

Appendix 2

ADG Compliance Assessment

Revision B - 06/12/2021

Objective	Design Criteria	Bates Smart Commentary	Compliance
Part 3 Siting the development			
3A Site Analysis			
Objective 3A-1: Site Analysis illustrates that design decisions have been based on opportunities & constraints of the site conditions & their relationship to the surrounding context.		Detailed site analysis included in chapter 2.0 of this report and on drawing DA.01.000	Yes
3B Orientation			
Objective 3B-1: Building types & layouts respond to the streetscape & site while optimising solar access within the development	-	The massing strategy has been arranged to maximise solar access to apartments and open space, to optimise street activation and maximise tree retention. Refer to Sections 3 and 4 of this report.	Yes
Objective 3B-2: Overshadowing of neighbouring properties is minimised during mid winter.	-	The proposal creates less overshadowing of River Road properties and Newlands Park than the approved LEP envelopes. Refer to section 4.6.1	Yes
3C Public Domain Interface			
Objective 3C-1: Transition between private & public domain is achieved without compromising safety & security.	-	Transitions between private and public domain - at street edges and through site links - are clearly defined by fences, planting and paving treatments. All conditions allow good passive surveillance to maximise safety and security.	Yes
Objective 3C-2: Amenity of the public domain is retained & enhanced.	-	The proposal provides a positive interface to Canberra Avenue, Newlands Park and Holdsworth Avenue. The stepped form along Canberra Avenue will provide Newlands Park with more mid-winter sun than would the LEP/DCP envelopes. At the wouthern end of Holdsworth Ave, the open space of the pocket park is extended into area 11, providing a better and more open public space than that envisaged by the DCP reference design.	Yes
3D Communal and Open Space			
Objective 3D-1: An adequate area of communal open space is provided to enhance residential amenity & to provide opportunities for landscaping.	Communal open space has a minimum area equal to 25% of the site	2355m2 of Communal open space is provided in the Green Spine, 611m2 in the Pocket Park extension, and 1,223m2 on roof terraces. This delivers 33% sitewide.	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)	With so many types and locations of communal open space, its easy to always find a sunny spot.	Yes
Objective 3D-2: Communal open space is designed to allow for a range of activities, respond to site conditions & be attractive and inviting	-	The Green Spine, Pocket Park extension and rooftop terraces provide a broad range of communal open spaces with a range of activities.	Yes
Objective 3D-3: Communal open space is designed to maximise safety.	-	All the ground level open spaces are gated and surveilled. All rooftops are access controlled for the residents of each individual building.	Yes
Objective 3D-4: Public open space, where provided, responds to the existing pattern & uses of the neighbourhood.	-	The only fully public open space provided on-site is the east/west through site link. This is provided strictly in accordance with the planning controls.	Yes

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3E Deep Soil Zones					
Objective 3E-1 : Deep soil zones are suitable for healthy plant & tree growth, improve residential amenity and promote management of water and air quality.	Deep soil zones are to meet the following minimum requirements:		15% of the site is proposed as deep soil with a depth greater than 6m, including 50% of the green spine. This increased to 25% of site area if front setbacks 4m deep are included.	Yes	
	Site Area (sqm)	Minimum Dim. (m)			Deep Soil Zone (% of site area)
	less than 650	-			7
	650-1500	3			
	greater than 1500	6			
	greater than 1500 with significant existing tree cover	6			
3F Visual Privacy					
Objective 3F-1: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual privacy.	Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows:		Building separation both within the site and to neighbouring developments is fully compliant with ADG minima. Refer to Section 4.6.5 for further detail.	Yes	
	Building Height (m)	Habitable Rooms & Balconies. (m)			Non-Habitable Rooms (m)
	up to 12 (4 storeys)	6			3
	up to 25 (5-8 storeys)	9			4.5
	over 25 (9+ storeys)	12			6
	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.				
Objective 3F-2: Site & building design elements increase privacy without compromising access to light & air and balance outlook & views from habitable rooms & private open space.	-		Privacy has been carefully considered alongside access to views, light and air. Section 4.6.1 of this report describes in detail how louvred screens, translucent glazing, high-level windows and facade articulation have been developed to achieve this.	Yes	
3G Pedestrian Access and Entries					
Objective 3G-1: Building entries & pedestrian access connects to and addresses the public domain.	-	Each apartment building and every townhouse has a primary address to either Canberra Avenue or Holdsworth Avenue.	Yes		
Objective 3G-2: Access, entries & pathways are accessible & easy to identify.	-	All entries are clearly identified by a generous paved zone and an entrance canopy providing weather protection.	Yes		
Objective 3G-3: Large sites provide pedestrian links for access to streets & connection to destinations.	-	The primary access points are supplemented by a secondary network of through site links and communal pathways. Refer to section 5.2	Yes		
3H Vehicle Access					
Objective 3H-1: Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high quality streetscapes.	-	Vehicular access has been arranged to minimise impact on the road network and public domain, with all cars and service vehicles accessing the site from one entry point on Canberra Avenue.	Yes		
3J Bicycle and Car Parking					

