

Appendix 26 – Apartment Design Guide Compliance Assessment

Control	Design Criteria	Assessment	Compliance
Building separation	<p>Up to four storeys/12 metres</p> <ul style="list-style-type: none"> 12 metres between habitable rooms/balconies 9 metres between habitable/balconies and non-habitable rooms 6 metres between non-habitable rooms <p>Five to eight storeys/up to 25 metres</p> <ul style="list-style-type: none"> 18 metres between habitable rooms/balconies 12 metres between habitable rooms/balconies and non-habitable rooms 9 metres between non-habitable rooms <p>Nine storeys and above/ over 25 metres</p> <ul style="list-style-type: none"> 24 metres between habitable rooms/balconies 18 metres between habitable rooms/balconies and non-habitable rooms 12 metres between non-habitable rooms <p>Note: along the northern elevation, where there are non-compliances with the ADG separation distances in the Site Specific DCP, there is an opportunity to provide privacy screens.</p> <p>Note: Where there is no separation along the northern elevation, these party walls are able to be blank.</p>	<p>The proposed development is surrounded by low rise buildings.</p> <p>Building setbacks are compliant with planning controls which arose from a site specific planning proposal, and include a site specific DCP. These controls accounted for future uplift on neighbouring sites and determined appropriate podium and tower setbacks.</p>	YES
Visual Privacy	<p>Minimum distances from side and rear setbacks where required:</p> <p>Up to four storeys/12 metres</p> <ul style="list-style-type: none"> 6 metres to habitable rooms/balconies 3 metres to non-habitable rooms <p>Five to eight storeys/up to 25 metres</p> <ul style="list-style-type: none"> 9 metres to habitable rooms/balconies 4.5 metres to non-habitable rooms <p>Nine storeys and above/ over 25 metres</p> <ul style="list-style-type: none"> 12 metres to habitable rooms/balconies 		YES

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	<ul style="list-style-type: none"> 6 metres to non-habitable rooms 		
Deep soil zones	<p>Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions:</p> <ul style="list-style-type: none"> 650sqm-1500sqm – 3m greater than 1500sqm – 6m <p>Achieving the design criteria may not be possible on some sites including where:</p> <ul style="list-style-type: none"> the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) there is 100% site coverage or non-residential uses at ground floor level <p>Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure</p>	<p>Section 3E of the ADG acknowledges that achieving the 7% deep soil provision may not be possible on some sites including where:</p> <ul style="list-style-type: none"> <i>the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)</i> <i>there is 100% site coverage or non-residential uses at ground floor level</i> <p>The site is located in a densely urban area, and there are limited opportunities to provide deep soil zones within the site, given the requirement of non-residential floor space provision under the LEP 2012 as well as the spatial requirements for vehicular access, loading and servicing on ground floor and basement levels.</p> <p>Refer to further discussion at Section 7.4 of the SEE.</p>	YES
Communal and Open space	<p>Minimum 25% of site area should be devoted to communal open space.</p> <p>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)</p>	<p>The proposal provides a total 25.5% of the site area for communal open space, located on level 02, podium roof and offers landscaping opportunities. The common open space achieves a minimum of two hours of sunlight on 21 June.</p>	YES

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Vehicle access	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	The vehicular and loading access point is proposed to be located on Hammond Lane to the west. The proposed access point will achieve safety and minimise conflicts with pedestrians.	YES
Car Parking	<p>For development in the following locations:</p> <ul style="list-style-type: none"> 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 <p>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.</p> <p>The car parking needs for a development must be provided off street.</p>	<p>Refer to Traffic Impact Assessment at Appendix 5 and discussion at Section 7.6 of the Statement of Environmental Effects for further discussion on car parking.</p> <p>Site is within 800m of Chatswood Railway Station and therefore minimum car parking requirements under RTA Guide to Traffic Generating Developments applies to the residential component.</p> <p>Refer to the DCP for car parking rates for commercial component.</p> <p>All car parking is provided within the basement.</p>	N/A
	Parking and facilities are provided for other modes of transport	Motorcycle and bicycle parking facilities and end of trip facilities are provided in the basement.	YES
	Visual and environmental impacts of on-grade car parking are minimised	No on-grade car parking is proposed.	N/A
Pedestrian access	Access, entries and pathways are accessible and easy to identify.	Pedestrian access is located on Gordon Avenue and vehicular access is provided on Hammond Lane.	YES
	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	All apartments are open plan layouts, with living rooms and bedrooms located against	YES

