Apartment Design Guide Compliance Table

The proposal is classified as a residential apartment development and SEPP 65 applies. SEPP 65 sets 9 design quality principles. The development has adequately addressed the principles in the following way:

ADG design quality principle	Response
1. Context and neighborhood character	The area is zoned to accommodate new development, including residential flat building that is a permitted type of development within the R4 zone. The existing character of the streetscape is in transition where existing dwelling houses are being replaced with higher densities development, such as residential flat buildings. The proposed development satisfies Cumberland LEP 2021 objectives in that it will provide a variety of housing type within a high-density environment. The siting of development has been appropriately designed to minimise any potential overshadowing and visual privacy impact to the adjoining properties by maintaining a buffer area at the rear and side boundaries for communal open space.
2. Built form and scale	The development application is seeking consent for a 4 storey residential flat buildings over one level of basement car parking. The building has been designed to correspond with the existing landform. At grade communal open space will assist in softening the built form and minimise any potential overshadowing and visual privacy impact to the adjoining properties.
3. Density	The subject site is well located with respect to existing public transport and community facilities. The proposal complies with the permitted FSR. The design of the development provides for appropriate separation between dwellings, supplemented by privacy treatment to balconies and windows where necessary.
4. Sustainability	A BASIX Certificate and relevant reports have been submitted with the development application. The certificates require sustainable development features to be installed into the development. The proposal will incorporate features relating to ESD in the design and construction of the development inclusive of water efficient fixtures and energy saving devices.
5. Landscape	Sufficient landscape area has been provided, which will provide appropriate level of amenity to the resident and consistent with the environmental surrounds of the subject site.
6. Amenity	The proposal will deliver sufficient amenity to residents of the building. The proposal achieves compliance with the ADG in this regard which contains many amenity controls. The building design incorporates access and circulation, apartment layouts, floor area, ceiling height,

	private open space, common open space, energy efficiency rating, adaptability and diversity, safety, security and site facilities. The proposal is considered to generally comply with the ADG and Cumberland DCP 2021 which contains numerous amenity controls. Suitable access is provided to all parts of the building, through the efficient use of lift to access all levels. The development is considered to provide an appropriate level of amenity for future residents.
7. Safety	Suitable and secure access is provided to all parts of the building, through the efficient use of lift to access all levels.
8. Housing diversity and social interaction	The apartment mix is considered to be satisfactory. The specifics of the building are:- - 13 x 1 Bed Unit (44.8%); - 15 x 2 Bed Unit (51.7%); and - 1 x 3 Bed Unit (3.5%). Variation to the number of adaptable units proposed is considered satisfactory with the provision of associated accessible car spaces.
9. Aesthetics	The residential flat building has an attractive contemporary appearance and utilises building elements that provide individuality to the development without compromising the streetscape or detracting from the appearance of existing surrounding development. The building responds well in this regard with its provision of good aesthetics through the use of high-quality materials, attention to detail in its internal spaces and how it addresses the street frontage. The building provides an appropriate response to the existing and likely future character of the locality.

Relevant Control		**Compliance with Requirements**	**Consistency Objectives**
Part 3 – Sitting the Development			
3A Site Analysis			
3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	Satisfactory.	Yes
3B Orientation			
3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	Satisfactory.	Yes
3B-2	Overshadowing of neighbouring properties is minimised during mid-winter.	Satisfactory. Shadow diagram indicates that the southern side	Yes

<table>
<tr><td></td><td></td><td>neighbouring properties overshadowing is minimised during mid-winter.</td><td></td></tr>
<tr><td colspan="4">3C Public Domain Interface</td></tr>
<tr><td>3C-1</td><td>Transition between private and public domain is achieved without compromising safety and security.</td><td>Provided.</td><td>Yes</td></tr>
<tr><td colspan="4">3D Communal and Public Open Space</td></tr>
<tr><td>3D-1</td><td>Communal open space has a minimum area equal to 25% of the site.
Required: 348.5m²</td><td>30% (419m²)</td><td></td></tr>
<tr><td></td><td>Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).
Required: 174.25m²</td><td>139m² (39.8%)</td><td>No – refer to detailed assessment within the main body of the report</td></tr>
<tr><td>3D-2</td><td>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</td><td>Provided.</td><td>Yes</td></tr>
<tr><td>3D-3</td><td>Communal open space is designed to maximise safety.</td><td>Provided.</td><td>Yes</td></tr>
<tr><td>3D-4</td><td>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</td><td>Provided.</td><td>Yes</td></tr>
<tr><td colspan="4">3E Deep Soil Zones</td></tr>
<tr><td>3E-1</td><td>Deep soil zones are to meet the following minimum requirements:

