Attachment 2 - Apartment Design Guide compliance table

No.	Control	Comments	Compliance		
PART 3 – SETTING THE DEVELOPMENT					
3A	**Site Analysis**		**Yes**	**No**	**N/A**
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.		☒	☐	☐
3B	**Orientation**		**Yes**	**No**	**N/A**
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.		☒	☐	☐
3B-2	Overshadowing of neighbouring properties is minimised during mid-winter.	Given the location of the site, neighbouring properties achieve compliant solar access. Refer to commentary provided under the Holroyd DCP 2013 section of the report.	☒	☐	☐
3C	**Public Domain Interface**		**Yes**	**No**	**N/A**
3C-1	Transition between private and public domain is achieved without compromising safety and security.		☒	☐	☐
3C-2	Amenity of the public domain is retained and enhanced.		☒	☐	☐
3D	**Communal and Public Open Space**		**Yes**	**No**	**N/A**
3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.		☒	☐	☐
	Design Criteria Communal open space has a minimum area equal to 25% of the site. **Required:** 25% x 2200.4m² = 550.1m²	Provided = 558m² (%)	☒	☐	☐
	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: 558 / 2 = 2759m² The COS for the subject site will receive sunlight throughout the day.	☒	☐	☐
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.		☒	☐	☐
3D-3	Communal open space is designed to maximise safety.		☒	☐	☐
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.		☐	☐	☒
3E	**Deep Soil Zones**		**Yes**	**No**	**N/A**
3E-1	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 areas are provided to the rear co-located with the COS area, which incorporates tree planting and landscaping.	☒	☐	☐
	Design Criteria Deep soil zones are to meet the following minimum requirements:	**Required:** 7% x 2200.4m² = 154m² **Provided:** 229m² with min. 6m dimension.	☒	☐	☐

	<table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² - 1,500m²</td><td>3m</td></tr><tr><td>greater than 1,500m²</td><td>6m</td></tr><tr><td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></table>				
3F	**Visual Privacy**		**Yes**	**No**	**N/A**
3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.		☒	☐	☐
	Design Criteria 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 and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</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.	The proposal complies with the building separation requirements. Western Elevation – Level 1 -4 = Faces the street front. 6m setback and does not create any privacy impact. Level 5 = 9m setback Eastern Elevation – Level 1 – 4 = 6m separation to the rear and does not create any privacy impact. Level 5 – 9m setback Northern Elevation – Level 1 – 4 = 8.1m separation. The driveway is along this boundary and does not create any privacy impact. Level 5 = 10.6m setback Southern Elevation – 6m separation from level 1 – 4. Level 5 = 9m setback.	☒	☐	☐
3F-2	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.		☒	☐	☐
3G	**Pedestrian Access and Entries**		**Yes**	**No**	**N/A**
3G-1	Building entries and pedestrian access connects to and addresses the public domain.		☒	☐	☐
3G-2	Access, entries and pathways are accessible and easy to identify.		☒	☐	☐
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations.		☐	☐	☒
3H	**Vehicle Access**		**Yes**	**No**	**N/A**
3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.		☒	☐	☐
3J	**Bicycle and Car Parking**		**Yes**	**No**	**N/A**
3J-1	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	Refer to ARH compliance	☐	☐	☒

	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 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. **Control** 1 bedroom 0.6 spaces 2 bed 0.9 spaces 3 bed 1.4 spaces 4+ bed 1.4 spaces Visitor 0.2 spaces per dwelling		table.			
3J-2	Parking and facilities are provided for other modes of transport.		Refer to ARH SEPP and DCP compliance table.	☒	☐	☐
3J-3	Car park design and access is safe and secure			☒	☐	☐
3J-4	Visual and environmental impacts of underground car parking are minimised.			☒	☐	☐
3J-5	Visual and environmental impacts of on-grade car parking are minimised.			☐	☐	☒
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised.			☐	☐	☒
PART 4 – DESIGNING THE BUILDING						
4A	**Solar and Daylight Access**			**Yes**	**No**	**N/A**
4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.			☒	☐	☐
	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. **Required:** 70% x 38 units = 26.6 units minimum	41 out of 58 units (including adaptable units), 70% receive direct sunlight from the eastern, western and northern elevation at varying times of the day.	☒ ☒	☐ ☐	☐ ☐
		A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at	8 out 58 units do not receive direct sunlight. This is equivalent to 14% which is considered a minor non-	☒	☐	☐

