APPENDIX A - Apartment Design Guide (ADG) Compliance Table

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.	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.	Yes.
3B-2	Overshadowing of neighbouring properties is minimised during mid-winter.	This has been achieved. The development site will be surrounded by a road network and shadows will fall across commercial properties or the railway station.	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.	The following common areas are provided. • Level 4 of building block C and D - 513.4 square metres. This area includes a swimming pool • Level 10 of building block B - 330.48 square metres. This includes seating and a BBQ facility. • Roof level of building block A - 530 square metres. This area includes seating and	Yes.

		pergolas. Total area - 1,373.8 square metres. There is a landscaped courtyard within the centre of the development situated on the ground floor. The area is not functioning as a common open space given its arrangement. The common area excluding the ground floor area occupies the equivalent of 26.4% of the site.	
	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).	This is achieved for all the common areas of the development.	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 space across the rooftop of the building features: • A swimming pool. • Seating. • BBQ facilities. • Shade to allow for more passive activities. • Landscaping.	Yes.
3D-3	Communal open space is designed to maximise safety.	This is achieved.	Yes.
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	There are pedestrian walkways provided through the site which connects the ground floor retail / commercial tenancies and foyers of all four buildings. No change is proposed.	Yes.
3E Deep Soil Zones			

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<table>
<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.

The approved deep soil zone is 42 square metres. There is no change to this.</td>
<td>No
Complies with the existing development consent.

No change is proposed.</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 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</td>
<td>Building setbacks are not changing for the purpose of this application.

The development once complete will occupy an entire city block and be surrounded by roads.

Internal setbacks between buildings are not subject to change. Setbacks include:

• 6 metres between buildings A and B.
• 6 metres between buildings A and C.
• 6 metres between buildings B and D.

A setback of 6 metres between buildings A and B is maintained to level 9 and at level 10, the separation distance increases to 10 metres and there are opposing</td>
<td>Satisfactory on the grounds that setbacks are not subject to any change.</td>
</tr>
</table>

	treated as habitable space when measuring privacy separation distances between neighbouring properties.	balconies situated 11.8 metres apart. The same occurs across levels 11, 12 and 13. This has not changed. No concerns arise for the upper levels of building A being the tallest of the three buildings. **The variations are:** Ground Level - No concerns. Level 1 - No concerns. Level 2 and 3 - No concerns. Level 4 to 7 - 6 metres between buildings A and B including bedroom and living areas require 9 metres. Level 8 and 9 - 6 metres between buildings A and B including bedroom and living areas require 12 metres. Level 10 to 13 - Separation distance between 2 balconies is 11.8 metres apart but offset at an angle. No other concerns raised.	 No - Variation is 33.3% **Approved**. No - Variation is 50% **Approved**. No - Variation is 50.8% **Approved**.
3G Pedestrian Access and Entries			
3G-1	Building entries and pedestrian access connects to and addresses the public domain.	Pedestrian access is provided generally in accordance with the approval granted.	Yes.
3G-2	Access, entries and pathways are accessible and easy to identify.	Satisfactory.	Yes.
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations.	Satisfactory and consistent with the approval granted.	Yes.
3H Vehicle Access			

<table>
<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>This is consistent with the approval given.</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 a railway station being Merrylands Railway Station.

The provision of the “Guide to Traffic Generating Developments” are:

• 132 x 1 bedroom apartments = 79.2 spaces.
• 200 x 2 bedroom apartments = 180 spaces.
• 31 x 3 bedroom apartments = 43.4 spaces.

Total number = 302.6 residential.
Visitor parking = 73 spaces.

Total number required = 375.6 or 376 spaces.

The plans show the following:

• 394 residential spaces.
• 73 visitor spaces.

There is also 2,936.2 square metres of retail / commercial floor space proposed for the development. The applicant has allocated 67 spaces for such land uses.</td><td>Yes</td></tr>
</table>

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		Car parking for the retail is split between the B4 and B6 zones • B4 zones - 2,311 square metres at 1 space per 50 square metres = 46 spaces. • B6 zone 624.28 square metres at 1 space per 40 square metres = 15.6 spaces. Total 62 spaces. There is adequate car parking to support the modified development.	
3J-2	Parking and facilities are provided for other modes of transport.	This is achieved.	Yes.
3J-3	Carpark design and access is safe and secure.	Yes.	Yes.
3J-4	Visual and environmental impacts of underground car parking are minimised.	Yes.	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 363 apartments = 254 apartments.	At least 283 apartments receive sunlight or 77.9%.	Yes.
	A maximum of 15% of apartments in a building receive no direct sunlight	The total number of apartments that do not	No.

