

Apartment Design Guide (ADG) Assessment Table

Objective	Assessment	Achieved?
3A-1 Site Analysis Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	A site analysis was provided with the DA demonstrating the site constraints including the location within an established suburb, adjacent the Local Centre and the Narellan Town Centre retail precinct.	Yes
3B-1 Orientation Building types and layouts respond to the streetscape and site whilst optimising solar access within the development.	The primary living and balcony areas provided for the majority of apartments are orientated to the north, north east or north west and front the street or private road.	Yes
3B-2 Orientation Overshadowing of neighbouring properties is minimised during mid-winter.	The site has few immediate neighbours with a vacant site to the rear and commercial development to the north. The orientation of the site and building layouts result in no unreasonable overshadowing of adjoining buildings / properties.	Yes
3C-1 Public Domain Interface Transition between private and public domain is achieved without compromising safety and security.	The primary residential entries are well defined by boundary fencing and secure entry gates/doors.	Yes
3C-2 Public Domain Interface Amenity of the public domain is retained and enhanced.	New landscaping and footpaths are proposed to be established as part of the proposal.	Yes
3D-1 Communal and Public Open Space An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	25% of the site area comprises of communal spaces. The communal spaces are located at ground level between the buildings and on the roof top of each building.	Yes
3D-2 Communal and Public Open Space Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	Communal open space areas comprise of soft landscaping, decking, seating, bbq areas and hard stand areas which encourage a variety of uses and activities. The proposal also provides flexible use indoor spaces. The applicant has indicated that the use of indoor spaces will be decided by the strata body after occupation. This may include gym spaces, meeting rooms, or media rooms etc.	Yes
3D-3 Communal and Public Open Space Communal open space is designed to maximise safety.	Communal spaces between buildings at the Lower ground level are visible from habitable rooms and balconies of north and western facing units.	Yes
3E-1 Deep Soil Zones 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.	Deep soil spaces 6m in width are provided at the edges of the site. The total area provided equates to 20% of the overall site area.	Yes

Apartment Design Guide (ADG) Assessment Table

3F-1 Visual Privacy Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	Separation distances of 6m have been provided in accordance with the criteria.	Yes
3F-2 Visual Privacy Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.	The buildings are designed to enable access of light and air to private outdoor spaces. Balconies and courtyards generally achieve direct sunlight whilst being screened from view of any onlookers.	Yes
3G-1 Pedestrian Access and Entries Building entries and pedestrian access connects to and addresses the public domain.	Building entrances face Somerset Avenue and connect directly onto public footpaths.	Yes
3G-2 Pedestrian Access and Entries Access, entries and pathways are accessible and easy to identify.	All building entrances are well defined through architectural elements to enable easy identification from the street. All entrances are level to the footpaths and do not include steps.	Yes
3H-1 Vehicle Access Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Vehicular access has been located at the rear of the buildings via the proposed private road. This results in an improved façade presentation to Somerset Avenue and superior pedestrian environment as there are no garages or vehicle entries facing the primary street.	Yes
3J-1 Bicycle and Car Parking Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.	Car parking has been provided in accordance with the Camden DCP 2011.	Yes
3J-2 Bicycle and Car Parking Parking and facilities are provided for other modes of transport.	Bicycle parking has been provided within each basement area.	Yes
3J-3 Bicycle and Car Parking Car park design and access is safe and secure.	All car parking is provided behind secure roller shutters. The car park design is in accordance with AS2890.	Yes
3J-4 Bicycle and Car Parking Visual and environmental impacts of underground car parking are minimised.	All car parking is below ground and accessed from the rear, reducing any visual impacts.	Yes
4A-1 Solar and Daylight Access To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	71 of the 100 dwellings proposed receive more than the minimum of 2 hours sunlight between 9am and 3pm during the winter solstice. This exceeds the minimum requirement of 70%.	Yes
4A-2 Solar and Daylight Access	15 dwellings are proposed to face south. This does not exceed the maximum.	Yes

