DA2022/0253 - PPSSCC-362 - ATTACHMENT 5
SEPP 65 Apartment Design Guide (ADG) Compliance Table

Relevant Control		Compliance with Requirements	Satisfactory
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.	Yes. The applicant has worked with Council officers to produce a layout consistent with the relevant planning controls.	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.	Yes, the applicant's site analysis plan appropriately addresses the site constraints and opportunities, surrounds and context.	Yes.
3B-2	Overshadowing of neighbouring properties is minimised during mid-winter.	Achieved, the shadow diagrams demonstrate suitable solar access is maintained for neighbouring properties.	Yes.
3C Public Domain Interface			
3C-1	Transition between private and public domain is achieved without compromising safety and security.	Yes.	Yes.
3D Communal and Public Open Space			
3D-1	Communal open space has a minimum area equal to 25% of the site.	Site = 2,441m^2 25% = 610.25m^2 GF = 310m^2 L4 = 311m^2 Total = 621m^2	Yes.
	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).	Level 4 COS complies	Yes.
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	The common open spaces at ground floor and level 4 include seating, landscaped areas and grassed areas to allow for a range of active and passive activities.	Yes.
3D-3	Communal open space is designed to maximise safety.	The COS areas are readily visible from habitable rooms in the	Yes.

<table>
<tr><th colspan="2">Relevant Control</th><th>Compliance with Requirements</th><th>Satisfactory</th></tr>
<tr><td></td><td></td><td>dwellings on upper levels and private open space areas while maintaining visual privacy.
The COS areas will be well lit to provide security after daylight hours.</td><td></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>N/A</td><td>N/A</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>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></td><td>The approved basement car park will limit the deep soil zone to be provided on site.
175m^2 / 2,441m^2 = 7.2%</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>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to</td><td>9m</td><td>4.5m</td></tr></table></td><td>Ground to Level 3:
North: 9m + 8m road width = 17m
South: 4m + 16m road width = 20m
East: Nil, build to boundary
West: 4m + 20m road width = 24m

Level 4 to Level 7:
North: 9m + 8m road width = 17m
South: 4m + 16m road width = 20m</td><td>Yes

Yes</td></tr>
</table>

Relevant Control			Compliance with Requirements	Satisfactory
	25m (5-8 storeys)		East: Nil, build to boundary West: 4m + 20m road width = 24m	
	Over 25m (9+storeys)	12m	6m	Internal for L4 = 12m (blank walls)	Yes
	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.		Internal for L5-L7 = 12m **Level 8+:** North: 9m + 8m road width + 14m setback for development to the north = 31m South: 4m + 16m road width + 4m setback for development to the south = 24m East: Nil, build to boundary West: 4m + 20m road width + 4m setback for development to the west = 28m Internal for L8-L13 = 12m	Yes, with condition for privacy screening Yes Yes, with condition for privacy screening
3G Pedestrian Access and Entries				
3G-1	Building entries and pedestrian access connects to and addresses the public domain.		Pedestrian access is provided as per the suggestion by the Design Excellence Panel. The building entrances are identifiable and legible from the street.	Yes.
3G-2	Access, entries and pathways are accessible and easy to identify.		Pedestrian access is from is proposed from Marsden Street into the residential lobbies and direct access to the ground floor commercial tenancies is proposed from the Marsden and Mark Street frontages.	Yes.
3G-3	Large sites provide pedestrian links for		A pedestrian link is not	N/A

<table>
<tr><th colspan="2">Relevant Control</th><th>Compliance with Requirements</th><th>Satisfactory</th></tr>
<tr><td></td><td>access to streets and connection to destinations.</td><td>required for this site.</td><td></td></tr>
<tr><td colspan="4">3H Vehicle Access</td></tr>
<tr><td>3H-1</td><td>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</td><td>Vehicular access is proposed rom Marsden Lane at the rear which is a service lane and is considered acceptable.</td><td>Yes.</td></tr>
<tr><td colspan="4">3J Bicycle and Car Parking</td></tr>
<tr><td>3J-1</td><td>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 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.

