ATTACHMENT 2 – ADG ASSESSMENT

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
PART 3 Siting the Development		
Objective 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. ***Design guidance*** Each element in the Site Analysis Checklist should be address (Appendix 1).	Additional site analysis was submitted in response to the RFI including: • Over shadowing adjacent properties • Topography • Public domain interface • Interface with adjacent properties, especially 12 Finlayson Street • Existing trees • Identification of potential for deep soils zones and communal open space • Building entries • Carpark opportunities and constraints	Yes
3B Orientation		
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development. ***Design guidance*** Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1) Where the street frontage is to the east or west, rear buildings should be orientated to the north. Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	The building is sited to serve dual functions with the Church facilities accessed from Rosenthal Street, retaining the façade of the existing Church, and apartments accessed from Finlayson Street at two points. Apartments are primarily orientated to the north with a satisfactory street interface at street level. Not applicable. Building bulk is confined to the northern part of the site minimizing overshadowing to the south and of the rear of 12 Finlayson Steet to between 9am and 10am at the winter solstice.	Complies
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter. ***Design guidance*** Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access. Solar access to living rooms, balconies and private open spaces of neighbours should be considered. Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%. If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy. Overshadowing should be minimised to the south or down-hill by increased upper-level setbacks.	The building is sited to minimize overshadowing impacts. The residential property at 12 Finlayson Street will maintain existing solar access from 10am. The land to the south, zoned B2 local Centre, will not be adversely affected by overshadowing. The residential property at 12 Finlayson Street will maintain existing solar access from 10am. Building separations are appropriate Setback above four levels increased from 6 to 9 metres	Complies Complies Complies Note Complies

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It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development.	Not applicable on this large site.	
A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings.	Not applicable.	
3C Public domain interface		
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security.	The public domain interface is well considered with direct access through the set back public space and colonnade off Finlayson Street.	Complies
Design guidance Terraces, balconies and courtyard apartments should have direct street entry, where appropriate.	Not applicable.	
Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1).	Not applicable.	
Upper-level balconies and windows should overlook the public domain.	Apartment balconies and living areas overlook the street.	Complies
Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m.	Not applicable.	
Length of solid walls should be limited along street frontages.	Solid walls facing street frontages have been avoided.	Complies
Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets.	Opportunities for casual interaction potential are provided at the building entries. Letter box locations are shown.	Complies Complies
In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • architectural detailing • changes in materials • plant species • colours.	Separate entries provided to two vertical residential cores and for Church related activities. Residential access is via a well landscaped forecourt.	Complies Complies
Opportunities for people to be concealed should be minimised	Entries are clear and open to the public domain.	Complies
Objective 3C-2 Amenity of the public domain is retained and enhanced.		

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Design guidance Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking.	Satisfactorily addressed by Landscape plan. Good perimeter canopy tree and screen planting to street and rear.	Complies
Mailboxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided.	Mailboxes located in lobbies.	Complies
The visual prominence of underground car park vents should be minimised and located at a low level where possible.	Car park ventilation screened.	Complies
Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.	Locations in basement.	Complies
Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.	Building access at grade relates well to topography.	Complies
Durable, graffiti resistant and easily cleanable materials should be used.	Materials satisfactory	Complies
Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • street access, pedestrian paths and building entries which are clearly defined • paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space • minimal use of blank walls, fences and ground level parking.	All items in bullet points are satisfied by location of entries and external circulation at grade, quality landscaping and opportunities for social interaction. No blank walls and ground level car parking.	Complies
On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking.	All car parking is below ground.	Complies
Such areas appropriately designed in this instance.		
3D Communal and public open space ***Objective 3D-1*** An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping ***Design criteria***		
1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3).	Residential site area 2765.m2. Communal open space at rear 601.9m2 = 21.77%. 14.5m2 at the residential entry makes a total of 916.4m2. = 33.14%	Complies
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours	A total of 60.9% of the communal open space will receive a minimum of 2 hours of sunlight between 9am and 3pm on 21 June (mid-winter).	Complies

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between 9 am and 3 pm on 21 June (mid-winter)		
Design guidance Communal open space should be consolidated into a well-designed, easily identified and usable area	The primary communal open space is at the south-west corner of the site catering for a range of communal uses.	Complies
Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions.	Dimensions are well in excess of 3 metres.	Complies
Communal open space should be co-located with deep soil areas.	Co-located with deep soil.	Complies
Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies. Where communal open space cannot be provided at ground level, it should be provided on a podium or roof.	Clear and easy access from the western circulation core. There is no direct access from the eastern circulation core. Communal/public open space at the main residential entrance is accessible to all.	Satisfactory.
Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: • provide communal spaces elsewhere such as a landscaped roof top terrace or a common room. • provide larger balconies or increased private open space for apartments. • demonstrate good proximity to public open space and facilities and/or provide contributions to public open space.	Not applicable.	
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting Design guidance.		
Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: • seating for individuals or groups • barbecue areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms.	Communal open space at the south-west corner of the site provides for a satisfactory range of activities including a sheltered community area for inclement weather.	Complies
The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts.	Open and sheltered areas provided.	Complies
Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	Communal open spaces are free of service elements and basement walls.	Complies
3D Communal and public open space		