Apartment Design Guide (ADG) Assessment Table

Daylight access is maximised where sunlight is limited.		
4A-3 Solar and Daylight Access Design incorporates shading and glare control, particularly for warmer months.	Screening and overhanging elements protect openings for direct sun impact and solar gain.	Yes
4B-1 Natural Ventilation All habitable rooms are naturally ventilated.	All habitable rooms are naturally ventilated.	Yes
4B-2 Natural Ventilation The layout and design of single aspect apartments maximises natural ventilation.	All units are provided with floor to ceiling sliding doors and the layout and design of the single aspect apartments maximises natural ventilation.	Yes
4B-3 Natural Ventilation The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents.	Natural ventilation is achieved for all units.	Yes
4C-1 Ceiling Heights Ceiling height achieves sufficient natural ventilation and daylight access.	All levels provide for 2.7m ceilings.	Yes
4C-2 Ceiling Heights Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.	Ceiling heights are provided at 2.7m with few bulkhead intrusions etc.	Yes
4D-1 Apartment Size and Layout The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.	All units achieve minimum internal area requirements.	Yes
4D-2 Apartment Size and Layout Environmental performance of the apartment is maximized.	All bedroom and living areas are located on the face of the building in order to allow for openable windows. The room depths are acceptable.	Yes
4D-3 Apartment Size and Layout Apartment layouts are designed to accommodate a variety of household activities and needs.	The open plan designs allow for a range of activities to happen in the kitchen and living spaces with the laundry, bedrooms and bathrooms collocated separately.	Yes
4E-1 Private Open Space and Balconies Apartments provide appropriately sized private open space and balconies to enhance residential amenity.	All balconies exceed the minimum area for the respective unit types. All balconies have a minimum depth of 2m.	Yes
4E-2 Private Open Space and Balconies Primary private open space and balconies are appropriately located to enhance liveability for residents.	All balconies are located directly adjacent to living areas and master bedrooms.	Yes
4E-3 Private Open Space and Balconies	Balconies have been designed to respond to the location and to allow views while maintaining visual privacy. They have also been designed to	Yes

Apartment Design Guide (ADG) Assessment Table

Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	ensure that all water and gas outlets are hidden from public view.	
4E-4 Private Open Space and Balconies Private open space and balcony design maximizes safety.	Private open spaces are located to ensure that passive surveillance is maximized to Somerset Avenue, the proposed private road and internal common areas.	Yes
4F-1 Common Circulation and Spaces Common circulation spaces achieve good amenity and properly service the number of apartments.	Common spaces are provided with solar access, natural ventilation and allow for universal access.	Yes
4F-2 Common Circulation and Spaces Common circulation spaces promote safety and provide for social interaction between residents.	Circulation spaces are provided to each level of each building in the lift lobby, allowing for interaction of residents.	Yes
4G-1 Common Circulation and Spaces Adequate, well designed storage is provided in each apartments.	Storage spaces are provided within units and within the basement. All units meet the minimum requirement for storage space.	Yes
4G-2 Common Circulation and Spaces Additional storage is conveniently located, accessible and nominated for individual apartments.	Additional storage areas are provided at the lower ground level and within the basement car park.	Yes
4H-1 Acoustic Privacy Noise transfer is minimized through the siting of buildings and building layout.	The separation of buildings as well as internal building layouts and materials used restrict noise transfer throughout the site.	Yes
4H-2 Acoustic Privacy Noise impacts are mitigated within apartments through layouts and acoustic treatments.	The applicant has provided an acoustic report to address vehicular access, road noise and communal areas. The report has been reviewed by Council's Environmental Health Officer who raised no objection to the recommendations of that report.	Yes
4K-1 Apartment Mix A range of apartment types and sizes is provided to cater for different household types now and into the future.	The overall proposed development consists of the following units mix: 27 x 1 bedroom units 68 x 2 bedroom units 5 x 3 bedroom units	Yes
4K-2 Apartment Mix The apartment mix is distributed to suitable locations within the building.	The differing sized units are distributed across each of the buildings and on various levels of the buildings.	Yes
4L-1 Ground Floor Apartments Street frontage activity is maximized where ground floor apartments are located.	Two storey terrace style dwellings are provided with courtyards and direct street access along Somerset Avenue, promoting activity to the street frontage.	Yes
4L-2 Ground Floor Apartments	All ground floor units are screened with decorative fencing and secure entry gates.	Yes

