

ATTACHMENT 9 – ADG compliance table

Key SEPP 65 standards			
	Required	Proposed	Compliance
3D Communal and public open space	Communal open space (COS) has a minimum area equal to 25% of the site. Minimum of 50% direct sunlight to the principal usable part of the COS for a min of 2 hours between 9am- 3pm mid winter	Total area of COS provided is 1050m ² (35%) which complies. Sufficient solar access has been provided to the COS areas.	Yes
3E Deep soil zones	Less than 650m ² - N/A 650m ² - 1,500m ² - 3m Greater than 1,500m ² - 6m Deep soil zone (7% of site area)	Deep soil is not required to developments within the city centre. A large amount of podium deep soil has however been provided throughout the development to support the growth of canopy trees within COS areas which will improve the overall amenity for residents	Yes
3F Visual privacy (separation distances from buildings to the side and rear boundaries)	Up to 12m (4 storeys) - 6m (habitable rooms & balconies) 3m (non – habitable rooms) Up to 25m (5-8 storeys) – 9m (habitable rooms & balconies) 4.5m (non – habitable rooms)	Up to 12m (4 storeys) - 6m (Defensive facade provided), complies. Building to north doesn't comply with ADG. Up to 25m (5-8 storeys) – 6m (Defensive facade provided). Does not comply. Building to north doesn't comply with ADG	Satisfactory (refer to Clause 4.6 Variation to WLEP 2009 building separation requirements)
3J Bicycle and car parking (Nominated regional centres; Wollongong, Warrawong, Dapto)	RMS Guidelines – 0.6 spaces per 1 bed unit 0.9 spaces per 2 bed unit 1.4 spaces per 3 bed unit 1 space per 5 units (visitors) Chapter E-3 of WDCP 2009 per 70-110m ² unit = 20 1 per >110m ² unit = 7.5 0.2spaces per unit visitor = 6 Spaces Commercial 1 /60m ²	<u>Residential:</u> (0.6x9) +(0.9x34) + (1.4x38) + (81/5) = = 105.4 (106) spaces <u>Provided:</u> <u>113 spaces</u> (Note: surplus parking spaces are proposed at the basement level and are included in the GFA/FSR calculations) <u>Commercial:</u> 1,240m ² /60 =21 Provided: 21 spaces	Yes

4A Solar and daylight access	Living rooms and private open space, 2 hours direct sunlight in mid-winter to 70% of units. Units receiving no direct sun light between 9am and 3pm mid-winter 15% maximum	>70% of apartments receive m in 2 hours of sunlight between 9am and 3pm mid winter.	Yes
4B Natural ventilation	60% of units to be naturally cross ventilated in the first nine storeys of the building. Overall depth of a cross-over or cross-through apartment does not exceed 18m.	All habitable rooms have been provided with natural ventilation. The number of units that are considered to be natural cross ventilated in the first nine of storeys of the building (that is up to and including level 8) is 39 out of 70 units (56%).	Acceptable
4C Ceiling heights	Habitable rooms 2.7m Non-habitable 2.4m	Compliant ceiling heights have been provided to levels 2 to 10. Level 1 is required to provide a minimum ceiling height of 3.3m in mixed use areas, however in this instance a 2.7m high ceiling is considered acceptable.	Yes
4D Apartment size and layout	Studio 35m ² 1 bedroom 50m ² 2 bedroom 70m ² 3 bedroom 90m ²	Minimum apartment sizes have been achieved throughout the development.	Yes
4E Private open space and balconies	Studio apartments 4m ² - depth N/A 1 bedroom apartments 8m ² min depth 2m 2 bedroom apartments 10m ² min depth 2m 3+ bedroom apartments 12m ² min depth 2.4m	Minimum balcony sizes have been achieved throughout.	Yes
4F common circulation spaces	The maximum number of apartments off a circulation core on a single level is eight. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	9 units have been provided off the single circulation core at level 1, 7 off level 2, 9 off levels 3 to 9, and 2 off level 10. 81 units have been provided with 2 lifts in total. This equates to 40.5 units. This minor non-compliance is acceptable.	Yes