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Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.		
Design guidance The public open space should be well connected with public streets along at least one edge	The communal/public open space at the residential entrance is an improvement on the existing neighbourhood pattern. New public open space is provided at the north-east corner of the site with children's play facilities.	Complies
The public open space should be connected with nearby parks and other landscape elements.	Not applicable.	
Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid.	The public open space is well related to the street pattern.	Complies
Solar access should be provided year-round along with protection from strong winds.	Abundant solar access to the communal/public open space at the residential entrance and public open space is provided at the north-east corner of the site.	Complies
Opportunities for a range of recreational activities should be provided for people of all ages.	Opportunities are provided in the landscape design.	Complies
A positive address and active frontages should be provided adjacent to public open space.	Active frontages assisted by the church frontage	Complies
Boundaries should be clearly defined between public open space and private areas	Edges clearly defined by low walls and landscaping.	Complies
3E Deep soil zones		
Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.		
Design criteria Deep soil zones are to meet the following minimum requirements: **Site area** / **Minimum dimensions** / **Deep soil zone (% of site area)** less than 650m^2 / - / 7% 650m^2 - 1,500m^2 / 3m greater than 1,500m^2 / 6m greater than 1,500m^2 with significant existing tree cover / 6m	7% of the site is required to be a deep soil zone, that comprises minimum dimensions of 6m. A deep soil area is provided of 358m^2 representing 9.51% of total site area or 12.9% of residential site area	Complies Complies
Design guidance On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:	The mixed use nature of the site makes this design guidance not applicable. The design criteria is met.	Complies

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10% of the site as deep soil on sites with an area of 650m2 - 1,500m2 15% of the site as deep soil on sites greater than 1,500m2		Complies
Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: • basement and sub-basement car park design that is consolidated beneath building footprints • use of increased front and side setbacks • adequate clearance around trees to ensure long term health • co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil.	One tree on site is retained (Grey Ironbark at north boundary). New landscaping provides tree canopy and screen planting.	Complies
Achieving the design criteria may not be possible on some sites including where: • 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.	Not applicable.	
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.	Not applicable.	
3F Visual privacy		
Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. ***Design criteria*** 1. 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: Building height / Habitable rooms and balconies / Habitable to non-habitable up to 12m (4 storeys) / 6m / 4.5m up to 25m (5-8 storeys) / 9m / 6m over 25m (9+ storeys) / 12m / 9m ***Design guidance***	The site has one residential interface at 12 Finlayson Steet. Residential levels 01-03 are set back 6 metres. The west facing balcony of apartments 01-W01 and 02-W02 have privacy screens. Levels 04 -05 are set back 9 metres.	Complies

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Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance. For residential buildings next to commercial buildings, separation distances should be measured as follows: • for retail, office spaces and commercial balconies use the habitable room distances for service and plant areas use the non-habitable room distances New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4). Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5). Direct lines of sight should be avoided for windows and balconies across corners. No separation is required between blank walls.	A step is provided on the west elevation at levels 04-05. The southern site interface is with a local centre zone. The residential south elevation is 16 metres away from the south boundary	Complies Complies
Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space. ***Design guidance*** Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: • setbacks • solid or partially solid balustrades to balconies at lower levels • fencing and/or trees and vegetation to separate spaces • screening devices • bay windows or pop out windows to provide privacy in one direction and outlook in another • raising apartments/private open space above the public domain or communal open space	The primary communal open space is one level below residential level 01. There is no direct interface between the communal opens space and apartment balconies, courtyards or windows.	Complies

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• planter boxes incorporated into walls and balustrades to increase visual separation • pergolas or shading devices to limit overlooking of lower apartments or private open space on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies.		Complies
Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas.	Not applicable	
Balconies and private terraces should be located in front of living rooms to increase internal privacy.	Not applicable at level 00.	
Windows should be offset from the windows of adjacent buildings.	Not applicable.	
Recessed balconies and/or vertical fins should be used between adjacent balconies.	Where balconies abut vertical privacy walls are provided.	Complies
3G Pedestrian access and entries		
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain.	The residential entry is gained through a landscaped forecourt.	Complies
Design guidance Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge.	Residential entry and church entry are separated, both through landscaped frontages to the public domain. The residential entry forecourt is designed as communal/public space for street activation.	Complies
Entry locations relate to the street and subdivision pattern and the existing pedestrian network.	Entry locations are well situated in Finlayson Street and Rosenthal Street.	Complies
Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries.	Entries are distinguishable through setbacks, landscaping and generous approach spaces.	Complies
Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries.	The primary residential street address is Finlayson Street.	Complies
Objective 3G-2 Access, entries and pathways are accessible and easy to identify.		
Design guidance Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces.	The residential access lobbies are clearly visible in a landscaped forecourt.	Complies
The design of ground floors and underground car parks minimise level changes along pathways and entries.	Residential access is at grade.	Complies