<table><tr><th colspan="2">Control</th></tr><tr><td>1 bedroom</td><td>0.6 spaces</td></tr><tr><td>2 bed</td><td>0.9 spaces</td></tr><tr><td>3 bed</td><td>1.4 spaces</td></tr><tr><td>4+ bed</td><td>2 spaces</td></tr><tr><td>Visitor</td><td>0.2 spaces per dwelling.</td></tr></table></td><td>The site is within 800 metres of Lidcombe Railway Station.
The provision of the “Guide to Traffic Generating Developments” are:
• 21 x 1 bedroom apartments = 12.6 spaces.
• 69 x 2 bedroom apartments = 62.1 spaces.
• 10 x 3 bedroom apartments = 14 spaces.
Total 100 residential apartments = 88.7 (89) spaces
Visitor parking = 20 spaces.
The plans show the following:
Basement Level 1:
• 3 resident spaces.
• 2 accessible resident spaces.
Basement Level 2:
• 30 resident spaces.
• 6 accessible resident spaces.
• 20 resident visitor spaces.
Basement Level 3:
• 53 resident spaces.
• 5 accessible resident spaces.
Total number - 99</td><td>Yes.</td></tr>
</table>

Relevant Control		Compliance with Requirements	Satisfactory
		resident / 20 visitor spaces provided. There are 25 commercial spaces provided for the commercial tenancies which is adequate. Note: Co-living spaces calculated separately.	
3J-2	Parking and facilities are provided for other modes of transport.	This is achieved with the provision of bicycle and motorcycle parking spaces.	Yes.
3J-3	Carpark design and access is safe and secure.	Yes, Traffic Referral satisfactory.	Yes.
3J-4	Visual and environmental impacts of underground car parking are minimised.	Yes, all below ground with rear service lane access.	Yes.
3J-5	Visual and environmental impacts of on-grade car parking are minimised.	N/A.	N/A.
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised.	N/A.	N/A.
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.	Yes.	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.	**Required:** 70% x 100 units = 70 apartments. **Proposed:** 80/100 apartments = 80%	Yes.
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	**Maximum:** 15% x 100 apartments = 15 apartments. **Proposed:** 10/100 apartments = 10%	Yes.
4A-2	Daylight access is maximised where sunlight is limited.	Yes.	Yes.
4A-3	Design incorporates shading and glare control, particularly for warmer months.	Yes.	Yes.
4B Natural Ventilation			
4B-1	All habitable rooms are naturally	Yes.	Yes.

Relevant Control		Compliance with Requirements	Satisfactory
	ventilated.		
4B-2	The layout and design of single aspect apartments maximises natural ventilation.	Yes.	Yes.
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	Yes.	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.	**Required:** 60% x 50 apartments = 30 apartments. **Proposed:** 32/50 = 64%	Yes.
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	There are no crossover apartments within the development.	N/A.
4C Ceiling Heights			
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access.	Yes.	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.	Residential units = 2.7m. Commercial level = 4m. Co-Living = 2.7m	Yes.
4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.	Yes.	Yes.
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building.	Yes.	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.	Yes.	Yes.
	Design Criteria		
	Apartments are required to have the	All apartments comply	Yes.

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	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. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each.	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.	Yes.	Yes.
4D-2	Environmental performance of the apartment is maximised.	Yes.	Yes.
	Design Criteria		
	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	All apartments comply.	Yes.
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	All apartments comply with the exception of unit 8 on levels 5-13 which is 8.1m. Considered satisfactory given the layout and ceiling heights.	Yes.
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs.	Yes.	Yes.
	Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space).	All master bedrooms comply and reach or exceed 10m^2 in floor area. All other bedrooms reach or exceed 9m^2 in floor area.	Yes.
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	All apartments comply.	Yes.
	Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments.	All apartments comply with rooms reaching or exceeding 4 metres in width.	Yes.

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	• 4m for 2 and 3 bedroom apartments.		
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	There are no cross through apartments within the development.	N/A
4E Private Open Space and Balconies			
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity.	Yes.	Yes.
	Design Criteria		
	All apartments are required to have primary balconies as follows: **Min. Balcony Areas / Depths** - Studio = 4m³ / no min. depth - 1 b/r unit = 8m³ / 2m - 2 b/r unit = 10m³ / 2m - 3 b/r unit = 12m³ / 2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m.	All the new apartments comply with the provision and in most cases, the balconies or terraces exceed the minimum requirements for adequate external amenity.	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.	No ground level or podium units.	Yes
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents.	Yes, all direct off living rooms.	Yes.
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	Yes, the balconies provide a sense of depth and help articulate the building façades.	Yes.
4E-4	Private open space and balcony design maximises safety.	Yes.	Yes.
4F Common Circulation and Spaces			
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments.	Yes.	Yes.
	Design Criteria		
	The maximum number of apartments off a circulation core on a single level is eight.	There are 5 apartments provided off each level serviced by 2 lifts each.	Yes.
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	There are two lift cores provided to service each tower in the building.	Yes.
	Daylight & natural ventilation to be provided to CCS above ground level. Windows should be at ends of corridors	Yes.	Yes.