<table><tr><th>Site Area</th><th>Min dimensions</th><th>DSZ (% of the site area)</th></tr><tr><td>650m² - 1,500m²</td><td>3m</td><td>7</td></tr></table></td><td>31.6% (440m²), min dimension 3m</td><td>Yes</td></tr>
<tr><td colspan="4">3F Visual Privacy</td></tr>
<tr><td>3F-1</td><td>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:

<table><tr><th>Building height</th><th>Habitable rooms & balconies</th><th>Non-habitable rooms</th></tr><tr><td></td><td></td><td></td></tr></table></td><td><u>Eastern elevation</u>
Street facing – 4m, complies with DCP setback requirement.

<u>Northern elevation</u>
Min. 6m proposed, with exception of:
Ground floor – 3m proposed for bedroom windows (apt G-04) & POS (apts G-04 & G-05)
1st to 4th levels – 3m proposed for bedroom</td><td>Yes

Yes

No – refer to detailed assessment within the main body of the report</td></tr>
</table>

	<table><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr></table> Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.	windows (apts 1-03, 1-06, 2-03, 2-06, 3-03 & 3-06) & POS (apts 1-06, 2-06 & 3-06) <u>Western elevation</u> Min. 6m proposed, with exception of: 3m – POS (apts G-02 & G-03) <u>Southern elevation</u> Min. 6m proposed, with exception of: 3m – bedroom windows (apts G-02, 1-01, 1-08, 2-08 & 3-08) & POS (apt G-01)	Yes No – refer to detailed assessment within the main body of the report Yes No – refer to detailed assessment within the main body of the report
3G Pedestrian Access and Entries			
3G-1	Building entries and pedestrian access connects to and addresses the public domain.	Provided.	Yes
3G-2	Access, entries and pathways are accessible and easy to identify.	Provided.	Yes
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations.	Not applicable.	N/A
3H Vehicle Access			
3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Provided.	Yes
3J Bicycle and Car Parking			
3J-1	For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre, The minimum car parking requirement for	Subject to ARH SEPP requirements.	Refer to ARH SEPP compliance table

	residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.		
3J-2	Parking and facilities are provided for other modes of transport.	Provided.	Yes
3J-3	Car park design and access is safe and secure.	Provided.	Yes
3J-4	Visual and environmental impacts of underground car parking are minimised.	Provided.	Yes
3J-5	Visual and environmental impacts of on-grade car parking are minimised.	Provided.	Yes
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised.	Provided.	Yes
Part 4 – Designing the Building			
4A Solar and Daylight Access			
4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	Satisfactory.	Yes
	Design Criteria		
	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.	69% (20/29)	No – refer to detailed assessment within the main body of the report
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	3.5 % (1/29)	Yes
4A-2	Daylight access is maximised where sunlight is limited.	Provided.	Yes
4A-3	Design incorporates shading and glare control, particularly for warmer months.	Provided.	Yes
4B Natural Ventilation			
4B-1	All habitable rooms are naturally ventilated.	Satisfactory.	Yes
4B-2	The layout and design of single aspect apartments maximises natural ventilation.	Satisfactory.	Yes
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	Satisfactory.	Yes
	Design Criteria		

	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the 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.	62% (18/29)	Yes
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Does not exceed 18m.	Yes
4C Ceiling Heights			
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access.	Provided.	Yes
	Design Criteria		
	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: **Min. Ceiling Height** - Habitable Rm = 2.7m - Non-Habitable Rm = 2.4m These minimums do not preclude higher ceilings if desired. If located in mixed used areas – 3.3m for first floor level to promote future flexibility of uses.	Provided.	Yes
4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.	Provided.	Yes
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building.	Provided.	Yes
4D Apartment Size and Layout			
4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.	Provided.	Yes
	Design Criteria		
	Apartments are required to have the following minimum internal areas: **Min. Internal Area** - Studio = 35m² - 1 b/r unit = 50m² - 2 b/r unit = 70m² - 3 b/r unit = 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each.	Compliant area proposed.	Yes