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Steps and ramps should be integrated into the overall building and landscape design.	Steps and ramps have been avoided.	Complies
For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)	Signage zones are provided in Finlayson Street for the residential entry, Rosenthal Street for the Church entry and at the corner of Finlayson Street and Rosenthal Avenue.	Complies
For large developments electronic access and audio/video intercom should be provided to manage access	Intercom facilities noted in the applicant's ADG table	Complies
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations Design guidance Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	Not applicable Not applicable.	
3H Vehicle Access		
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Vehicle access is located at the north-west corner of the site away from the street junction.	Complies
Design guidance • Car park access should be integrated with the building's overall facade. Design solutions may include:	The car park entry and loading bay are satisfactorily integrated into the façade design.	Complies
• the materials and colour palette to minimise visibility from the street.	The materials and colours of the doors and associated walls are integrated with the overall materials palette.	Complies
• security doors or gates at entries that minimise voids in the façade.		
• where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed.	Further information provided.	Complies
Car park entries should be located behind the building line.	The car park entry is on the building line but satisfactory integrated into the facade.	Acceptable
Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	The location in Finlayson Street is on the low side of the site	Complies
Car park entry and access should be located on secondary streets or lanes where available.	Not applicable	Satisfactory
Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided.	Vehicular access to the loading bay and fire pump room results in a wider paved area than the driveway partly screened by trees and planting.	Complies
Access point locations should avoid headlight glare to habitable rooms.	The driveway is one level below habitable rooms	Complies

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Adequate separation distances should be provided between vehicle entries and street intersections.	The driveway is at the furthest point from the street intersection.	Complies
The width and number of vehicle access points should be limited to the minimum.	The driveway allows for two lanes.	Complies
Visual impact of long driveways should be minimised through changing alignments and screen planting.	The descending driveway is concealed within the building.	Complies
The need for large vehicles to enter or turn around within the site should be avoided.	The loading bay is at street level.	Complies
Garbage collection, loading and servicing areas are screened.	Garbage collection is contained within the loading bay.	Complies
Clear sight lines should be provided at pedestrian and vehicle crossings.	Site lines are satisfactory.	Complies
Traffic calming devices such as changes in paving material or textures should be used where appropriate.	Vehicle paved area is separate from the public footpath.	Complies
Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: changes in surface materials, level changes the use of landscaping for separation.	Vehicle and pedestrian entries are more than 20 metres apart.	Complies
3J Bicycle and Car Parking		
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. ***Design criteria*** 1. 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 2. 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. ***Design guidance*** Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site. Where less car parking is provided in a development, council should not provide on street resident parking permits.	Refer to parking assessment.	Yes

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Objective 3J-2 Parking and facilities are provided for other modes of transport. ***Design guidance*** Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters. Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas. Conveniently located charging stations are provided for electric vehicles, where desirable.	As above.	Yes
Objective 3J-3 Car park design and access is safe and secure. ***Design guidance*** Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces. Direct, clearly visible and well-lit access should be provided into common circulation areas. A clearly defined and visible lobby or waiting area should be provided to lifts and stairs. For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards.	Plant spaces are separated from car spaces. Satisfactory Two identifiable lobbies separated form traffic lanes are provided. Satisfactory	Complies Can comply Complies Can comply
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised. ***Design guidance*** Excavation should be minimised through efficient car park layouts and ramp design. Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles. Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites. Natural ventilation should be provided to basement and sub-basement car parking areas. Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design.	All car parking accommodation is below ground. Excavation is unavoidable to meet the car parking demand. Well integrated carpark and structural, layout. Not applicable. Not possible due to underground nature of car park. Risers shown on plans. See above.	Satisfactory Complies Complies
Objective 3J-5	Not applicable	N/A

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Visual and environmental impacts of on-grade car parking are minimised. ***Design guidance*** On-grade car parking should be avoided. Where on-grade car parking is unavoidable, the following design solutions are used: • parking is located on the side or rear of the lot away from the primary street frontage • cars are screened from view of streets, buildings, communal and private open space areas • safe and direct access to building entry points is provided • parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space • stormwater run-off is managed appropriately from car parking surfaces • bio-swales, rain gardens or on-site detention tanks are provided, where appropriate • light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving		
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised. ***Design guidance*** Exposed parking should not be located along primary street frontages. Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: • car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels). • car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9). • Positive street address and active frontages should be provided at ground level	Not applicable	N/A
PART 4 Designing the Building		
4A Solar and Daylight Access		
Objective 4A-1		

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To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.		
Design criteria	39 out of 48 apartments receive 2 hours = 81%	Complies
1. 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	Not applicable	
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter	All apartments receive more than 15 minutes of sunlight.	Complies
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	Northerly aspect is maximized.	Complies
Design guidance The design maximises north aspect and the number of single aspect south facing apartments is minimised.	All single aspect apartments face north	Complies
Single aspect, single storey apartments should have a northerly or easterly aspect.	Apartment layouts meet this guideline	Complies
Living areas are best located to the north and service areas to the south and west of apartments.	Nineteen apartments are dual aspect. All other apartments have shallow floor layouts	Complies
To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments • shallow apartment layouts • two storey and mezzanine level apartments • bay windows.	Achieved	Complies
To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes.	Not applicable	
Achieving the design criteria may not be possible on some sites. This includes: • where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source. • on south facing sloping sites. • where significant views are oriented away from the desired aspect for direct sunlight.	The design is a good response to site constraints despite the lack of evidence of a thorough site analysis in accordance with Part 3A.	Complies
Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective.		

