

## Appendix E

### Apartment Design Guide Compliance Tables

#### Apartment Design Guide (ADG) – Key Controls

| Subject                 | Control  | Provided   | Compliance  |
|-------------------------|--|--|---|
| Building setbacks<br>3F | <p>Up to 12m (4 storeys):<br/>3m non habitable<br/>6m habitable</p> <p>12 – 25m (5-8 storeys):<br/>4.5m non habitable<br/>9m habitable</p> | <p>On all levels:</p> <p>(a) Between the two arms of Building A:<br/>At ground: 5m between balcony and gallery circulation (ADG says this is habitable);<br/>L1 6.5m bedroom to gallery<br/>L2-L6: 6m bedroom to gallery.</p> <p>(b) Between Building A and B over the internal central COS:<br/>At all levels: 9m from habitable Bld B to blank wall (eg A3.2.07 to B1.2.03 and A3.2.08 to B1.2.02).</p> <p>(c) Between Bld A and B on the west side (Hinkler Ave) entry:<br/>- 22.2m</p> <p>(d) Between Bld A &amp; B COS entry on East (Taren Point Road):<br/>All levels: 13.6m habitable to habitable.</p> <p>(e) Between two arms Bld B habitable to habitable:<br/>Ground: 12.5m and L1-7 14.1m</p> <p>(f) Between the HSF and the residential building to the north:<br/>3m.</p> | <p>(a) No for all levels between the arms of Building A. Should be 12m.</p> <p>(b) Complies for levels 1-4. Does not comply for levels 5 &amp; 6 (13.5m required).</p> <p>(c) Complies all levels</p> <p>(d) Complies Ground to L3. Does not comply L4-6.</p> <p>(e) Complies L1-4. Does not comply L5-7</p> <p>(f) No compliance</p> |

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|  |  | (g) Between the HSF and Building B   | (g) Complies L 1-4.<br>Non-compliance L5-7   |
| Solar access<br>4A                           | <p>Living rooms and private open space, 2 hours direct sunlight between 9am and 3pm, mid winter to 70% of apartments<br/>(ie Bld A needs 87 units and Bld B needs 84 units)</p> <p>Max 15% (Bld A &amp; B: 18 req'd) of apartments get no direct sun in winter</p> | <p>Revised Solar access plans have been provided from DA21/1251 to reflect the incorrect northpoint. But there is no update to DA401 or DA001<br/>Approximate calculations are as follows:</p> <p><b>Living Rooms</b><br/>Bld A: 65/123 (53%)<br/>Bld B: 54/119 (45%)<br/>Total: 119/242 (49%) have 2 hours to living rooms.</p> <p><b>Private Open Space</b><br/>Bld A: 66/123 (54%)<br/>Bld B: 60/119 (50%)<br/>Total: 126/242 (52%) have 2 hours to POS.</p> <p>The following have no access to solar to both Living Rooms and private open space:<br/>Bld A: 12/123 (9%)<br/>Bld B: 23/119 (19%)<br/>Total: 35/242 (14%)</p> | <p>No</p> <p>Building A and Total building complies with 15% maximum with no solar access.<br/>Building B by itself does not comply.</p> |
| Maximum depth of open plan layout apartments | Maximum habitable room depth in open plan living is 8m from a window   | <p>Many exceed this e.g.<br/>L1: 5/37 exceed (13.5%)<br/>L2-6: 3/37 exceed (8.1%)<br/>L7: 1/9 exceed (11%)</p>   | No. There are 21 units exceeding (8.7%).   |
| Natural ventilation                          | <p>60% (20) of apartments to be naturally cross ventilated.</p> <p>Max. Depth 18m</p>  | <p>On level 1, 2 units in Bld A and 2 units in Bld B shown as cross ventilated are not.<br/>Bld A: 73/123 (59.3%) are naturally cross ventilated</p>   | <p>No Bld A (59.3%)</p> <p>Yes Bld B (61.3%)</p>   |