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 3J-1: Car parking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas.	For development in the following locations: — on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or — on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents & 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.	Parking is provided at the following rates: — 0.5 spaces per 1-bedroom apartment — 0.9 spaces per 2-bedroom apartment — 1.4 spaces per 3-bedroom apartment — 1 visitor space per 5 dwellings	Yes
Objective 3J-2: Parking & facilities are provided for other modes of transport.	-	Dedicated motorcycle spaces are provided in the basement and dedicated bike storage areas are proposed within each building.	Yes
Objective 3J-3: Car park design & access is safe and secure.	-	Layout is secured and designed in accordance with AS2890.1	Yes
Objective 3J-4: Visual & environmental impacts of underground car parking are minimised.	-	The carpark entry has been carefully separated from adjacent apartments, described in section 4.2.3. Carpark ventilation is ducted to the roof to minimise impact on any dwellings.	Yes
Objective 3J-5: Visual & environmental impacts of on-grade car parking are minimised.	-	No on-grade parking is proposed.	N/A
Objective 3J-6: Visual & environmental impacts of above ground enclosed car parking are minimised.	-	All parking is ‘sleeved’ by apartments with no parking areas visible from the street	Yes
Part 4 Designing the Building			
4A Solar and Daylight Access			
Objective 4A-1: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open space.	Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas	70.2% of proposed apartments will receive 2 hours direct solar access to living rooms and balconies at midwinter.	Yes
	In all other areas, living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 3 hrs direct sunlight between 9 am - 3 pm at mid winter	N/A	N/A
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid winter	8.2% of apartments face southeast onto Canberra Avenue and only receive sun on the winter solstice prior to 9am.	Yes
Objective 4A-2: Daylight access is maximised where sunlight is limited.	-	Apartments which don’t receive 2 hours midwinter sun are all dual aspect with panoramic windows facing onto Newlands Park.	Yes
Objective 4A-3: Design incorporates shading & glare control, particularly for warmer months.	-	The facade approach provides additional shading to northern and western frontages to reduce summer heat gain.	Yes
4B Natural Ventilation			
Objective 4B-1: All habitable rooms are naturally ventilated.	-	Every habitable room has a window or is open plan connected with a living space.	Yes