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	between 9 am and 3 pm at mid-winter. **Maximum:** 15% x 363 apartments = 54.5 apartments maximum.	obtain sunlight is 68 or 18.7%. The previous approval had the same number being 68 apartments or 18.6% (Based upon 365 apartments).	No change to the approval.
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 ventilated.	All comply.	Yes.
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 218 = apartments.	Total number 254 apartments or 69.97%.	Yes.
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	The cross through apartments are 14 metres in length measured from glass line to glass line.	Yes.
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	The floor to ceiling height of each floor is 2.7 metres.	Yes.

	ceilings if desired. If located in mixed used areas - 3.3m for first floor level to promote future flexibility of uses.		
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 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.	All apartments comply with the minimum size areas.	Yes Yes
	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 apartments are satisfactory.	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.	There are apartments facing north, south and east that have room depths greater than 2.5 metres x 2.7 metres being greater than 6.75 metres in length.	No These are approved.

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		These have been approved for which little or no change is proposed.	
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	There is one apartment in Building A on each floor numbered 202 through to 1802 in which the habitable living areas reach 8.5 metres in length. This affects 17 apartments. The original approval shows the habitable living areas within the same apartments ranging from 5.5 metres to 8.5 metres. It is noted the affected apartments have been modified to improve their functionality which includes the removal of a kitchen adjacent to the entrances and accessway. A review of the apartment layouts shows that it would be difficult to achieve compliances given the history. It is also noted that the development is under construction which would make rectification of the issue difficult. The variation is 6.25%.	No but satisfactory given the circumstance of the application.
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 10 square metres in floor area.	Yes.

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		All other bedrooms reach or exceed 9 square metres in floor area.	
	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. • 4m for 2 and 3 bedroom apartments.	All apartments comply with rooms reaching or exceeding 4 metres in width.	Yes.
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	The cross through apartments exceed a width of 4 metres.	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.	There are balconies attached to the 1 bedroom apartments of Building B that have areas of less than 8 square metres in area being 6.28 square metres. Variation = 21.5%. There are 2 bedroom apartments of Building B that have balconies of less than 10 square metres in area. The smallest balconies have areas of 7.36 square metres resulting in a variation of 26.4%. Variations range from 4% to 26.4%. There are 3 bedroom apartments of Building B that have balconies of less than 12 square metres in area. Variation 0.35 square metres or 2.9%.	No This has been reviewed across the previous consent. The variations are not changing to the approval given. Satisfactory in this instance.

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		There are similar variations to the apartments of Buildings C and D including: • 1 bedroom apartments - 0.25 square metres or 2.5%. • 2 bedroom apartments - 0.51 square metres 0r 5.1%.	
	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.	The apartments on the ground level are provided with a terrace occupying an area of 9.38 square metres to 9.78 square metres. This has been approved. The variation is as much as 37.5%.	No but approved. Variation not altered.
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents.	Generally minimal change proposed.	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.	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.	The corridors of Building A and B do not comply with the stated provision. Building A - 10 apartments per floor except for Level 19 where there are 7 apartments being serviced by the lift core.	No No change to the approval granted.

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		Building B - 15 apartments per floor between Level 1 and Level 9 and 7 apartments per floor on levels 10 to 13.	
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	There are 3 lifts servicing Building A and 2 lifts servicing Building B. Building C and D are less than 10 storeys in height. There is 1 lift per building which is adequate.	Yes.
	Daylight & natural ventilation to be provided to CCS above ground level. Windows should be at ends of corridors or next to core.	Yes.	Yes.
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.	All apartments are provided with adequate internal storage space with all areas being shown on the detailed apartment layout plans.	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.	All apartments are provided with adequate internal storage space with all areas being shown on the detailed apartment layout plans.	Yes
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.	There are 363 storage cages provided within the basement car park.	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.

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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 provided to cater for different household types now and into the future.	The modified development now provides for: 132 x studio and 1 bedroom apartments. 200 x 2 bedroom apartments. 31 x 3 bedroom apartments.	Yes.
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 5 apartments approved for the ground floor of Buildings C and D facing towards Neil Street. There are generally, no significant changes to the apartments situated on the ground floor facing Neil Street.	Yes
4L-2	Design of ground floor apartments delivers amenity and safety for residents.	Satisfactory. The apartments facing Neil Street situated on the ground floor are not subject to significant change.	Yes
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	Yes.	Yes.

	building design and positively respond to the street.		
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.	This has been achieved.	Yes.
4N-3	Roof design incorporates sustainability features.	The rooftop common areas incorporate landscaping areas including the use of planter boxes to enable small trees to be planted.	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.	There are 67 apartments (18.45%) that are adaptable which is satisfactory.	Yes.
4Q-2	A variety of apartments with adaptable designs are provided.	Yes.	Yes.
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.	As approved. No change.	Yes.
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	Yes.	Yes.

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4T Awnings and Signage			
4T-1	Awnings are well located and complement and integrate with the building design.	An awning is approved alongside the Pitt Street boundary. Awnings have been approved alongside the southern boundary and for part of the north eastern corner of the site. The awnings are retained although modified and improved in appearance.	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.	This is achieved.	Yes
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.	No change to the approval under earlier consents.	Yes.
4V-3	Flood management systems are integrated into site design.	Existing. No change to the earlier approvals.	Yes.
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.	Satisfactory.	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.