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|                                    |  | Bld B: 73/119 (61.3%) cross ventilated<br><br>All units <18m in depth   | Yes  |
| Apartment size                     | 1br: 50m <sup>2</sup><br>2br: 70m <sup>2</sup><br>3br: 90m <sup>2</sup><br>(Add 5m <sup>2</sup> if second bathroom proposed)<br>Master bed at least 10m <sup>2</sup>       | Some 1 bed units do not appear to have the master bedroom at 10m <sup>2</sup> (e.g. A2.1.01, B1.3.05, A3.3.05).   | Yes for apartment size.<br><br>No for some master bedrooms                       |
| Ceiling heights                    | 2.7m floor to ceiling<br>3.1m floor to floor   | 2.7m<br>3.1m  | Yes<br>Yes   |
| Private open space:                | Primary balconies:<br>8m <sup>2</sup> , min. 2m depth<br>10m <sup>2</sup> , min. 2m depth<br>12m <sup>2</sup> , min 2.4m depth<br>Ground level 15m <sup>2</sup> , 3m depth | A3.G.01 and B2.1.01 do not comply with the 15m <sup>2</sup> requirement. Other ground level units unlikely to comply with the 3m minimum and 15m <sup>2</sup> requirement (eg B1.1.04, B1.1.05. B1.1.03). Balcony dimensions not indicated.   | No re ground floor units.<br><br>Unclear re other units as dimensions not shown. |
| Communal open space (COS)<br>Size: | Min. 25% (2358m <sup>2</sup> )<br>Minimum dimension of 3m  | Stated to be 30.1% (2839m <sup>2</sup> ).<br>That area includes areas <3m in width and other areas which are not capable for use for outdoor recreation such as: entry passages to buildings, setbacks next to the entry path to Taren Point Road and Hinkler Ave, areas around the substations, the WC on the rooftops, the fire exit doorways (Building A), and areas above OSD tanks which are themselves above the proposed ground level around them.<br><br>COS includes the throughlink with no direct access for the | Unclear as calculation is incorrect. Further information required.               |

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| Solar Access:                       | Direct sunlight to at least 50% of COS for 2 hours, 9pm – 3pm   | <p>residents. Plans include pathways &lt;3m.</p> <p>Throughlink is <math>7.5 \times 63 = 473\text{m}^2</math></p> <p>Unclear if 2 hours solar access achieved to 50% of the COS but it seems unlikely. The rooftop COS will get &gt;2 hours. Ground level COS will get some solar access (not 50%).</p>  | Unclear if the solar access requirement is achieved, although it appears doubtful. Further information is required |
| Residential storage                 | <p>6m<sup>3</sup> per 1br apartment</p> <p>8m<sup>3</sup> per 2br apartment</p> <p>10m<sup>3</sup> per 3br apartment</p> <p>At least 50% of storage to be located within the apartments</p>   | <p>Multiple units do not have sufficient (50%) storage internally. The area set out in the storage calculations sheet in DA419 do not accord with the volumes shown in the plans.</p> <p>The storage schedule in DA419 does not indicate the amount of external storage applied to each unit, therefore it is unclear whether the external storage complies.</p> | <p>No internally.</p> <p>Unclear in the basement however it is likely that this could comply.</p>                  |
| Public Domain interface<br>3C       | <ul style="list-style-type: none"> <li>Terraces have direct access to street.</li> <li>Substations, pump rooms etc in the basement.</li> <li>Ramping to be minimised by having entry location and ground floor levels to footpath levels</li> </ul> | <p>Provided</p> <p>Substations at the entry on Hinkler Avenue.</p> <p>Ground floor levels significantly below the footpaths</p>  | <p>Yes</p> <p>No</p> <p>No</p>   |
| Pedestrian access and entries<br>3G | Building entries should be clearly identifiable and clearly visible from the public domain and communal entries   | Building entries deeply recessed and unclear.  | No   |

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|                      | distinguishable from private entries.<br>Pedestrian throughlinks should be direct, have clear sight links, be overlooked, well-lit and have active uses            | Insufficient details on communal area and throughlink lighting and potential uses  | No   |
| Vehicle Access<br>3H | Car park access should be integrated.<br>Width and number should be minimised.<br>Pedestrian and vehicle access should be separated and distinguishable            | 3 vehicle entries on Taren Point Road within 28m for the HSF which is confusing.<br>Throughlink has potential conflicts between ambulance, drop off zone and pedestrians | Not acceptable   |
| Waste<br>4W          | Circulation design allows for easy manoeuvring between storage and collection points.<br>Communal waste and recycling rooms are in convenient accessible locations | Bld B requires waste to be dragged to a lift under the HSF and the up the lift to the loading area of the HSF. No bin carting routes provided                            | Building B unsatisfactory.<br>Building A unclear if sufficient height provided for waste collection. |