Objective	Design Criteria	Bates Smart Commentary	Compliance	
Objective 4B-2: The layout & design of single aspect apartments maximises natural ventilation.		Single aspect apartments have been designed with recessed, square balconies to provide living rooms with two orientations: glass louvre windows at the facade line and sliding doors onto the balcony.	Yes	
Objective 4B-3: Number of apartments with natural cross vent is maximised to create comfortable indoor environments for residents.	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	66.6% of dwellings are naturally cross ventilated with windows facing more than one aspect.	Yes	
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	The proposal does not include cross-over or cross-through apartments	N/A	
4C Ceiling Heights				
Objective 4C-1: Ceiling height achieves sufficient natural ventilation & daylight access.	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Floor to floor heights of 3.2m minimum will deliver habitable room ceilings of 2.7m and non-habitable room ceilings of 2.4m throughout.	Yes	
	Minimum Ceiling Height for apt and mixed-used buildings (m)			
	Habitable rooms2.7			
	Non-habitable rms2.4			
	For 2 storey apts2.7 for main living area floor; 2.4 for second floor, where its area does not exceed 50% of the apt area			
	Attic spaces1.8 at edge of room with 30deg minimum ceiling slope			
	Mixed-used areas3.3 for ground and first floor to promote future flexibility of use			
	These minimums do not preclude higher ceilings if desired			
Objective 4C-2: Ceiling height increases the sense of space in apartments & provides for well proportioned rooms.	-	-	Yes	
Objective 4C-3: Ceiling heights contribute to the flexibility of building use over the life of the building.	-	-	Yes	
4D Apartment Size and Layout				
Objective 4D-1: The layout of rooms within apartment is functional, well organised & provides a high standard of amenity.	Apartments have the following minimum internal areas:		One apartment is below the minimum size.	Mainly Yes
	Apartment Type	Minimum Internal Area (sqm)		
	Studio	35	B506 is a 73sqm 2-bed 2-bath room dwelling. This apartment is a 3-person dwelling with the second bedroom designed to accomodate a single bed.	
	1 Bedroom	50		
	2 Bedroom	70		
	3 Bedroom	90		
	Every habitable room has 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 & air is not borrowed from other rooms		Some media spaces do not have a window but these are no enclosed by a door and do not therefore constitute a room.	Yes

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Objective 4D-2: Environmental performance of the apartment is maximised.	Habitable room depths are limited to a maximum of 2.5 x ceiling height	In a few open plan layouts, entry zones adjacent to kitchens are greater than 6.75m from a window or sliding door.	Mainly Yes
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Recessed balconies ensure this dimension is limited to 7m	Yes
Objective 4D-3: Apartment layouts are designed to accommodate a variety of household activities & needs.	Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space)	One bedroom is below the minimum size. B506 includes a ‘single’ bedroom which is 8sqm (9.5sqm incl. wardrobe).	Mainly Yes
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	The single bedroom notes above is 2.5m x 3.2m excluding wardrobes.	Mainly Yes
	Living rooms or combined living/dining rooms have a minimum width of: — 3.6m for studio & 1 bedroom apartments — 4m for 2 & 3 bedroom apartments	One living room is below the minimum size. E505 has a 3.7m wide living room. All other layouts comply with minimum dimensions.	Mainly Yes
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	The proposal does not include cross-over or cross-through apartments	N/A
	4E Private Open Space and Balconies		
Objective 4E-1: Apartments provide appropriately sized private open space & balconies to enhance residential amenity.	All apartments are required to have primary balconies as follows:		
	Apartment Type	Minimum Area (sqm)	Minimum Depth (m)
	Studio	4	-
	1 Bedroom	8	2
	2 Bedroom	10	2
	3+ Bedroom	12	2.4
	The minimum balcony depth to be counted as contributing to the balcony area is 1m		
For apartments at ground level or on podium or similar, a private open space is provided instead of a balcony. It must have minimum area of 15sqm & minimum depth of 3m	While roof terraces and podium apartments meet this requirement, ground level apartments do not. There are limited opportunities to project into landscaped setback due to tree protection zones, and the DCP limits private space to no more than 1m projection into the green spine.	Yes	
Objective 4E-2: Primary private open space & balconies are appropriately located to enhance liveability for residents	-	Balconies and terraces have been located in the sunniest positions.	Yes
Objective 4E-3: Private open space & balcony design is integrated into & contributes to the overall architectural form & detail of the building	-	Balconies have generally been located at the corners of each building form, maximising outlook and creating a sense of openness to the overall building expression.	Yes
Objective 4E-4: Private open space & balcony design maximises safety	-	Balconies are designed free of climbable hazards.	Yes
4F Common Circulation and Spaces			