		mid-winter. **Maximum:** 15% x 38 units = 5.7 (6) units maximum	compliance and inevitable due to the southern orientation of the units.			
4A-2	Daylight access is maximised where sunlight is limited.			☒	☐	☐
4A-3	Design incorporates shading and glare control, particularly for warmer months.			☒	☐	☐
4B	**Natural Ventilation**			**Yes**	**No**	**N/A**
4B-1	All habitable rooms are naturally ventilated.			☒	☐	☐
4B-2	The layout and design of single aspect apartments maximises natural ventilation.		Satisfactory	☒	☐	☐
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.			☒	☐	☐
	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. **Required:** 60% x 59 = 35.4 units		36 out of 58 units are naturally cross ventilated. 62%	☒	☐	☐
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.		None proposed.	☒	☐	☐
4C	**Ceiling Heights**			**Yes**	**No**	**N/A**
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access.			☒	☐	☐
	Design Criteria Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings Habitable rooms: 2.7m Non-habitable: 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 used areas: 3.3m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired.		3.05m all floors	☒	☐	☐
4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.			☒	☐	☐
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building.		The proposal is for a residential flat building and ceiling heights provided are acceptable.	☒	☐	☐
4D	**Apartment Size and Layout**			**Yes**	**No**	**N/A**
4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.			☒	☐	☐
	Design Criteria					

	Apartments are required to have the following minimum internal areas: The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by $5m^2$ each. A fourth bedroom and further additional bedrooms increase the minimum internal area by $12m^2$ each.	All units comply with the minimum internal areas.	☒	☐	☐
	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.	All habitable rooms have adequate access to daylight and ventilation.	☒	☐	☐
4D-2	Environmental performance of the apartment is maximised.		☒	☐	☐
	Design Criteria Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	All units comply.	☒	☐	☐
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	All units comply	☒	☐	☐

Apartment type	Minimum internal area
Studio	$35m^2$
1 bedroom	$50m^2$
2 bedroom	$70m^2$
3 bedroom	$90m^2$

<table>
<tr><td rowspan="5">4D-3</td><td colspan="2">Apartment layouts are designed to accommodate a variety of household activities and needs.</td><td>☒</td><td>☐</td><td>☐</td></tr>
<tr><td>Design Criteria
Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space).</td><td>All units comply.</td><td>☒</td><td>☐</td><td>☐</td></tr>
<tr><td>Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</td><td>All units comply.</td><td>☒</td><td>☐</td><td>☐</td></tr>
<tr><td>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.</td><td>All units comply.</td><td>☒</td><td>☐</td><td>☐</td></tr>
<tr><td>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.</td><td>All units comply.</td><td>☒</td><td>☐</td><td>☐</td></tr>
<tr><td>4E</td><td colspan="2">Private Open Space and Balconies</td><td>Yes</td><td>No</td><td>N/A</td></tr>
<tr><td rowspan="3">4E-1</td><td colspan="2">Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</td><td>☒</td><td>☐</td><td>☐</td></tr>
<tr><td>Design Criteria
All apartments are required to have primary balconies as follows:
<table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m^2</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m^2</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m^2</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m^2</td><td>2.4m</td></tr></table>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</td><td>Each unit is provided with the minimum POS areas and dimensions.</td><td>☒</td><td>☐</td><td>☐</td></tr>
<tr><td>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.</td><td>Each ground floor courtyard provided with a minimum POS area of 15m² and minimum dimension of 3m.</td><td>☒</td><td>☐</td><td>☐</td></tr>
<tr><td>4E-2</td><td colspan="2">Primary private open space and balconies are appropriately located to enhance liveability for residents.</td><td>☒</td><td>☐</td><td>☐</td></tr>
<tr><td>4E-3</td><td colspan="2">Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</td><td>☒</td><td>☐</td><td>☐</td></tr>
<tr><td>4E-4</td><td colspan="2">Private open space and balcony design maximises safety.</td><td>☒</td><td>☐</td><td>☐</td></tr>
<tr><td>4F</td><td colspan="2">Common Circulation and Spaces</td><td>Yes</td><td>No</td><td>N/A</td></tr>
<tr><td rowspan="3">4F-1</td><td colspan="2">Common circulation spaces achieve good amenity and properly service the number of apartments.</td><td>☒</td><td>☐</td><td>☐</td></tr>
<tr><td>Design Criteria
The maximum number of apartments off a circulation core on a single level is eight.</td><td>1 lift core servicing max 7 units on each level.</td><td>☒</td><td>☐</td><td>☐</td></tr>
<tr><td>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</td><td>Not applicable.</td><td>☐</td><td>☐</td><td>☒</td></tr>
<tr><td>4F-2</td><td colspan="2">Common circulation spaces promote safety and provide for social interaction between residents.</td><td>☒</td><td>☐</td><td>☐</td></tr>
<tr><td>4G</td><td colspan="2">Storage</td><td>Yes</td><td>No</td><td>N/A</td></tr>
<tr><td rowspan="2">4G-1</td><td colspan="5">Adequate, well designed storage is provided in each apartment.</td></tr>
<tr><td>Design Criteria</td><td>Storage areas have been</td><td>☒</td><td>☐</td><td>☐</td></tr>
</table>

	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: At least 50% of the required storage is to be located within the apartment.	provided within the units and within the basement.			