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Objective 4A-2 Daylight access is maximised where sunlight is limited. ***Design guidance*** Courtyards, skylights and high-level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms. Where courtyards are used: • use is restricted to kitchens, bathrooms and service areas. • building services are concealed with appropriate detailing and materials to visible walls. • courtyards are fully open to the sky • access is provided to the light well from a communal area for cleaning and maintenance. • acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved. Opportunities for reflected light into apartments are optimised through: • reflective exterior surfaces on. buildings opposite south facing windows. • positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light. • integrating light shelves into the design. • light coloured internal finishes.	Not applicable. Courtyards, high level windows and skylights are not used.	
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months. ***Design guidance*** A number of the following design features are used: • balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas. • shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting. • horizontal shading to north facing windows. • vertical shading to east and particularly west facing windows. • operable shading to allow adjustment and choice. • high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided).	Depth of balconies and overhangs to openings are satisfactory.	Complies
Objective 4B-1 All habitable rooms are naturally ventilated.		

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Design guidance The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms. Depths of habitable rooms support natural ventilation. The area of unobstructed window openings should be equal to at least 5% of the floor area served. Light wells are not the primary air source for habitable rooms. Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • adjustable windows with large effective openable areas • a variety of window types that provide safety and flexibility such as awnings and louvres • windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors.	32 out of 48 apartments can be naturally ventilated. + 67% No deep rooms proposed. Full height windows and sliding doors to balconies. Not applicable. Large awning sashes to bedrooms, sliding doors from living areas to balconies.	Complies Complies Complies
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation. ***Design guidance*** Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3). Natural ventilation to single aspect apartments is achieved with the following design solutions: • primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) • stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries • courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells.	32 out of 48 apartments can be naturally ventilated. + 67% Not applicable	
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. ***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.	32 out of 48 apartments can be naturally ventilated. + 67%	Complies

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Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Longest cross through apartments scale at 18.2 metres. Dimension to be confirmed.	Satisfactory
Design guidance The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths.	19 dual aspect and 10 corner apartments are provided	Complies
In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.3).	Ratios of openings are satisfactory	Complies
Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow.	Apartment circulation layouts are generally linear.	Complies
Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow.	Ceiling heights are minimum 2700mm.	Complies
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access. ***Design criteria*** Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height 2.7m (residential) 3.3m (commercial)	 All apartments have at least 2.7 metre ceiling heights. No commercial floor space is proposed.	 Complies
Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms. ***Design guidance*** A number of the following design solutions can be used: • the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces • well-proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings • ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist.	 Living and bedroom ceiling heights are uniformly minimum 2700mm through apartments. Service rooms are stacked from floor to floor.	 Complies Complies
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building. ***Design guidance***		

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1).	Lower levels of the development are for non-residential Church functions with a variety of ceiling heights.	Complies
4D Apartment Size and Layout		
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. ***Design criteria*** 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 4 bedroom — 102m2 The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 sqm each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 1 sqm each.	Apartments range from 2 – 4 bedrooms comfortably exceeding minimum areas.	Complies
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.	Bedrooms are served by full height windows or sliding doors to balconies.	Complies
Design guidance Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space).	Kitchens are located out of circulation areas.	Complies
A window should be visible from any point in a habitable room.	All rooms comply.	Complies
Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits.	The drawings show workable furniture layouts.	Complies
Objective 4D-2 Environmental performance of the apartment is maximised. ***Design criteria*** Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	Room dimensions are not provided. Scaling the drawings indicates all habitable rooms comply.	Complies
In open plan layouts (where the living, dining and kitchen are combined) the		Satisfactory

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
maximum habitable room depth is 8m from a window. ***Design guidance*** Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths. All living areas and bedrooms should be located on the external face of the building.	The central cross through apartments on levels 01 – 05 are not dimensioned but appear to slightly exceed 8 metres deep. Not applicable No internal bedrooms or living areas are proposed.	 Complies
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs. ***Design criteria*** 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space). 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space). 3. 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. 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts. ***Design guidance*** Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas. All bedrooms allow a minimum length of 1.5m for robes. The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high. Apartment layouts allow flexibility over time, design solutions may include: • dimensions that facilitate a variety of furniture arrangements and removal • spaces for a range of activities and privacy levels between different spaces within the apartment • dual master apartments • dual key apartments *Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments* o room sizes and proportions or open plans (rectangular spaces	 Annotations provided on plans showing compliance. Scaled dimensions comfortably comply Achieved in all apartment layouts Wardrobes in all bedrooms exceed 1.5 metres length. Master bedrooms have walk in wardrobes. Apartments exceed minimum area guidelines allowing flexibility' None proposed	 Complies Complies. Complies Complies Complies Complies