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Apartment layout		the external envelope of the building to maximise natural light and ventilation.	
	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 8m to the back of the kitchen rule of thumb	YES
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	All apartments comply with the minimum ADG bedroom sizes and living room widths	YES
	Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments 	All apartments comply with the minimum ADG bedroom sizes and living room widths	YES
	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	All apartments comply with the minimum ADG bedroom sizes and living room widths	YES
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	All apartments comply with the minimum ADG bedroom sizes and living room widths	YES
	Minimum Apartment sizes: <ul style="list-style-type: none"> 35m² for studios; 50m² for one bedrooms; 70m² for two bedrooms; and 90m² for three bedrooms. Note: An additional 5m ² is required for each additional bathroom.	<p>All apartments conform to the required minimum internal areas.</p> <p>Apartment sizes have been developed in accordance with the client brief and approvals on the development site whilst providing efficient apartment planning.</p> <p>The scheme results in the following range of apartment sizes:</p> <ul style="list-style-type: none"> Studio/1 Bed: Internal = 60.4m² 2 Bed: Internal = 80.8 to 92.9m² 3 + Bed: Internal = 100.8 to 290m² 	YES
Balconies	Apartments are to have the following balcony dimensions:	Majority of the proposed apartment balcony areas satisfy the ADG objectives. The	YES

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	<ul style="list-style-type: none"> Studios – 4sqm 1br – 8sqm with min. 2m depth 2br – 10sqm with min. 2m depth 3br – 12sqm with min. 2.4m depth 	<p>scheme results in the following range of balcony sizes:</p> <ul style="list-style-type: none"> 1 Bed: External = 9 to 15m² 2 Bed: External = 13 to 20m² 3 Bed: External = 24 to 192m² <p>All apartments have been provided with compliant balcony depths.</p>	
Ceiling heights	<p>Minimum ceiling heights are as follows:</p> <ul style="list-style-type: none"> 2.7m for habitable rooms 2.4m for non-habitable rooms double storey apartments – 2.7m for main living area, 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 minimum 30degree slope in mixed use areas – 3.3m for ground and first floor (4m for cafes and restaurants). 	<p>All habitable rooms have a minimum ceiling height of 2.7m</p> <p>All non-habitable rooms have a minimum ceiling height of 2.4m</p>	YES
Internal circulation	The maximum number of apartments off a circulation core on a single level is eight.	The maximum number of apartments off a circulation core on a single level is 3.	YES
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Proposal includes two (2) elevators to accommodate the 64 apartments.	YES
Storage	<ul style="list-style-type: none"> Studio apartments require 4sqm of storage area One bedroom dwellings require 6m³ of storage area Two bedroom dwellings require 8m³ of storage area. Three bedroom dwellings require 10m³ of storage area. <p>50% of the required storage is to be provided within each apartment.</p>	All apartments include storage in excess of minimum requirements. Refer storage schedule within Architectural Plans.	YES

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Ground floor apartments	<ul style="list-style-type: none"> Direct street access should be provided for ground-floor apartments. 	There are no ground floor apartments.	N/A
Daylight access	<ul style="list-style-type: none"> 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. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter. 	<p>95% of the apartment achieve more than 2 hours of direct sunlight between 9am and 3pm at mid winter.</p> <p>No apartment receives no direct sunlight between 9am and 3pm at mid winter.</p>	YES
	<ul style="list-style-type: none"> Daylight access is maximised where sunlight is limited 	All apartments have been designed to maximise their window openings to capture views and as a consequence optimise their access to sunlight be it direct, reflected or ambient.	YES
	<ul style="list-style-type: none"> Design incorporates shading and glare control, particularly for warmer months 	<p>To all apartments on all levels across the whole development, balconies and sun shading extend to shade summer sun, but allow winter sun to penetrate living areas.</p> <p>Shading devices such as fixed louvres and balconies are used across the development for specific façade responses. Refer to elevations and 3D imagery.</p>	YES
Natural ventilation	<ul style="list-style-type: none"> 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. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. 	All apartments have at least a dual aspect, in addition with two double storey penthouses. 100% of the apartments are cross ventilated.	YES

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	<ul style="list-style-type: none">All habitable rooms are naturally ventilated	<p>All apartments have operable windows with compliant open areas.</p> <p>All balconies have sliding doors opening into the living spaces to maximise ventilation</p>	YES