Apartment Design Guide (ADG) Assessment Table

Design of ground floor apartments delivers amenity and safety for residents.		
4M-1 Facades Building facades provide visual interest along the street while respecting the character of the local area.	A range of building materials and articulation have been used to enhance the appearance of the buildings.	Yes
4M-2 Facades Building functions are expressed by the façade.	The architectural features ensure that the primary building entrances are well defined and private entrances are less defined. This ensures that the building itself expresses a readable façade.	Yes
4N-1 Roof Design Roof treatments are integrated into the building designed and positive respond to the streets.	The roof design is integrated into the overall built form and massing of the proposal.	Yes
4N-2 Roof Design Opportunities to use roof space for residential accommodation and open space are maximized.	Communal spaces are provided on rooftops.	Yes
4N-3 Roof Design Roof design incorporates sustainability features.	Community gardens are proposed on the rooftops with other soft landscaping and photovoltaic cells provided.	Yes
4O-1 Landscape Design Landscape design is viable and sustainable.	The landscape design incorporates and number of plantings that range in scale and height. The proposed landscaping responds to the soil depths and areas provided, as well as functionality for different spaces.	Yes
4O-2 Landscape Design Landscape design contributes to the streetscape and amenity.	Landscaping is provided between the built form and the boundary of Somerset Avenue.	Yes
4P-1 Planting on Structures Appropriate soil profiles are provided.	The landscape plans provided demonstrate appropriate soil profiles.	Yes
4P-2 Planting on Structures Plant growth is optimized with appropriate selection and maintenance.	The landscape plans provided demonstrate appropriate soil depths to facilitate the plantings proposed.	Yes
4P-3 Planting on Structures Planting on structures contributes to the quality and amenity of communal and public open spaces.	Planting is proposed for the communal spaces resulting in areas of high amenity.	Yes
4Q-1 Universal Design Universal design features are included in apartment design to promote flexible housing for all community members.	The proposal provides 28% of units the incorporate Livable Housing Standard and 10% adaptable units.	Yes
4Q-2 Universal Design	Adaptable units are provided in 1, 2 or 3 bedrooms.	Yes

Apartment Design Guide (ADG) Assessment Table

A variety of apartments with adaptable designed are provided.		
4Q-3 Universal Design Apartment layouts are flexible and accommodate a range of lifestyle needs.	The open style design and non-loadbearing rooms allow for future adaptations.	Yes
4U-1 Energy Efficiency Development incorporates passive environmental design.	Natural light is provided to all habitable rooms.	Yes
4U-2 Energy Efficiency Development incorporates passive solar design to optimize heat storage in winter and reduce heat transfer in summer.	The use of shading devices, awnings and wall insulation ensure that temperature is controlled during summer and winter.	Yes
4U-3 Energy Efficiency Adequate natural ventilation minimises the need for mechanical ventilation.	All habitable areas are provided with openable windows to provide natural ventilation.	Yes
4V-1 Water Management and Conservation Potable water use is minimised.	Water efficient devices and rainwater tanks have been provided through BASIX commitments.	Yes
4V-2 Water Management and Conservation Urban stormwater is treated on site before being discharged to receiving waters.	Rainwater tanks are proposed on the site to be used for irrigation.	Yes
4W-1 Waste Management Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Waste storage areas and temporary waste storage areas are provided within the building, minimizing the impacts on the streetscape and residents.	Yes
4W-2 Waste Management Domestic waste is minimised by providing safe and convenient source separation and recycling.	Appropriately sized and located waste storage rooms are proposed.	Yes
4X-1 Building Maintenance Building design detail provides protection from weathering.	Roof overhangs protect walls, windows and openings. Architectural details will ensure that horizontal edges will not cause drip or staining of walls.	Yes
4X-2 Building Maintenance Systems and access enable ease of maintenance.	Centralised service risers are provided from common spaces. Windows are able to be cleaned from the inside or adjoining balcony areas.	Yes
4X-3 Building Maintenance Material selection reduces ongoing maintenance costs.	The materials proposed are acceptable. The used of render and timber is minimised.	Yes