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
(2:3) are more easily furnished than square spaces (1:1)) o efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms	Room proportions are satisfactory. Apartment planning is efficient	Complies Complies
4e Private Open Space and Balconies		
Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity. ***Design Criteria*** 1. All apartments are required to have primary balconies as follows: Dwelling type. Minimum area. Minimum depth. Studio 4m2 N/A 1 bedroom 8m2 2.0m 2 bedroom 10m2 2.0m 3 bedroom 12m2 2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m. 2. 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 15m2 and a minimum depth of 3m. ***Design guidance*** Increased communal open space should be provided where the number or size of balconies are reduced. Storage areas on balconies is additional to the minimum balcony size. Balcony use may be limited in some proposals by: • consistently high wind speeds at 10 storeys and above close proximity to road, rail or other noise sources exposure to significant levels of aircraft noise heritage and adaptive reuse of existing buildings In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated.	Balcony dimensions to all apartments exceed minimum guidelines. Not applicable Not applicable Not applicable. Not applicable - maximum building height 8 storeys.	Complies
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents. ***Design guidance*** Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space.	Balconies are all directly related to living areas. Some bedrooms have balconies.	Complies

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
Private open spaces and balconies predominantly face north, east or west.	All balconies face north, east or west. 77% of balconies face north.	Complies
Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	All balconies met this guideline	Complies
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		
Design guidance Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred.	Balconies are a mix of solid balustrades and open railings.	Complies
Full width full height glass balustrades alone are generally not desirable.	Not applicable.	
Projecting balconies should be integrated into the building design and the design of soffits considered.	Projecting balconies are not proposed.	Not applicable
Operable screens, shutters, hoods and pergolas are used to control sunlight and wind.	Vertical blade screens are proposed to some balconies.	Satisfactory
Balustrades are set back from the building or balcony edge where overlooking or safety is an issue.	Not applicable.	
Downpipes and balcony drainage are integrated with the overall facade and building design.	Add info submitted showing downpipe integration.	Complies
Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design.	AC units are not proposed on balconies	Complies
Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design.	Not applicable.	
Ceilings of apartments below terraces should be insulated to avoid heat loss Water and gas outlets should be provided for primary balconies and private open space.	Satisfactory	Complies
Objective 4E-4 Private open space and balcony design maximises safety.		
Design guidance Changes in ground levels or landscaping are minimised.	Not applicable	
Design and detailing of balconies avoids opportunities foe climbing and falls.	Balconies are a mix of solid and vertical railings.	Complies
4F Common Circulation and Spaces		

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments.		
Design criteria 1. The maximum number of apartments off a circulation core on a single level is eight.	Maximum number is 5.	Complies
2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Not applicable	
Design guidance Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors.	Corridors are limited in length.	Complies
Daylight and natural ventilation should be provided to all common circulation spaces that are above ground.	Windows are provided at the end of the lift lobbies.	Complies
Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors.	As above	Complies
Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: • a series of foyer areas with windows and spaces for seating • wider areas at apartment entry doors and varied ceiling heights	Not applicable.	
Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments.	19 dual aspect and 10 corner apartments are provided.	Complies
Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • sunlight and natural cross ventilation in apartments • access to ample daylight and natural ventilation in common circulation spaces • common areas for seating and gathering • generous corridors with greater than minimum ceiling heights • other innovative design solutions that provide high levels of amenity.	Not applicable. Criteria are met.	
Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level.	Not applicable.	
Primary living room or bedroom windows should not open directly onto common	Not applicable.	

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled.		
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents. ***Design guidance*** Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines. Tight corners and spaces are avoided. Circulation spaces should be well lit at night. Legible signage should be provided for apartment numbers, common areas and general wayfinding. Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided. In larger developments, community rooms for activities such as owner's corporation meetings or resident use should be provided and are ideally co-located with communal open space. Where external galleries are provided, they are more open than closed above the balustrade along their length.	Corridors are limited in length. Sight lines satisfactory Only one corner is proposed. No information provided. Opportunity for seating at end of lift lobbies at window. Provided in sheltered communal space. Refer to landscape plans. Not applicable.	Complies Complies Can comply. Can comply Complies
Objective 4G-1 Adequate, well designed storage is provided in each apartment. ***Design criteria*** 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type — Storage size volume Studio — 4m2 1 bedroom — 6m2 2 bedroom — 8m2 3 bedroom — 10m2 At least 50% of the required storage is to be located within the apartment. ***Design guidance*** Storage is accessible from either circulation or living areas. Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street. Left over space such as under stairs is used for storage.	Schedule of storage provided demonstrating compliance with the ADG.	Complies

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.		
Design guidance Storage not located in apartments is secure and clearly allocated to specific apartments	Additional information submitted demonstrating compliance.	Complies
Storage is provided for larger and less frequently accessed items.		
Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible.	Basement storage spaces are accessible.	Complies
If communal storage rooms are provided they should be accessible from common circulation areas of the building.	Not applicable.	
Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain.	Not applicable	
4H Acoustic Privacy		
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.		
Design guidance Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy).	Planning is satisfactory	Complies
Window and door openings are generally orientated away from noise sources.	Majority of apartments orientate to Finlayson Street which is not a major throughfare.	Complies
Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas.	Potentially noisy areas are confined to ground level two floors below apartments.	Complies
Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources.	Apartment plans meet this guideline.	Complies
The number of party walls (walls shared with other apartments) are limited and are appropriately insulated.	No apartment has more than one party wall.	Complies
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 3m away from bedrooms.	Potential noise sources are at levels below the apartments distanced from bedrooms.	Complies
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.		