	A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each.		
	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.	Provided.	Yes
4D-2	Environmental performance of the apartment is maximised.	Provided.	Yes
	Design Criteria		
	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	Provided.	Yes
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Provided.	Yes
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs.	Provided.	Yes
	Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space).	Provided.	Yes
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Provided.	Yes
	Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments. • 4m for 2 and 3 bedroom apartments.	Provided.	Yes
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Provided.	Yes
4E Private Open Space and Balconies			
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity.	Provided.	Yes
	Design Criteria		
	All apartments are required to have primary balconies as follows: **Min. Balcony Areas / Depths** - Studio = 4m^3 / no min. depth - 1 b/r unit = 8m^3 / 2m - 2 b/r unit = 10m^3 / 2m - 3 b/r unit = 12m^3 / 2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m.	Provided.	Yes

	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 15m^2 and a minimum depth of 3m.	Compliant area provided, with the exception of apartment G-05.	No – refer to detailed assessment within the main body of the report
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents.	Provided.	Yes
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	Provided.	Yes
4E-4	Private open space and balcony design maximises safety.	Provided.	Yes
4F Common Circulation and Spaces			
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments.	Provided.	Yes
	Design Criteria		
	The maximum number of apartments off a circulation core on a single level is eight.	Max 4 proposed.	Yes
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Not applicable.	N/A
	Daylight & natural ventilation to be provided to CCS above ground level. Windows should be at ends of corridors or next to core.	Provided.	Yes
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.	Provided.	Yes
4G Storage			
4G-1	Adequate, well designed storage is provided in each apartment.	Provided.	Yes
	Design Criteria		
	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: **Min. Storage Areas** - Studio = 4m^3 - 1 b/r unit = 6m^3 - 2 b/r unit = 8m^3 - 3 b/r unit = 10m^3 At least 50% of the required storage is to be located within the apartment.	Provided.	Yes
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.	Provided.	Yes

4H Acoustic Privacy			
4H-1	Noise transfer is minimised through the sitting of buildings and building layout.	Satisfactory.	Yes
4H-2	Noise transfer is minimised through the sitting of buildings and building layout.	Satisfactory.	Yes
4J Noise and Pollution			
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful sitting and layout of buildings.	Satisfactory.	Yes
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Satisfactory.	Yes
4K Apartment Mix			
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.	Satisfactory.	Yes
4K-2	A range of apartment types and sizes is provided to cater for different household types now and into the future.	Satisfactory.	Yes
4L Ground Floor Apartments			
4L-1	Street frontage activity is maximised where ground floor apartments are located.	Satisfactory.	Yes
4L-2	Design of ground floor apartments delivers amenity and safety for residents.	Satisfactory.	Yes
4M Facades			
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	Satisfactory.	Yes
4M-2	Building functions are expressed by the façade.	Satisfactory.	Yes
4N Roof Design			
4N-1	Roof treatments are integrated into the building design and positively respond to the street.	Satisfactory.	Yes
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.	Satisfactory.	Yes
4N-3	Roof design incorporates sustainability features.	Satisfactory.	Yes
4O Landscape Design			
4O-1	Landscape design is viable and sustainable.	Provided.	Yes
4O-2	Landscape design contributes to the streetscape and amenity.	Provided.	Yes
4P Planting on Structures			
4P-1	Appropriate soil profiles are provided.	Satisfactory.	Yes

4P-2	Plant growth is optimised with appropriate selection and maintenance.	Satisfactory.	Yes
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.	Satisfactory.	Yes
4Q Universal Design			
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.	Satisfactory.	Yes
4Q-2	A variety of apartments with adaptable designs are provided.	Satisfactory.	Yes
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.	Satisfactory.	Yes
4U Energy Efficiency			
4U-1	Development incorporates passive environmental design.	Satisfactory.	Yes
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	Satisfactory.	Yes
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	Satisfactory.	Yes
4V Water Management and Conservation			
4V-1	Potable water use is minimised.	Satisfactory.	Yes
4V-2	Urban stormwater is treated on site before being discharged to receiving waters.	Not applicable.	N/A
4V-3	Flood management systems are integrated into site design.	Not applicable.	N/A
4W Waste Management			
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Satisfactory.	Yes
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.	Subject to conditions.	Yes
4X Building Maintenance			
4X-1	Building design detail provides protection from weathering.	Satisfactory.	Yes
4X-2	Systems and access enable ease of maintenance.	Satisfactory.	Yes
4X-3	Material selection reduces ongoing maintenance costs.	Satisfactory.	Yes