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4F-1: Common circulation spaces achieve good amenity & properly service the number of apartments	The maximum number of apartments off a circulation core on a single level is eight	The lower levels of building 8 have 10 apartments on a single level, but these are designed in two ‘wings’ of 5 apartments either side of a central core. All other circulation cores serve 8 apartments or fewer per floor.	Mainly Yes
	For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40	2 buildings are 10 storeys or more. Building 8 has 72 apartments served by 2 lifts. Building 11 has 2 cores: The northern core of Building 11 has a single lift which serves 43 apartments and 3 townhouses. The southern core of Building 11 has 2 lifts serving and 48 apartments and 3 townhouses. Both cores are accessible at roof terrace level to provide redundancy in the event of lift breakdown.	Mainly Yes
Objective 4F-2: Common circulation spaces promote safety & provide for social interaction between residents	-	Lift lobbies are all located immediately alongside windows. Communal corridors provide access to fewer than 8 apartments in manageable groups.	Yes
4G Storage			
Objective 4G-1: Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	Some apartments layouts include a signifcant amount of storage in the master bedroom. In these cases we have allocated 2.4m of length to wardrobe, with the rest allocated to apartment storage.	Mainly Yes
	Apartment TypeStorage Size Volume (m3)		
	Studio4		
	1 Bedroom6		
	2 Bedroom8		
	3+ Bedroom10		
	At least 50% of the required storage is to be located within the apartment		
Objective 4G-2: Additional storage is conveniently located, accessible & nominated for individual apartments	-	Storage cages are grouped in basement storage levels with some colocated with carparking.	Yes
4H Acoustic Privacy			
Objective 4H-1: Noise transfer is minimised through the siting of buildings & building layout	-	Building 11 footprint has been offset from buildings 9 and 10 to improve acoustic separation.	Yes
Objective 4H-2: Noise impacts are mitigated within apartments through layout & acoustic treatments	-	Where buildings are 9m apart, operable windows are oriented at 90 degrees to the building facade.	Yes
4J Noise and Pollution			
Objective 4J-1: In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout	-	Building 11 is set back further from River Road behind generous tree planting.	Yes

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4J-2: Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission	-	All internal walls, floors and ceilings will meet the noise insulation requirements of the BCA.	Yes
4K Apartment Mix			
Objective 4K-1: A range of apartment types & sizes is provided to cater for different household types now & into the future	-	A broad range of 1-beds, 2-beds, 3-beds and 2-storey townhouses are proposed. Refer to section 9.2 for more detail.	Yes
Objective 4K-2: The apartment mix is distributed to suitable locations within the building	-	Larger family dwellings are generally located at ground level with gardens or at rooftops with larger terraces.	Yes
4L Ground Floor Apartments			
Objective 4L-1: Street frontage activity is maximised where ground floor apartments are located	-	Ground floor dwellings face onto the street or into the Green Spine, both active spaces. Refer to section 4.2 for more detail.	Yes
Objective 4L-2: Design of ground floor apartments delivers amenity & safety for residents	-	The design of balconies and windows to ground level dwellings has been carefully considered to balance outlook and overlooking.	Yes
4M Facades			
Objective 4M-1: Building facades provide visual interest along the street while respecting the character of the local area	-	Refer to chapter 6.	Yes
Objective 4M-2: Building functions are expressed by the facade	-	Refer to chapter 6.	Yes
4N Roof Design			
Objective 4N-1: Roof treatments are integrated into the building design & positively respond to the street	-	The roof designs including roof terraces, plant enclosures and photovoltaic arrays have been carefully arranged considering the overlooking of buildings to the northwest.	Yes
Objective 4N-2: Opportunities to use roof space for residential accommodation & open space are maximised	-	The roofs are used for penthouse apartments and communal roof terraces with plant areas minimised.	Yes
Objective 4N-3: Roof design incorporates sustainability features	-	Non-trafficable roofs are covered in photovoltaic panels or passive landscape.	Yes
4O Landscape Design			
Objective 4O-1: Landscape design is viable & sustainable	-	Refer to chapter 5 and Arcadia Landscape Architects separate Design Report.	Yes
Objective: 4O-2 Landscape design contributes to streetscape & amenity	-	Refer to chapter 5 and Arcadia Landscape Architects separate Design Report.	Yes
4P Planting on Structures			