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
Design guidance Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: • rooms with similar noise requirements are grouped together • doors separate different use zones • wardrobes in bedrooms are co-located to act as sound buffers. Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: • double or acoustic glazing • acoustic seals • use of materials with low noise penetration properties • continuous walls to ground level courtyards where they do not conflict	Apartment plans generally meet these guidelines. Not applicable	Complies
4J Noise and Pollution		
Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings. ***Design guidance*** To minimise impacts the following design solutions may be used: • physical separation between buildings and the noise or pollution source • residential uses are located perpendicular to the noise source and where possible buffered by other uses • non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces • non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources • buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer • where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) • landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry. Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas:	The proposed development is not in a noisy or hostile environment. Not applicable	

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
• solar and daylight access • private open space and balconies • natural cross ventilation.		
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission. ***Design guidance*** Design solutions to mitigate noise include: • limiting the number and size of openings facing noise sources • providing seals to prevent noise transfer through gaps • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	The apartment layouts and relationships provide potential to address these guidelines. An acoustic report is provided.	Can comply
4K Apartment Mix		
Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future. ***Design guidance*** A variety of apartment types is provided The apartment mix is appropriate, taking into consideration: • the distance to public transport, employment and education centres • the current market demands and projected future demographic trends • the demand for social and affordable housing • different cultural and socioeconomic groups. Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households.	The proposed apartment mix is • 2 Bedroom: 15 (32%) • 3 Bedroom: 30 (64%) • 3+ Bedroom: 2 (4%) + Rectory The ratio of 3 and 3+ apartments is appropriate for families in relation transport, schools and the range of facilities provided by Lane Cove local centre.	Satisfactory
Objective 4K-2 The apartment mix is distributed to suitable locations within the building. ***Design guidance*** Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3). Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available.	Solar access is optimised by the majority of apartments facing north. All apartments exceed the minimum floor area and balcony dimensions.	Complies Complies
4L Ground Floor Apartments		
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located.	No ground floor apartments are proposed. Not applicable.	

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
Design guidance Direct street access should be provided to ground floor apartments. Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: • both street, foyer and other common internal circulation entrances to ground floor apartments • private open space is next to the street • doors and windows face the street Retail or home office spaces should be located along street frontages. Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion.		
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents. ***Design guidance*** Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: • elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) • landscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior design • Solar access should be maximised through: • high ceilings and tall windows • trees and shrubs that allow solar access in winter and shade in summer	No ground floor apartments are proposed. Not applicable.	
4M Facades		
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area. ***Design guidance*** Design solutions for front building facades may include: • a composition of varied building elements • a defined base, middle and top of buildings • revealing and concealing certain elements • changes in texture, material, detail and colour to modify the prominence of elements Building services should be integrated within the overall façade.	The building has been designed in the round to present well-ordered facades using a complementary selection of materials and finishes. Building services are concealed.	Complies. Complies.

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: • well composed horizontal and vertical elements • variation in floor heights to enhance the human scale • elements that are proportional and arranged in patterns • public artwork or treatments to exterior blank walls • grouping of floors or elements such as balconies and windows on taller buildings.	The building has been designed in the round to present well-ordered facades using a complementary selection of materials and finishes	Complies.
Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.	Not applicable. The building stands in the ground.	Complies.
Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals.	Balconies are generally recessed creating a pattern of light and shade.	Complies.
Objective 4M-2 Building functions are expressed by the façade. ***Design guidance*** Building entries should be clearly defined.	The apartment main entries at street level are clearly defined on a forecourt.	Complies.
Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height.	Corners are marked by curved balcony forms.	Complies.
The apartment layout should be expressed externally through facade features such as party walls and floor slabs.	The facades are articulated by expressed floor slabs and privacy walls between balconies.	Complies
4N Roof Design		
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street. ***Design guidance*** Roof design relates to the street. Design solutions may include: • special roof features and strong corners • use of skillion or very low pitch hipped roofs • breaking down the massing of the roof by using smaller elements to avoid bulk • using materials or a pitched form complementary to adjacent buildings. Roof treatments should be integrated with the building design. Design solutions may include: • roof design proportionate to the overall building size, scale and form	Flat roofs are employed accommodating air conditioning and hot water plant. In the existing and future context, the roof is unlikely to be overlooked.	Satisfactory

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
• roof materials compliment the building • service elements are integrated.		
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised. ***Design guidance*** Habitable roof space should be provided with good levels of amenity. Design solutions may include: • penthouse apartments • dormer or clerestory windows • openable skylights Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations.	Two penthouse apartments are located at level 06, the same level as the main roof. Open space provided at upper ground level is more than adequate for the needs of the residents	Satisfactory Satisfactory
Objective 4N-3 Roof design incorporates sustainability features. ***Design guidance*** Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: • the roof lifts to the north • eaves and overhangs shade walls and windows from summer sun Skylights and ventilation systems should be integrated into the roof design.	Not applicable.	
4O Landscape Design		
Objective 4O-1 Landscape design is viable and sustainable. ***Design guidance*** Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • diverse and appropriate planting • bio-filtration gardens • appropriately planted shading trees • areas for residents to plant vegetables and herbs • composting • green roofs or walls Ongoing maintenance plans should be prepared. Microclimate is enhanced by: • appropriately scaled trees near the eastern and western elevations for shade • a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter • shade structures such as pergolas for balconies and courtyards.	The landscape design is well-considered. Provided Not applicable Provided Provided Can be provided Not applicable The landscape plans include a maintenance specification. Provided Native species selected to provide tree canopy without impeding solar access. Part of the communal open space is covered.	Complies. Complies. Complies. Complies. Can comply Complies. Complies. Complies. Complies.

