ATTACHMENT 3 – ADG TABLE OF COMPLIANCE

Criteria/Guideline	Comments
Part 3 Siting the Development	
3A Site Analysis Does the development relate well to its context and is it sited appropriately?	**Consistent** A Site Analysis plan, Urban Design Report and supporting Statement of Environmental Effects is provided to accompany the application. All documents adequately describe the context of the site and the considered relationship of the development to its surrounds. The built form responds to the street conditions and neighbouring site configurations. The building form and character reflects the changing context anticipated by the RLEP 2014 for the Macquarie Park Corridor.
3B Orientation Does the development respond to the streetscape and site and optimise solar access within the development and to neighbouring properties?	**Consistent** The development is considered to respond appropriately to the street frontages of Waterloo Road and Cottonwood Crescent. Due to limitations of the orientation of the site, its corner location and its proximity to the reserve to the west, solar access is optimised internally and externally.
3C Public Domain Interface Does the development transition well between the private and public domain without compromising safety and security? Is the amenity of the public domain retained and enhanced?	**Consistent** The proposed development is considered to be satisfactory in terms of the creation and structuring of the significant new public spaces and facilities for both residents and visitors. The amenity of the public domain is retained.
3D Communal and Public Open Space Appropriate communal open space is to be provided as follows: 1. Communal open space has a minimum area equal to 25% of the site; 2. Developments achieve a minimum of 50% direct sunlight to the principal usable parts of the communal open space for a minimum of 2 hours between 9 am and 3pm on 21 June (mid-winter).	**Not consistent** **Supported** Site Area: 5,130m² Required: 1,282.5m² (25%) Provided: ***1,126m² (22%)*** The communal open space area is estimated to comprise approximately 1,058m² at the ground floor level and a 68m² indoor communal room which is located directly off the communal open space area (areas within the Waterloo Road and Cottonwood Crescent frontage are excluded from this calculation). The proposed communal area is 1,126m² which is 156.5m² (12.2%) less than the prescribed amount under Clause 3D. However, the site uniquely benefits from its proximity to

<table>
<tr><td></td><td>Elouera Reserve which affords a local off-site recreational area. This is considered to be an acceptable outcome and the deficiency is supported in this particular instance.

The central communal open space area will receive a minimum of 3 hours direct sunlight between Noon and 3.00pm on the 21st of June.</td></tr>
<tr><td>3E Deep Soil Zones

Deep soil zones are to meet the following minimum requirements:

<table>
<tr><th>Site area</th><th>Minimum dimension</th><th>Deep soil zone (% of site area)</th></tr>
<tr><td>Less than 650m^2</td><td>-</td><td rowspan="4">7%</td></tr>
<tr><td>650m^2 – 1,500m^2</td><td>3.0m</td></tr>
<tr><td>Greater than 1,500m^2</td><td>6.0m</td></tr>
<tr><td>Greater than 1,500m^2 with significant existing tree cover</td><td>6.0m</td></tr>
</table>
</td><td>Consistent

Site Area: 5,130m^2
Required: 359.1m^2 (7%)
Provided: 1,026m^2 (20%)

Given the redevelopment of the site and its corner location, the available areas of deep soil (i.e. areas with a depth of greater than 2.0m) are located around the perimeter of the site within the front and side setbacks. The locating of the basement beneath the central part of the site prevents areas greater than 6.0m being provided.</td></tr>
<tr><td>3F Visual Privacy

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>6.0m
(12m)</td><td>3.0m
(6.0m)</td></tr>
<tr><td>Up to 25m (5-8 storeys)</td><td>9.0m
(18m)</td><td>4.5m
(9.0m)</td></tr>
<tr><td>Over 25m (9+ storeys)</td><td>12.0m
(24m)</td><td>6.0m
(12.0m)</td></tr>
</table>

Note: Separation distances between buildings on the same site should combine required building separations depending on the type of rooms (see numbers in italics).

Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</td><td>Not consistent
Supported

Internal

<u>Tower A to Tower B</u>

Combined distances.

