

Appendix "E"

ADG Design Guidance Response

Apartment Design Guide (ADG) –Building Key Design Criteria			
Objective	Design Criteria	Proposal Response	Suitable Response
3D-1 Communal Open Space (COS)	COS has a minimum area equal to 25% (303m ²) of the site.	Area 1 (north) – 36m ² Area 2 (south) – 58m ² Area 3 (roof) – 244m ² TOTAL: 338m ² (27.9%)	Yes
	A minimum of 50% (151.62m ²) direct sunlight to the principle usable part of COS for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter).	244m ² Roof terrace	Yes
3E-1 Deep Soil Zones	Deep soil zones are to meet the following minimum requirements. Where the site area is 650m ² -1500m ² = min. 3m dimension; and, min. 7% (85m ²) of the site area.	364m ² (30%)	Yes
3F-1 Visual Privacy	Minimum required separation distances from buildings to the side and rear boundaries: Up to 12m (4 storeys) <ul style="list-style-type: none"> 6m habitable rooms/balconies 3m non-habitable rooms <i>*Note: No separation is required between blank walls.</i> <i>**Note: Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</i>	<u>Level 1 (Ground)</u> <i>North (side)</i> 3m (blank wall*) 3.15m (habitable terrace) 4.15m (habitable room & balcony) 7m (habitable room) <i>East (rear)</i> 4.1m (habitable terrace) 8m (habitable room) <i>South (side)</i> 3m-4.2m (blank wall*) 4m – gallery (habitable**)	Yes On merit On merit Yes On merit Yes Yes By condition
		<u>Level 2</u> <i>North (side)</i> 3m (Blank wall*) 3m (Lobby**) 3m (habitable balcony) 6m (habitable rooms/balcony) <i>East (rear)</i> 5m-8m (habitable balcony) 7.8m-10m (habitable room) <i>South (side)</i> 3m (blank wall*) 3m (habitable balcony) 4m (gallery - habitable**)	Yes Yes On merit Yes On merit Yes Yes On merit By condition
		<u>Level 3</u> <i>North (side)</i> 3m (blank wall*) 3m (habitable balcony)	Yes On merit Yes

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		6m (habitable rooms / balcony) <i>East (rear)</i> 11m (habitable balcony) 14.3m (habitable room) <i>South (side)</i> 3m (blank wall*), 4m (gallery – habitable**) 3m (habitable balcony) <u>Level 4</u> <i>North (side)</i> 6m (habitable rooms) 7.6m (habitable balcony) 6m (roof top COS) <i>East (rear)</i> 12m to roof top COS <i>South (south)</i> 3m (blank wall*) 3m (habitable balcony) 5.6m (roof top COS) <i>Refer to building separation discussion at Part 11.5 of assessment report.</i>	Yes Yes Yes By condition On merit Yes Yes Yes Yes By condition On merit Yes
3J-1 Car Parking	Sites: <ul style="list-style-type: none"> • Within 800m to railway in metropolitan area or • Within 400m of zone B3 or B4 in nominated regional centre <p>The minimum car parking rates set out in Guide to Traffic Generating Development or the requirement prescribed by the Council whichever is lesser.</p> <p><i>However, under 38(4) parking not required in relation to development under Division 5 of Housing SEPP.</i></p> <p>Note: RTA GTTGD subregional centres – 0.6 per 1 bed (13) = 7.8 0.9 per 2 bed (5) = 4.5 TOTAL – 12.3 = 12</p>	11 spaces proposed within basement.	N/A No parking required as Clause 38(4) SEPP (Housing overrides)
4A-1 Solar and Daylight Access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter. [13/18] <p>Note*: ADG encourages skylights to increase sunlight and daylight access</p>	12 of 18 units = 67% <i>Unit A401 has been excluded. This unit includes a skylight as a roof top unit and will therefore receive solar access. Whilst not included in the numerical calculation they are encouraged as secondary means to improve amenity.</i>	No