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
Tree and shrub selection consider size at maturity and the potential for roots to compete (see Table 4).	Addressed in landscape plans	Complies.
Objective 4O-2 Landscape design contributes to the streetscape and amenity. ***Design guidance*** Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features including trees and rock outcrops.	These considerations do not apply to the site.	
Significant landscape features should be protected by: • tree protection zones (see figure 4O.5) • appropriate signage and fencing during construction.	Retained tree protection zone considered. Can be addressed by conditions.	Can comply
Plants selected should be endemic to the region and reflect the local ecology.	Selections are predominantly native species	Complies.
4P Planting on Structures		
Objective 4P-1 Appropriate soil profiles are provided. ***Design guidance*** Structures are reinforced for additional saturated soil weight.	Most tree planting is proposed in deep soil zones.	Noted
Soil volume is appropriate for plant growth, considerations include: • modifying depths and widths according to the planting mix and irrigation frequency • free draining and long soil life span • tree anchorage Minimum soil standards for plant sizes should be provided in accordance with Table 5	Generally satisfactory. Soil volumes for trees at entry forecourt are too shallow. Do not comply with 1200mm depth in Table 5. Can be rectified by design amendment.	Can comply
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance. ***Design guidance***		
Plants are suited to site conditions, considerations include: • drought and wind tolerance • seasonal changes in solar access • modified substrate depths for a diverse range of plants • plant longevity.	Satisfactory Landscape maintenance specification provided in landscape plans.	Complies Can comply
Irrigation and drainage systems respond to: • changing site conditions • soil profile and the planting regime • whether rainwater, stormwater or recycled grey water is used.	Suitable maintenance conditions will be imposed.	Can comply
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces.	Planting on structures at Finlayson Street frontage enhances presentation to the public domain.	Complies

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
Design guidance Building design incorporates opportunities for planting on structures. Design solutions may include: • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain • planter boxes Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time	These solutions are not included in the landscape design. Green walls not included.	Note
4Q Universal Design		
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members. ***Design guidance*** Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing.	Silver level apartments not nominated. Architectural drawings indicate that pre-conditions for universal design can be met.	Can comply
Objective 4Q-2 A variety of apartments with adaptable designs are provided. ***Design guidance*** Adaptable housing should be provided in accordance with the relevant council policy Design solutions for adaptable apartments include: • convenient access to communal and public areas • high level of solar access • minimal structural change and residential amenity loss when adapted • larger car parking spaces for accessibility • parking titled separately from apartments or shared car parking arrangements.	10 x 3 bedroom adaptable apartments provided. Lift and at grade access. Provided. Considered 14 disabled persons car spaces provided. 11 for residential and 3 for church needs.	Can comply Complies Complies Complies Complies
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs. ***Design guidance*** Apartment design incorporates flexible design solutions which may include: • rooms with multiple functions • dual master bedroom apartments with separate bathrooms • larger apartments with various living space options • open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	Apartments do not meet these guidelines. Not considered to be a significant issue in the circumstances.	Note
4R Adaptive Reuse		
Objective 4R-1 New additions to existing buildings are contemporary and complementary and	Not applicable	

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
enhance an area's identity and sense of place. ***Design guidance*** • Design solutions may include: • new elements to align with the existing building • additions that complement the existing character, siting, scale, proportion, pattern, form and detailing • use of contemporary and complementary materials, finishes, textures and colours Additions to heritage items should be clearly identifiable from the original building. New additions allow for the interpretation and future evolution of the building.		
Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse. ***Design guidance*** Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: • generously sized voids in deeper buildings • alternative apartment types when orientation is poor • using additions to expand the existing building envelope Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: • where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) • alternatives to providing deep soil where less than the minimum requirement is currently available on the site • building and visual separation – subject to demonstrating alternative design approaches to achieving privacy • common circulation • car parking • alternative approaches to private open space and balconies.	Not applicable	
4S Mixed Use		
Objective 4S-1		

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement. ***Design guidance*** Mixed use development should be concentrated around public transport and centres. Mixed use developments positively contribute to the public domain. Design solutions may include: • development addresses the street • active frontages are provided • diverse activities and uses • avoiding blank walls at the ground level • live/work apartments on the ground floor level, rather than commercial Mixed use development should maximise retail and commercial.	Not applicable	
Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents. ***Design guidance*** Residential circulation areas should be clearly defined. Design solutions may include: • residential entries are separated from commercial entries and directly accessible from the street • commercial service areas are separated from residential components • residential car parking and communal facilities are separated or secured • security at entries and safe pedestrian routes are provided • concealment opportunities are avoided. Landscaped communal open space should be provided at podium or roof levels.	Not applicable	
4T Awnings and Signage		
Objective 4T-1 Awnings are well located and complement and integrate with the building design. ***Design guidance*** Awnings should be located along streets with high pedestrian activity and active frontages A number of the following design solutions are used: • continuous awnings are maintained and provided in areas with an existing pattern • height, depth, material and form complement the existing street character	Not applicable	

