 4m ³ 2 bed – 6m ³ 3 bed – 10m ³ With 50% of the above to be provided within the Units.	A significant number of apartments do not meet the in unit storage requirement. Additional storage has been provided within the basement however there is no allocation of storage space to individual units only to each buildings.	No.

4K-1	Flexible apartment configurations are provided to support diverse household types.	The development proposes a range of unit sizes, configurations and number of bedrooms. Inclusive of 11 14%) x adaptable/affordable units.	Yes.
4L-1	Direct street access should be provided to ground floor apartments.	Ground floor apartments are designed to front either the street or communal open space areas.	Yes.
4M-1	Building facades to be well resolved with an appropriate scale and proportion to the streetscape and human scale.	The proposal was subject to a review by Council's Urban Design Review Panel and the design is supported. The facades are adequately articulated and propose a range of materials and finishes.	Yes.
4O-1	Landscape design to be sustainable and enhance environmental performance.	The submitted landscape masterplan prepared by Place Design Group provides a selection of trees, shrubs and ground covers appropriate for the site however there has not be adequate consideration to the viability of the landscaping when it conflicts with the building and stormwater design.	No.
4Q-2	Adaptable housing is to be provided in accordance with the relevant Council Policy.	The development proposes 11 adaptable/affordable units as part of the development.	Yes.
4U-1	Adequate natural light is provided to habitable rooms.	All habitable rooms are provided with appropriate levels of natural light. Apartment depths and open floor plan arrangements allow light into kitchens, dining and living areas.	Yes.
4V-2	Water sensitive urban design systems to be designed by suitably qualified professional.	The proposed development has not demonstrated compliance with Council's WSUD Policy.	No.
4W-1	A Waste Management Plan is to be provided.	A Waste Management Plan has accompanied the application however the waste management and infrastructure is not supported by Council's Waste Department.	No.
	Circulation design allows bins to be easily manoeuvred between storage and collection points.	A Waste Management Plan has accompanied the application however the waste management and infrastructure is not supported by Council's Waste Department	No.