Dwelling type	Storage size volume
Studio apartments	$4m^3$
1 bedroom apartments	$6m^3$
2 bedroom apartments	$8m^3$
3+ bedroom apartments	$10m^3$

4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.		☒	☐	☐
4H	**Acoustic Privacy**		**Yes**	**No**	**N/A**
4H-1	Noise transfer is minimised through the sitting of buildings and building layout.		☒	☐	☐
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments.		☒	☐	☐
4J	**Noise and Pollution**		**Yes**	**No**	**N/A**
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful sitting and layout of buildings.		☒	☐	☐
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.		☒	☐	☐
4K	**Apartment Mix**		**Yes**	**No**	**N/A**
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.	58 units comprising: 24 x studio (dual key apartments with 1bed) 18 x 1 bedroom 10 x 2 bedroom 3 x 3 bedroom Acceptable mix.	☒	☐	☐
4K-2	The apartment mix is distributed to suitable locations within the building.		☒	☐	☐
4L	**Ground Floor Apartments**		**Yes**	**No**	**N/A**
4L-1	Street frontage activity is maximised where ground floor apartments are located.	Pedestrian access is provided to ground floor units.	☒	☐	☐
4L-2	Design of ground floor apartments delivers amenity and safety for residents.		☒	☐	☐
4M	**Façades**		**Yes**	**No**	**N/A**
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.		☒	☐	☐
4M-2	Building functions are expressed by the façade.		☒	☐	☐
4N	**Roof Design**		**Yes**	**No**	**N/A**
4N-1	Roof treatments are integrated into the building design and positively respond to the street.		☒	☐	☐
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.		☐	☐	☒
4N-3	Roof design incorporates sustainability features.		☐	☐	☒
4O	**Landscape Design**		**Yes**	**No**	**N/A**
4O-1	Landscape design is viable and sustainable.		☒	☐	☐
40-2	Landscape design contributes to the streetscape and amenity.		☒	☐	☐
4P	**Planting on Structures**		**Yes**	**No**	**N/A**
4P-1	Appropriate soil profiles are provided.		☒	☐	☐
4P-2	Plant growth is optimised with appropriate selection and maintenance.		☒	☐	☐

4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.		☒	☐	☐
4Q	**Universal Design**		**Yes**	**No**	**N/A**
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.		☒	☐	☐
	Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features	7 units are provided as accessible. This is based on the calculation of 46 units.	☒	☐	☐
4Q-2	A variety of apartments with adaptable designs are provided.		☒	☐	☐
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.		☒	☐	☐
4R	**Adaptive Reuse**		**Yes**	**No**	**N/A**
4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.		☐	☐	☒
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse.		☐	☐	☒
4S	**Mixed Use**		**Yes**	**No**	**N/A**
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.		☐	☐	☒
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.		☐	☐	☒
4T	**Awnings and Signage**		**Yes**	**No**	**N/A**
4T-1	Awnings are well located and complement and integrate with the building design.		☐	☐	☒
4T-2	Signage responds to the context and desired streetscape character.		☐	☐	☒
4U	**Energy Efficiency**		**Yes**	**No**	**N/A**
4U-1	Development incorporates passive environmental design.		☒	☐	☐
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.		☒	☐	☐
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.		☒	☐	☐
4V	**Water Management and Conservation**		**Yes**	**No**	**N/A**
4V-1	Potable water use is minimised.		☒	☐	☐
4V-2	Urban stormwater is treated on site before being discharged to receiving waters.		☒	☐	☐
4V-3	Flood management systems are integrated into site design.		☒	☐	☐
4W	**Waste Management**		**Yes**	**No**	**N/A**
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.		☒	☐	☐
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.		☒	☐	☐
4X	**Building Maintenance**		**Yes**	**No**	**N/A**
4X-1	Building design detail provides protection from weathering.		☒	☐	☐
4X-2	Systems and access enable ease of maintenance.		☒	☐	☐
4X-3	Material selection reduces ongoing maintenance costs.		☒	☐	☐