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	or next to core.		
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.	Yes.	Yes.
4G Storage			
4G-1	Adequate, well designed storage is provided in each apartment.	Adequate levels of storage are provided for each new apartment within the apartments and with the basement. There are 59 storage cages on basement level 3, 54 on basement level 2 and 10 on basement level 1 to service 100 apartments.	Yes.
	Design Criteria		
	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: **Min. Storage Areas** - Studio = 4m³ - 1 b/r unit = 6m³ - 2 b/r unit = 8m³ - 3 b/r unit = 10m³ At least 50% of the required storage is to be located within the apartment.	This is achieved by combination of basement and in-apartment storage.	Yes.
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.	Yes.	Yes.
4H Acoustic Privacy			
4H-1	Noise transfer is minimised through the sitting of buildings and building layout.	Achieved where possible.	Yes.
4H-2	Noise transfer is minimised through the sitting of buildings and building layout.	Achieved where possible.	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.	Yes.	Yes.
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Yes.	Yes.
4K Apartment Mix			
4K-1	A range of apartment types and sizes is	• 21 x 1 bedroom	Yes.

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	provided to cater for different household types now and into the future.	apartments. • 69 x 2 bedroom apartments. • 10 x 3 bedroom apartments.	
4K-2	A range of apartment types and sizes is provided to cater for different household types now and into the future.	Yes.	Yes.
4L Ground Floor Apartments			
4L-1	Street frontage activity is maximised where ground floor apartments are located.	There are no apartments situated on the ground floor of the building.	N/A
4L-2	Design of ground floor apartments delivers amenity and safety for residents.	There are no apartments situated on the ground floor of the building.	N/A.
4M Facades			
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	Yes.	Yes.
4M-2	Building functions are expressed by the façade.	Yes.	Yes.
4N Roof Design			
4N-1	Roof treatments are integrated into the building design and positively respond to the street.	Yes.	Yes.
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.	The main common area is situated on level 4 and ground floor.	Yes.
4N-3	Roof design incorporates sustainability features.	Rooftop solar panels shown.	Yes.
4O Landscape Design			
4O-1	Landscape design is viable and sustainable.	Yes.	Yes.
4O-2	Landscape design contributes to the streetscape and amenity.	Yes.	Yes.
4P Planting on Structures			
4P-1	Appropriate soil profiles are provided.	Yes.	Yes.
4P-2	Plant growth is optimised with appropriate selection and maintenance.	Yes.	Yes.
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.	Yes.	Yes.
4Q Universal Design			
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.	10 adaptable apartments. 21 liveable apartments. 5 accessible apartments.	Yes.
4Q-2	A variety of apartments with adaptable	Yes, see above unit mix	Yes.

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	designs are provided.	and adaptable, accessible and liveable options.	
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.	Yes.	Yes.
4R Adaptive Reuse			
4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	N/A	N/A
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse.	N/A	N/A
4S Mixed Use			
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	Appropriate, within walking distance to Railway station and highlight accessible area.	Yes.
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	Yes.	Yes.
4T Awnings and Signage			
4T-1	Awnings are well located and complement and integrate with the building design.	Awnings are shown along the frontages providing protective cover to the entrances.	Yes.
4T-2	Signage responds to the context and desired streetscape character.	N/A.	N/A.
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.	N/A.	N/A.
4U Energy Efficiency			
4U-1	Development incorporates passive environmental design.	Yes.	Yes.
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	Yes.	Yes.
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	Yes.	Yes.
4V Water Management and Conservation			
4V-1	Potable water use is minimised.	Yes.	Yes.
4V-2	Urban stormwater is treated on site before being discharged to receiving waters.	Yes.	Yes.
4V-3	Flood management systems are integrated into site design.	Yes.	Yes.

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4W Waste Management			
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Yes	Yes.
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.	Bin storage areas are located on ground level, conveniently located and screened from the street.	Yes.
4X Building Maintenance			
4X-1	Building design detail provides protection from weathering.	Yes.	Yes.
4X-2	Systems and access enable ease of maintenance.	Yes.	Yes.
4X-3	Material selection reduces ongoing maintenance costs.	Yes.	Yes.