<table>
<tr><td>Habitable to Habitable
Balcony to Wall
Wall to Wall</td><td>
18m
19m</td></tr>
<tr><td>Habitable to Non-Habitable
Balcony to Wall
Wall to Wall</td><td>
18m
19m</td></tr>
<tr><td>Non-Habitable to Non-Habitable</td><td>-</td></tr>
</table>

It is noted that the north-facing balconies at Tower B face towards the southern side of Tower A which includes small secondary windows to bedrooms. These secondary windows are screened to avoid overlooking from the opposing balconies and habitable rooms in Tower B.

External</td></tr>
</table>

	Tower B to 13 Cottonwood Crescent It is noted that 13 Cottonwood Crescent is setback approximately 3.5m from the property boundary shared with the subject site. **Habitable to Habitable** 12.8m **To Boundary** ***11.7m*** **Habitable to Non-Habitable** 12.8m **To Boundary** 11.7m **Non-Habitable to Non-Habitable** - **To Boundary** 11.7m Tower B to 12-14 Lachlan Avenue It is noted that 12-14 Lachlan Avenue is setback between approximately 3.5m and 20.8m from the property boundary shared with the subject site. **Habitable to Habitable** 16.5m **To Boundary** ***11.7m*** **Habitable to Non-Habitable** 16.5 **To Boundary** 11.7m **Non-Habitable to Non-Habitable** - **To Boundary** 11.7m The development achieves a separation of 11.7m from the southern balcony to the southern boundary and 12.8m separation from the nearest apartment to the southern property boundary. It is noted from the site inspection (see **Figure 14** in the Assessment Report) that 12-14 Lachlan Avenue accommodates a bedroom at the nearest corner to the development and its primary living area and balcony further to the south (facing east). The features are separated from the southern façade of the development by approximately 16.5m to 19.8m respectively. Although not compliant by 0.3m, it is noted that this element is located at the south-western corner of the site and adjacent to the central communal area of 12-14 Lachlan Avenue and is considered that this would not create any unreasonable impact above that of a compliant scheme with a 12m separation. The application is accompanied by a by an indicative plan of the development potential of both neighbouring properties if 13 Cottonwood Crescent and 12-14 Lachlan Avenue were to consolidate. The plan indicates that the development of the neighbouring property is achievable with the required 12m separation on that property to achieve the overall 24m

	separation (see the submitted Architectural Design Report)
3G Pedestrian Access and entries Do the building entries and pedestrian access connect to and addresses the public domain and are they accessible and easy to identify? Large sites are to provide pedestrian links for access to streets and connection to destinations.	**Consistent** The development provides level pedestrian access to all floor levels from Waterloo Road and Cottonwood Crescent. The basement car parking area is via lift access.
3H Vehicle Access Are the vehicle access points designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes?	**Consistent** The development includes one driveway crossover on Cottonwood Crescent. This effectively consolidates four existing driveways and crossovers into one which benefits pedestrian and vehicle safety in the public domain. The driveway access point is sufficiently separated and treated to avoid conflict between pedestrians and vehicles and create high quality streetscapes.
3J Bicycle and Car Parking For development in the following locations: • On sites that are within 80m 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 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. Parking and facilities are provided for other modes of transport. Visual and environmental impacts are minimised.	**Satisfactory** The site is located with the MU1 Mixed Use zone. Clause 9.3 of the DCP requires the development to provide a *maximum* of 295 off-street parking spaces (Note: a minimum is not prescribed). <u>Clause 2.2 – Residential Parking</u> Clause 2.2 requires the residential and visitor components of development in Macquarie Park to provide parking at within maximum rates. The residential component includes a surplus of one space above the prescribed maximum rate while the retail component is deficient by one space. Council's Development Engineer has reviewed the proposed parking allocation and recommends that the allocation of visitor spaces be maximised given the high occupancy of on-street parking in the area, the limited number of on-street spaces surrounding the site and the reduced influence parking provision has on the mode of transport for visitors. It is advised that 10 resident spaces be reallocated as additional visitor spaces. A condition is included in the draft consent to address this. <u>Clause 2.3 – Non-Residential Parking</u> The deficiency of one space to the retail component is not considered to be problematic in this location given that the retail activities proposed within the development would not be