4G Storage	Studio apartments 4m ³ 1 bedroom apartments 6m ³ 2 bedroom apartments 8m ³ 3+ bedroom apartments 10m ³	Satisfactory level of storage is provided.	Yes
4K Apartment mix <u>Objective 4K-1</u> <i>A range of apartment types and sizes is provided to cater for different household types now and into the future</i> Design guidance - A variety of apartment types is provided Unit mix is generally appropriate. Note that only (1) bedroom unit is proposed. Applicant has provided justification for this which is accepted in this instance. - The apartment mix is appropriate, taking into consideration the location of public transport, market demands, demand for affordable housing, different cultural/social groups - Flexible apartment configurations are provided to support diverse household types and stages of life <u>Objective 4K-2</u> <i>The apartment mix is distributed to suitable locations within the building</i> Design guidance - 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		A good unit mix has been provided inclusive of 9 x 1-bed units (11%), 34 x 2-bed units (42%) and 38 x 3-bed units (47%).	Yes
4L Ground floor apartments <u>Objective 4L-1</u> <i>Street frontage activity is maximised where ground floor apartments are located</i> <u>Objective 4L-2</u> <i>Design of ground floor apartments delivers amenity and safety for residents</i>		No ground floor apartments are proposed.	N/A
4M Facades <u>Objective 4M-1</u> <i>Building facades provide visual interest along the street while respecting the character of the local area</i> Design guidance - To ensure that building elements are integrated into the overall building form and façade design		Facades are appropriate and overall design is acceptable with regard to the design excellence provisions of the LEP.	Yes

<ul style="list-style-type: none"> - The front building facades should include a composition of varied building elements, textures, materials, detail and colour and a defined base, middle and top of building. - Building services should be integrated within the overall facade - Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. - To ensure that new developments have facades which define and enhance the public domain and desired street character. <p><u>Objective 4M-2</u> <i>Building functions are expressed by the facade</i> Design guidance - Building entries should be clearly defined</p>		
<p>4N Roof design</p> <p><u>Objective 4N-1</u> <i>Roof treatments are integrated into the building design and positively respond to other street</i></p> <p>Design guidance - Roof design should use materials and a pitched form complementary to the building and adjacent buildings.</p> <p><u>Objective 4N-2</u> <i>Opportunities to use roof space for</i> Roof design is acceptable Yes <i>residential accommodation and open space are maximised</i></p> <p>Design guidance - Habitable roof space should be provided with good levels of amenity. - Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations</p> <p><u>Objective 4N-3</u> <i>Roof design incorporates sustainability features</i> Design guidance - Roof design maximises solar access to apartments during winter and provides shade during summer</p>	<p>The roof has been designed as a simple flat roof to reduce the extent of the proposed height breach and avoid unnecessary bulk.</p> <p>Roof plant and services have been centrally located to conceal and integrate with the lift overrun.</p>	<p>Yes</p>
<p>4O Landscape design</p>		

<p><u>Objective 4O-1</u> <i>Landscape design is viable and sustainable</i> Design guidance - Landscape design should be environmentally sustainable and can enhance environmental performance - Ongoing maintenance plans should be prepared</p> <p><u>Objective 4O-2</u> <i>Landscape design contributes to the streetscape and amenity</i> Design guidance - Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features</p>	<p>Landscape design satisfies relevant provisions and is satisfactory to Council's landscape Section</p>	<p>Yes</p>
<p>4P Planting on Structures</p> <p><u>Objective 4P-1</u> <i>Appropriate soil profiles are provided</i> Design guidance - Structures are reinforced for additional saturated soil weight - Minimum soil standards for plant sizes should be provided in accordance with Table 5</p> <p><u>Objective 4P-2</u> Minimal planting on structure proposed; most landscaping will occur in the ground N/A <i>Plant growth is optimised with appropriate selection and maintenance</i> Design guidance - Plants are suited to site conditions</p> <p><u>Objective 4P-3</u> <i>Planting on structures contributes to the quality and amenity of communal and public open spaces</i> 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</p>	<p>The landscaping of the podium level and the street frontages has been assessed and is considered acceptable by Council's landscape officer in relation to Chapter E3 – Landscaping of WLDCP 2009.</p>	<p>Yes</p>

<p>4Q Universal design</p> <p><u>Objective 4Q-1</u> <i>Universal design features are included in apartment design to promote flexible housing for all community members</i></p> <p>Design guidance - A universally designed apartment provides design features such as wider circulation spaces, reinforced bathroom walls and easy to reach and operate fixtures</p> <p><u>Objective 4Q-2</u> <i>A variety of apartments with adaptable designs are provided</i></p> <p>Design guidance - Adaptable housing should be provided in accordance with the relevant council policy</p> <p><u>Objective 4Q-3</u> <i>Apartment layouts are flexible and accommodate a range of lifestyle needs</i></p> <p>Design guidance - Apartment design incorporates flexible design solutions</p>	<p>20% of units are required to incorporate the Livable Housing Guideline's silver level universal design features. 25 out of 81 units (30.86%) comply with this requirement. This includes the 16 adaptable units which exceed silver level requirements.</p>	<p>Yes</p>
<p>4R Adaptive reuse</p> <p><u>Objective 4R-1</u> <i>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place</i></p> <p>Design Guidance - Contemporary infill can create an interesting dialogue between old and new, adding to the character of a place</p> <p><u>Objective 4R-2</u> <i>Adapted buildings provide residential amenity while not precluding future adaptive reuse</i></p>	<p>N/A</p>	<p>Yes</p>
<p>4S Mixed use</p> <p><u>Objective 4S-1</u> <i>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</i></p>	<p>A good percentage of active street frontage has been provided along Corrimal Street to the</p>	<p>Yes</p>