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4P-1: Appropriate soil profiles are provided	-	ADG recommended soil profiles are met. Refer to Arcadia Landscape Architects separate Design Report.	Yes
Objective 4P-2: Plant growth is optimised with appropriate selection & maintenance	-	Refer to Arcadia Landscape Architects separate Design Report.	Yes
Objective 4P-3: Planting on structures contributes to the quality & amenity of communal & public open spaces	-	Refer to Arcadia Landscape Architects separate Design Report.	Yes
4Q Universal Design			
Objective 4Q-1: Universal design features are included in apartment design to promote flexible housing for all community members	-	85.4% of apartments are designed as visitable as defined by AS4299	Yes
Objective 4Q-2: A variety of apartments with adaptable designs are provided	-	20.1% of apartments are designed as adaptable as defined by AS4299. This comprises a mix of 10no. 1-beds, 22 no. 2-beds, and 34no. 3-beds.	Yes
Objective 4Q-3: Apartment layouts are flexible & accommodate a range of lifestyle needs	-	Layouts include a range of flexible design solutions such as: dual master bedroom apartments with separate bathrooms; larger apartments with various living space options; townhouses with open plan ‘rumpus’ areas.	Yes
4R Adaptive Reuse		Not Applicable to this project	
4S Mixed Use		Not Applicable to this project	
4T Awnings and Signage			
Objective 4T-1: Awnings are well located and complement & integrate with the building design.	-	Awnings proposed at each building entry	Yes
Objective 4T-2: Signage responds to context & desired streetscape character.	-	Street numbering signage proposed at each building entry. Wayfinding singage to be developed to assist with site navigation, particularly around through site links.	Yes
4U Energy Efficiency			
Objective 4U-1: Development incorporates passive environmental design.	-	The building envelope is designed to utilise the energy of the sun and natural ventilation to keep occupants comfortable whilst reducing the need for mechanical heating and cooling. Strategies are outlined chapter 7.	Yes
Objective 4U-2: Passive solar design is incorporated to optimise heat storage in winter & reduce heat transfer in summer.	-	As above.	Yes
Objective 4U-3: Adequate natural ventilation to minimise the need for mechanical ventilation.	-	The development proposes glass louvres for all operable windows, significantly improving natural ventilation over awning, casement or sliding windows.	Yes
4V Water Management and Conservation			

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4V-1: Potable water use is minimised.	-	Water efficient fittings and appliances will be specified and apartments indivually metered. Rainwater will be collected, stored and reused on site. A mix of planting is specified within landscaped areas including drought tolerant, low water use plants.	Yes
Objective 4V-2: Urban stormwater is treated on site before being discharged to receiving waters.	-	OSD and rainwater tanks are located in the basement.	Yes
Objective 4V-3: Flood management systems are integrated into site.	-	The site is not prone to flooding, but overland flow paths are diverted away from habitable areas.	Yes
4W Waste Management			
Objective 4W-1: Waste storage facilities are designed to minimise impacts on streetscape, building entry & amenity of residents.	-	A waste amangement plan has been prepared which sets out the numbers of bins required. These have been incorporated as required in floor by floor waste rooms, building by building basement waste rooms, and a centralised collection area alongside the loading dock..	Yes
Objective 4W-2: Domestic waste is minimised by providing safe & convenient source separation & recycling.	-	Kitchens will be designed to accommodate appropriate recycling storage within the apartment.	Yes
4X Building Maintenance			
Objective 4X-1: Building design detail provides protection from weathering.	-	A range of design details have been developed to provide protection from weathering. Projecting horizontal slab edges will be detailed with drip lines to avoid staining. Planter boxes are design separately from structure to reduce planter box leaching.	Yes
Objective 4X-2: Systems & access enable ease of maintenance.	-	The building can be easily maintained, with operable windows cleanable from the inside, and safety line access from the roof provide maintenance access to all areas.	Yes
Objective 4X-3: Material selection reduces ongoing maintenance costs.	-	The facade proposes mainly self finished materials designed to patinate, requiring little ongoing maintenance.	Yes