	destination outlets (unlike the Macquarie Centre on the opposite side of Waterloo Road) and the proximity and accessibility of the site to key transport nodes. <u>Clause 2.7 – Bicycle Parking</u> Clause 2.7 requires development, where the floor space exceeds 600m² GFA provide bicycle parking equivalent to 10% of the required car spaces or part thereof. This result in a required provision of 29.5 bicycle parking spaces. The development provides (at the Lower Ground Floor level) 30 bicycle parking spaces and therefore complies. All parking is securely located within the basement levels.
Part 4 Designing the Building	
Amenity	
4A Solar and Daylight Access To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space: • Living rooms and private open spaces of at least 70% of apartments in a building are to receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter; • A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	**Not Consistent** **Supported** Numerically, Clause 4A permits the following (given the 255-apartment yield) between 9.00am and 3.00pm on 21 June: **%** / **#** Direct Sunlight: 70% / 178.5 No Direct Sunlight: 15% / 38.2 The Solar Compliance diagrams (see Plan DA2905) submitted with the application indicate that development would achieve 70% (178) sunlight access, 5% (13) no solar access, and 25% (64) partial solar access. A review of the Solar Compliance diagrams (see Plan 2905), together with the 'View from the Sun' diagrams (see Plan 2604) indicates that the development would potentially achieve the following: **%** / **#** Direct Sunlight: 69.4% / 177 (-1) No Direct Sunlight: 20.4% / 52 (-13.8) Partial Sunlight Access: 10.2% / 26 All apartments indicated (and suggested by this assessment) as not receiving, or receiving partial, sunlight access are located at the south-eastern side and south-eastern corner of the development facing Cottonwood Crescent and occurs due to the orientation, narrowness and shape of the site.

<table>
<tr><td></td><td>Given the limitations of the site and the architectural solutions to the redevelopment of the site comparable to other development in the vicinity, it is considered that the non-compliance is supportable.</td></tr>
<tr><td>4B Natural Ventilation

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents by:

• At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at 10 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 must not exceed 18m, measured glass line to glass line.</td><td>Not Consistent
Supported

Numerically, Clause 4B permits 153 (60%) apartments to be naturally cross ventilated below 10 storeys).

The Cross Ventilation Compliance diagram (see Plan 2906) indicates that the development will provide 74 (57%) apartments which are naturally cross ventilated and 4 (3%) apartments which are ventilated.

The naturally cross ventilated apartments are located at the corners of Towers A and B whereas the 4 apartments (at Level 8) are deemed to be ventilated by virtue of their height.

Although not compliant, the variation is considered to be acceptable as the 4 apartments in question (located within Tower A) are configured to circulate air through the Living Room and Bedroom. It is also noted that the depths of these apartments are 7.2m which would afford sufficient ventilation.

No apartments exceed the 18m depth limit.</td></tr>
<tr><td>4C Ceiling Heights

Measured from finished floor level to finished ceiling level, minimum ceiling heights are:

<table><tr><th colspan="2">Minimum Ceiling Heights</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For two storey apartments</td><td>• 2.7m for main living area floor,
• 2.4m for second floor, where its area does not exceed 50% of the apartment area.</td></tr><tr><td>Attic spaces</td><td>• 2.7m for main living area floor,
• 2.4m for second floor, where its area does not exceed 50% of the apartment area.</td></tr></table></td><td>Consistent

The floor to ceiling heights of the apartments within the development meet the minimum 2.7m for habitable rooms as required by the ADG.</td></tr>
</table>

If located in mixed used areas	• 2.7m for main living area floor, • 2.4m for second floor, where its area does not exceed 50% of the apartment area.	
4D Apartment Size and Layout Apartments are required to have the following minimum internal areas: **Apartment type** / **Minimum internal area** Studio / 35m² 1 bedroom / 50m² 2 bedroom / 70m² 3 bedroom / 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each. 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. Habitable room depths are limited to a maximum of 2.5 x the ceiling height. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space). Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments; • 4.0m 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.	**Satisfactory** The development provides the following apartment sizes: • 1 Bedroom: 51m² to 56m². • 2 Bedroom: 75m² to 86m². • 3 Bedroom: 102m² to 123m². The development achieves compliance with the minimum width of living rooms or combined living/dining rooms. All habitable rooms include windows which have a total glass area of not less than 10% the floor area of the room. With exception to open plan living/dining and kitchen layouts (see below), all habitable room (i.e., bedrooms, have depths which are within 6.75m (being 2.5 x 2.7m). Open plan apartments have depths of 8.0m or less with exception to the following: **Apartment** / **Depth** / **Orientation** WG02 / 9.0m / East/West W101 / 8.3m / East W102 / 9.3m / East C102 / 8.3m / East C108 / 8.3m / East As can be seen in the above table, the variations to the 8.0m depth are minor and represent 2% of the development and, given their orientations, do not have any adverse impact upon the internal amenity of each apartment, particularly given the variable location of windows which serve the open plan living area and which afford enhanced sources of light and ventilation. Master bedrooms have been assessed as having areas (excluding wardrobe space) of between 10.1m² and 12.5m² - all with a minimum dimension of 3.0m. Secondary bedrooms have been assessed as having areas (excluding wardrobe space) of between 9.5m² and 9.9m² - all with a minimum dimension of 3.0m.	