<p>Design guidance</p> <ul style="list-style-type: none"> - Mixed use development should be concentrated around public transport and centres - Mixed use developments positively contribute to the public domain. <p><u>Objective 4S-2</u> <i>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents</i></p> <p>Design guidance</p> <ul style="list-style-type: none"> - Residential circulation areas should be clearly defined. - Landscaped communal open space should be provided at podium or roof levels 	<p>east and the laneway to the south.</p>	
<p>4T Awnings and signage</p> <p><u>Objective 4T-1</u> <i>Awnings are well located and complement and integrate with the building design</i></p> <p>Design guidance</p> <ul style="list-style-type: none"> - Awnings should be located along streets with high pedestrian activity and active frontages <p><u>Objective 4T-2</u> <i>Signage responds to the context and desired streetscape character</i></p> <p>Design guidance</p> <ul style="list-style-type: none"> - Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development 	<p>Awnings have not been provided along the street frontages, however a generous colonnade space has been provided along the east, and a narrow colonnade has been provided to the south which provides pedestrians with increased amenity and weather protection.</p>	<p>Yes</p>
<p>Part 4 – Designing the building - Performance</p> <p>Compliance</p> <p>4U Energy efficiency</p> <p><u>Objective 4U-1</u> <i>Development incorporates passive environmental design</i></p> <p>Design guidance</p> <ul style="list-style-type: none"> - Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) <p><u>Objective 4U-2</u> <i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</i></p>	<p>Adequate natural light has been provided to all habitable rooms.</p> <p>Generally acceptable</p>	<p>Yes</p>

<p>Design Guidance</p> <ul style="list-style-type: none"> - Provision of consolidated heating and cooling infrastructure should be located in a centralised location <p><u>Objective 4U-3</u> <i>Adequate natural ventilation minimises the need for mechanical ventilation</i></p>	Generally acceptable	
<p>4V Water management and conservation</p> <p><u>Objective 4V-1</u> <i>Potable water use is minimised</i></p> <p><u>Objective 4V-2</u> <i>Urban stormwater is treated on site before being discharged to receiving waters</i></p> <p>Design guidance</p> <ul style="list-style-type: none"> - Water sensitive urban design systems are designed by a suitably qualified professional <p><u>Objective 4V-3</u> <i>Flood management systems are integrated into site design</i></p> <p>Design guidance</p> <ul style="list-style-type: none"> - Detention tanks should be located under paved areas, driveways or in basement car parks 	<p>Satisfies BASIX requirements</p> <p>Water tanks included.</p> <p>Flood and stormwater management is acceptable</p>	Yes
<p>4W Waste management</p> <p><u>Objective 4W-1</u> <i>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</i></p> <p>Design guidance</p> <ul style="list-style-type: none"> - Common waste and recycling areas should be screened from view and well ventilated <p><u>Objective 4W-2</u> <i>Domestic waste is minimised by providing safe and convenient source separation and recycling</i></p> <p>Design guidance</p> <ul style="list-style-type: none"> - Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core - For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses - Alternative waste disposal, such as composting, can be incorporated into the design of communal open space areas 	<p>Adequately sized waste rooms have been provided on ground floor which allows for easy manoeuvring between storage and collection points.</p> <p>A waste room and chute has been provided on every residential level to allow for convenient access by residents.</p> <p>Adequately sized waste rooms have been provided on ground floor which allows for easy manoeuvring between storage and collection points.</p>	Yes

<p>4X Building maintenance</p> <p><u>Objective 4X-1</u> <i>Building design detail provides protection from weathering</i></p> <p>Design guidance - Design solutions such as roof overhangs to protect walls and hoods over windows and doors to protect openings can be used.</p> <p><u>Objective 4X-2</u> <i>Systems and access enable ease of maintenance</i></p> <p>Design guidance - Window design enables cleaning from the inside of the Building</p> <p><u>Objective 4X-3</u> <i>Material selection reduces ongoing maintenance costs easily cleaned surfaces that are graffiti resistant</i></p>	<p>Material selection and detailing are appropriate for the location and considered acceptable.</p>	<p>Yes</p>
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