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		<p><i>Therefore suitable amenity will be achievable to this unit, in addition to 12 other units. Solar access is generally in accordance with the solar access design guidance.</i></p> <p>Duration to units as follows as identified by sun eye view diagrams):</p> <p>A104 – 9-11am+ Yes A101 – 9-11am+ Yes A102 – 9-11am+ Yes A103 – 9-11am Yes</p> <p>A204 – part bal 2-3pm (1) No A205 – 1.30-3pm (1.5) No A206 – 1-3pm Yes A201 – 9-11am+ Yes A202 – 9-11am+ Yes A203 – 9-11am Yes</p> <p>A304 – part bal 2-3pm (1) No A305 – 1.30-3pm (1.5) No A306 – 1-3pm Yes A301 – 9-11am+ Yes A302 – 9-11am+ Yes A303 – nil No</p> <p>A401 – 2-3pm (1) + skylight* No A402 – 9-3pm Yes</p> <p>1 (A303) – 5.5% Yes</p>	
	A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter. [3/18]		
4B-3 Natural ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys. Overall depth of cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. [11/18]	13 = 72%	Yes
4C-1 Ceiling heights	Measured from finished floor to finished ceiling level, minimum heights are; <ul style="list-style-type: none"> Habitable rooms = 2.7m Two storey apartments = <ul style="list-style-type: none"> 2.7m for main living area floor 2.4m for second floor where its area does not exceed 50% of the apartment area 	2.7m (2.4m non habitable)	Yes
4D-1 Apartment Size & Layout	Minimum internal areas of; <ul style="list-style-type: none"> Studio = 35m² 1 bedroom = 50m² 2 bedroom = 70m² (+5m² with 2 bathrooms) <p>Habitable rooms to have window with area</p>	<p><i>Level 1</i></p> <p>A101 – 1B – 52m² A102 - 2B – 79m² A103 – 2B – 82m² A104 – 1B – 50m²</p> <p><i>Level 2</i></p>	Yes, all

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	not less than 10% of floor area	<p>A201 – 1B – 50m² A202 – 2B – 79m² A203 – 2B – 81m² A204 – 1B – 57m² A205 – 1B – 60m² A206 – 1B – 50m²</p> <p><i>Level 3</i> A301 – 1B – 50m² A302 – 1B – 60m² A303 – 1B – 50m² A304 – 1B – 57m² A305 – 1B – 60m² A306 – 1B – 50m²</p> <p><i>Level 4</i> A401 – 1B – 57m² A402 – 2B – 76m²</p>	
4D-2 Room Depth	<p>Habitable room depths are limited to maximum 2.5 x the ceiling height (2.7m) = 6.75m.</p> <p>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>	<p>Refer below, all units open plan.</p> <p>All open plan layouts and <8m kitchen room depth</p>	<p>NA</p> <p>Yes</p>
4D-3 Room Dimensions	<p>Master bedrooms - min area of 10m² other bedrooms 9m² (excluding wardrobe space)</p> <p>Bedrooms to have min dimension of 3m.</p> <p>Living rooms or combined living/dining rooms have a min width of:</p> <ul style="list-style-type: none"> • 3.6m for 1 bedroom • 4m for 2 and 3 bedroom 	<p>Yes, all</p> <p>Yes, all</p> <p>Yes, all</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4E-1 Private Open Spaces / Balconies	<p>All apartments are required to have a primary balcony as follows;</p> <ul style="list-style-type: none"> • 1 bedroom = 8m² (depth of 2m) • 2 bedroom = 10m² (depth of 2m) • 3+ bedroom = 12m² (depth of 2.4m). <p>Ground Level / Podium apartments = 15m² (depth of 3m)</p> <p>Min. balcony depth to be included = 1m</p>	<p><i>Level 1</i> A101 - 1B – 18.3m² A102 - 2B – 19.8m² (N), 13.72m² (E) A103 – 2B – 17.8m² A104 – 1B – 15m²</p> <p><i>Level 2</i> A201 – 1B – 14m² A202 – 2B – 10m² A203 – 2B – 11.48m² A204 – 1B – 8.6m² A205 – 1B – 8.6m² A206 – 1B – 8.6m²</p> <p><i>Level 3</i> A301 – 1B – 14m² A302 – 1B – 13.8m² A303 – 1B – 15.6m² A304 – 1B – 8.6m² A305 – 1B – 8.6m²</p>	<p>Yes, all</p>

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		A306 – 1B – 8.6m ² Level 4 A401 – 1B – 8.6m ² A402 – 2B – 10.75m ² All min. 2m depth	
4F-1 Common Circulation	Maximum apartments of single circulation core = 8 For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Max. 6 NA	Yes NA
4G-1 Storage	In addition to storage in kitchens, bathrooms and bedrooms the following storage is provided <ul style="list-style-type: none"> • 1 bedroom = 6m³ • 2 bedroom = 8m³ At least 50% of the required storage is to be located within the apartment.	All units meet or exceed minimum storage areas. At least 50% is provided within all units.	Yes Yes