<table>
<tr><td></td><td>Living and dining rooms (all units are open plan) have minimum widths of:

• 1 Bedroom: 3.6m.
• 2+ Bedrooms:4.0m.

The development includes cross-through apartments which have minimum widths of 4.0m.</td></tr>
<tr><td>4E Private Open Space and Balconies

All apartments are required to have primary balconies as follows:

<table><tr><th>Dwelling Type</th><th>Min Area</th><th>Min Depth</th></tr><tr><td>Studio</td><td>4m^2</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m^2</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m^2</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m^2</td><td>2.4m</td></tr></table>
The minimum balcony depth to be counted as contributing to the balcony area in 1.0m.

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>Consistent

The development achieves compliance with minimum balcony depths and areas.</td></tr>
<tr><td>4F Common Circulation and Spaces

The maximum number of apartments off a circulation core on a single level is eight.

For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</td><td>Consistent

The development provides the following number of apartments per circulation core per single level:

• Tower A: 7.
• Tower B: 7</td></tr>
<tr><td>4G Storage

In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

<table><tr><th>Dwelling Type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m^3</td></tr><tr><td>1 bedroom apartments</td><td>6m^3</td></tr><tr><td>2 bedroom apartments</td><td>8m^3</td></tr><tr><td>3+ bedroom apartments</td><td>10m^3</td></tr></table>
At least 50% of the required storage is to be located within the apartment.</td><td>Consistent

The development is required to provide the following storage:

• 1 Bedroom: 6m³ (390m³)
• 2 Bedroom: 8m³ (808m³)
• 3 Bedroom: 10m³ (890m³)
• Total: 1,737m³

The development provides m³ storage.

Of the above, 50% (1,016m³) is located within apartments.</td></tr>
<tr><td>4H Acoustic Privacy</td><td>Satisfactory</td></tr>
</table>

Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3.0m away from bedrooms.	The bedrooms of all apartments located from the first floor upward and do not directly abut active communal open spaces and circulation areas.
4J Noise and Pollution Siting, layout and design of the building is to minimise the impacts of external noise and pollution and mitigate noise transmission.	**Consistent** <u>Noise</u> The development has been designed in a manner to minimise impacts of external noise and to mitigate noise transmission, as discussed elsewhere in this report. <u>Pollution</u> The completed development is unlikely to impact adversely on air quality or alter the microclimate of the area. No details regarding dust control relating to the construction have been provided. These details will be required to be submitted as a condition of consent.
Configuration	
4K Apartment Mix Ensure the development provides a range of apartment types and sizes that is appropriate in supporting the needs of the community now and into the future and in the suitable locations within the building.	**Consistent** The development proposes a mix of one, two and three bedroom apartments. Given the range of land uses in the local area, it is considered that the development has the capacity to accommodate numerous residents who have opportunities to live and work within the same district. Further to this, the apartments proposed will offer a different housing type and affordability to that of detached housing which is generally seen throughout Ryde.
4M Facades Ensure that building facades provide visual interest along the street and neighbouring buildings while respecting the character of the local area.	**Consistent** The development responds to the existing topography of the site and the overall scale of the development is considered to be appropriate given the context of the site. The visual massing and bulk of the development is considered satisfactory by virtue of the significant levels of articulation and building modulation. The design consists of well composed horizontal and vertical elements that contribute to aiding the proportion of the building through visual manipulation.