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
• protection from the sun and rain is provided • awnings are wrapped around the secondary frontages of corner sites • awnings are retractable in areas without an established pattern Awnings should be located over building entries for building address and public domain amenity. Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure. Gutters and down pipes should be integrated and concealed. Lighting under awnings should be provided for pedestrian safety.		
Objective 4T-2 Signage responds to the context and desired streetscape character. ***Design guidance*** Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development. Legible and discrete way finding should be provided for larger developments. Signage is limited to being on and below awnings and a single facade sign on the primary street frontage.	A residential signage zone is nominated in the plans to identify the residential apartments. Subject to design development. See above A single free standing sign is proposed at the street frontage.	Can comply Can comply
4U Energy Efficiency		
Objective 4U-1 Development incorporates passive environmental design. ***Design guidance*** Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access). Well located, screened outdoor areas should be provided for clothes drying.	All apartments meet this guideline. Apartments have opportunity for external or internal drying.	Complies Complies
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer. ***Design guidance*** A number of the following design solutions are used: • the use of smart glass or other technologies on north and west elevations • thermal mass in the floors and walls of north facing rooms is maximised • polished concrete floors, tiles or timber rather than carpet • insulated roofs, walls and floors and seals on window and door openings	Satisfactory if in accordance with the ESD report. Some areas of unshaded glass to be addressed Provided. Drawings indicate timber floors. No information provided.	Complies Double glazing proposed. Complies Complies Complies

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
• overhangs and shading devices such as awnings, blinds and screens Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement).	Generally living areas are protected by balconies. Located on roof	Satisfactory Complies
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation. ***Design guidance*** A number of the following design solutions are used: • rooms with similar usage are grouped together • natural cross ventilation for apartments is optimised • natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible.	 Yes 32 out of 48 apartments can be naturally ventilated. + 67% Yes	 Complies Complies Complies
4V Water Management and Conservation		
Objective 4V-1 Potable water use is minimised. ***Design guidance*** Water efficient fittings, appliances and wastewater reuse should be incorporated. Apartments should be individually metered. Rainwater should be collected, stored and reused on site. Drought tolerant, low water use plants should be used within landscaped areas.	 ESD report nominates high rating fittings. Wastewater use not proposed. Normal practice in residential apartment developments 20m3 rainwater tank provided. Predominantly native species selected.	 Satisfactory Can comply Complies Complies
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters. ***Design guidance*** Water sensitive urban design systems are designed by a suitably qualified professional. A number of the following design solutions are used: • runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation • porous and open paving materials is maximised • on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits.	 ESD report proposes.re-use for gardens. Deep soil zones maximise landscaping. Not provided	 Complies Complies Note
Objective 4V-3 Flood management systems are integrated into site design. ***Design guidance*** Detention tanks should be located under paved areas, driveways or in basement car parks.	 58.4m3 detention tank proposed at lower ground floor level.	 Complies

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
On large sites parks or open spaces are designed to provide temporary on site detention basins.	Not applicable	
4W Waste Management		
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.		
Design guidance Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park.	Waste and recycling chutes at ach floor to bin stores in Basement 01. Residential waste bin holding in loading dock at lower ground level. Bulky waste adjacent to loading dock.	Complies Complies Complies
Waste and recycling storage areas should be well ventilated.	Areas can be mechanically ventilated.	Complies
Circulation design allows bins to be easily manoeuvred between storage and collection points.	Waste plan by building management	Complies
Temporary storage should be provided for large bulk items such as mattresses.	Provided.	Complies
A waste management plan should be prepared.	Waste management plan provided.	Complies
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling.		
Design guidance All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling.	Not detailed in plans	Can comply
Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core.	Waste and recycling chutes easily accessible.	Complies
For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses.	Church waste storage is separate	Complies
Alternative waste disposal methods such as composting should be provided.	Not detailed in waste report	Not mandatory.
4X Building Maintenance		
Objective 4X-1 Building design detail provides protection from weathering.	Durable materials and finishes are selected.	Complies
Design guidance A number of the following design solutions are used: • roof overhangs to protect walls • hoods over windows and doors to protect openings • detailing horizontal edges with drip lines to avoid staining of surfaces	These are matters for detailed design.	Can comply

ADG Assessment		
ADG Ref Item Description	**Proposal**	**Compliance**
• methods to eliminate or reduce planter box leaching • appropriate design and material selection for hostile locations.		
Objective 4X-2 Systems and access enable ease of maintenance. ***Design guidance*** Window design enables cleaning from the inside of the building. Building maintenance systems should be incorporated and integrated into the design of the building form, roof and façade. Design solutions do not require external scaffolding for maintenance access. Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems. Centralised maintenance, services and storage should be provided for communal open space areas within the building.	Secure points are readily installable and maintenance readily achievable.	Yes
Objective 4X-3 Material selection reduces ongoing maintenance costs. ***Design guidance*** A number of the following design solutions are used:		
• sensors to control artificial lighting in common circulation and spaces	Can be addressed in detailed design	Can comply
• natural materials that weather well and improve with time such as face brickwork	Durable materials and finishes are selected.	Complies
• easily cleaned surfaces that are graffiti resistant	See above	Complies
• robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors.	See above	Complies