<table>
<tr><td></td><td>The development compliments the evolving architectural mixed-use character of the local area through the massing and as such, it is considered that the facade treatment is an appropriate response to the streetscape and evolving character of the area.</td></tr>
<tr><td>4N Roof Design

Ensure the roof design responds to the street and adjacent buildings and also incorporates sustainability features.

Test whether the roof space can be maximised for residential accommodation and open space.</td><td>Consistent

The proposed roof forms are graduated and sufficiently separated between the two towers to provide visual relief and architectural interest.</td></tr>
<tr><td>4O Landscape Design

Was a landscape plan submitted and does it respond well to the existing site conditions and context.</td><td>Consistent

The landscape plans submitted with the application are considered to be responsive to the neighbouring public domain open space areas of Elouera Reserve and Waterloo Road. The Cottonwood Crescent frontage responds to similar development approved and constructed on Cottonwood Crescent. The rear of the site includes a landscape strip between Tower B and the boundary abutting 13 Cottonwood Crescent and 12-14 Lachlan Avenue.

The application was referred to Council’s Landscape Architect who did not raise any objection to the proposal subject to conditions.</td></tr>
<tr><td>4P Planting on Structure

When planting on structures, the following are recommended as minimum standards for a range of plant sizes:

<table><tr><th>Type</th><th>Definition</th><th>Volume</th><th>Depth</th><th>Area</th></tr><tr><td>Large Trees</td><td>12-18m high, up to 16m crown spread at maturity</td><td>150m^3</td><td>1,200mm</td><td>10m x 10m or equivalent</td></tr><tr><td>Medium Trees</td><td>8-12m high, up to 8m crown spread at maturity</td><td>35m^3</td><td>1,000mm</td><td>6m x 6m or equivalent</td></tr><tr><td>Small trees</td><td>6-8m high, up to 4m crown spread at maturity</td><td>9m^3</td><td>800mm</td><td>3.5m x 3.5m or equivalent</td></tr></table></td><td>Consistent

The development includes adequate soil depths which are suitable for a range of plant sizes.</td></tr>
</table>

Shrubs			500-600mm		
Ground Cover			300-450mm		
Turf			200mm		

4S Mixed Use Can the development be accessed through public transport and does it positively contribute to the public domain? Non-residential uses should be located on lower levels of buildings in areas where residential use may not be appropriate or desirable.	**Consistent** The site is situated close to public transport and has ready access to services and amenities. The proposed development appropriately utilises existing infrastructure whilst providing new higher density residential accommodation on a well located and serviced site.
4T Awning and Signage Locate awnings along streets with high pedestrian activity, active frontages and over building entries. Awnings are to complement the building design and contribute to the identity of the development. Signage must respond to the existing streetscape character and context.	**Consistent** The development includes cantilevered balconies which overhang the ground floor retail frontages and, in turn provide an awning along the Waterloo Road frontage. A glazed entry canopy is situated over the walkway into the main lobby entry off Waterloo Road. Signage is not a subject of this proposal and will be addressed in a separate development application if required.
Performance	
4U Energy Efficiency Have the requirements in the BASIX certificate been shown in the submitted plans?	**Consistent** The BASIX Certificate submitted with the application (see Certificate No. 1754518M-03 dated 18 December 2024) indicates that the development will achieve above the target scores for water (50) and energy (66) usage while Thermal Comfort will achieve a target pass.
4V Water Management and Conservation Has water management taken into account all the water measures including water infiltration, potable water, rainwater, wastewater, stormwater and groundwater?	**Consistent** Water management and conservation through the means of retention of stormwater for reuse has been assessed as compliant by Council's Development Engineers and further, compliance with the supplied BASIX Certificate has been conditioned. Areas of landscaping are located throughout the site, and these areas will allow for natural water infiltration into the ground.
4W Waste Management Supply waste management plans as part of the development application demonstrating safe and	**Consistent** Subject to condition

convenient collection and storage of waste and recycling.	The application includes a Waste Management Plan which details the location of garbage rooms, the method of disposing of waste and recycling. The application was referred to the Waste team of Council's City Infrastructure department who raised no objection to the proposal subject to conditions.
4X Building Maintenance Incorporates a design and material selection that ensures the longevity and sustainability of the building.	**Consistent** The application includes a Schedule of Materials and Finishes which ensures the longevity and sustainability of the building.