APPENDIX 3- APARTMENT DESIGN GUIDE (ADG) ASSESSMENT TABLE

3A Site analysis		
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	Additional information provided in relation to site analysis, however contextual information provided still insufficient. Refer to Objective 3A Site Analysis and Appendix 1 of the ADG for information and guidance on what is to be provided and included.	☐ Achieved ☐ Conditional ☒ Not achieved
3B Orientation		
Objective 3B-1		
Building types and layouts respond to the streetscape and site while optimising solar access within the development	The building is remote from the street frontage. Units are oriented to the north to maximise solar access.	☐ Achieved ☐ Conditional ☐ Not achieved
Objective 3B-2		
Overshadowing of neighbouring properties is minimised during mid-winter	Proposal does not reduce solar access to adjoining dwellings to the extent that they do not receive three hours of sunlight mid winter.	☒ Achieved ☐ Conditional ☐ Not achieved
3C Public domain interface		
Objective 3C-1		
Transition between private and public domain is achieved without compromising safety and security	The building is located at the rear of the site and has no street frontage as such. Access to the group home for pedestrians is via a pedestrian pathway that is located directly adjoining the bin storage area- this provides poor amenity and does not provide for an attractive entry. Further the tunnel like appearance of the pedestrian walkway and its location adjoining a service area adversely impacts on the sense of safety and security for the occupants. The building has a separate well defined entry to the other proposed uses on the site.	☐ Achieved ☐ Conditional ☒ Not achieved
Objective 3C-2		
Amenity of the public domain is retained and enhanced	The location of the letterboxes is unknown. The entry level is set relevant to the adjoining ground level, minimising the need for ramping. The waste collection is located at the Princes Highway frontage and is partially visible from that location – fencing and gates along the street frontage should b e visually permeable which is in conflict with the	☒ Achieved ☐ Conditional ☐ Not achieved

	service and the entry overall does not provide good legibility for users.	
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 1. Communal open space has a minimum area equal to 25% of the site 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	The communal open space achieves approximately 26% (approximately 262m²) of the area of the land upon which the group home is located. The COS has a northerly aspect and receives sufficient solar access. The COS requires access to be provided via a platform lift- the location is questionable given the circulation required to get on and off the platform lift. Circulation requirements should be clearly noted on the drawings and reviewed by an access consultant. COS achieves minimum width of 3 metres.	☐ Achieved ☐ Conditional ☒ Not achieved
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	The applicant indicates that the group home provides a specialised service and there are a limited number of activities suitable to the occupants, which have been catered for internally. Shading and solar access are provided to the COS.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 3D-3 Communal open space is designed to maximise safety	The COS is contained and readily visible from the balconies of the group home	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	Not applicable	☐ Achieved ☐ Conditional ☐ Not achieved
3E Deep soil zones ***Objective 3E-1*** 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 1. Deep soil zone is 7% of site area 2. Deep soil zone minimum dimensions - N/A (sites less than 650m²) - 3m (sites 650m² – 1500m²) - 6m (sites greater than 1500m²)	The site area for the proposed group home is approximately 1012m2. The minimum deep soil zone is 7% (70.84m2), with a minimum dimension of 3 metres. The development proposes a deep soil zone of 15% (160.8m2). The DSZ is located over an area that retains significant trees.	☒ Achieved ☐ Conditional ☐ Not achieved

3F Visual privacy		
Objective 3F-1	The group home is three storeys high.	
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy 1. Building separation (habitable): - 6m (4 storeys) - 9m (5-8 storeys) - 12m (9+ storeys) 2. Building separation (non-habitable): - 3m (4 storeys) - 4.5m (5-8 storeys) - 6m (9+ storeys)	The proposal does not achieve the minimum separation distances required. The lower ground floor is one metre (habitable) from the western boundary. Level 01 - Upper ground floor is 4 metres (non habitable) and 7.45m (habitable) from the western boundary Level 02 is 6 metres (habitable) from the western boundary The setbacks of the group home to the southern boundary exceed 6 metres (and are non habitable) The eastern most wall of the group has a 1.6m setback from the other building proposed for the site, however both walls are blank.	☐ Achieved ☐ Conditional ☒ Not achieved
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	Communal open spaces, common areas and circulation paths are separated from the private open space and windows to apartments	☒ Achieved ☐ Conditional ☐ Not achieved
3G Pedestrian access and entries		
Objective 3G-1		
Building entries and pedestrian access connects to and addresses the public domain	As the building is located at the "rear" of the allotment, the group home is not required to address the public domain. Each proposed building on the site effectively addresses a different street frontage.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 3G-2		
Access, entries and pathways are accessible and easy to identify	The Access report notes that access by means of 1:14 grade ramps have been provided from the main pedestrian entry at the site boundary	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 3G-3		
Large sites provide pedestrian links for access to streets and connection to destinations	The site is not considered to be large however the site is provided with pedestrian links from the group home past the child care centre to the Princes Highway where occupants and their carers/visitors have access to public transport. The pedestrian link does not have clear sight lines and is not provided with passive surveillance. Matters regarding CPTED have not been addressed by the application submission.	☐ Achieved ☐ Conditional ☒ Not achieved

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	The vehiclular access points are acceptable, particularly given the limited nature of vehicles accessing the group home. The access has no impact on the streetscape.	☒ Achieved ☐ Conditional ☐ Not achieved
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	Not applicable	☐ Achieved ☐ Conditional ☐ Not achieved
Objective 3J-2 Parking and facilities are provided for other modes of transport	The specialist nature of the service provided does not warrant the provision of significant facilities for other modes of transport, however noting that bicycle parking can be achieved within the garage.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 3J-3 Car park design and access is safe and secure	The car park is of a domestic size and provided in the form of garaging for two of the vehicles. Access is safe and secure.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised	As above, the car park to the group home is not underground and of a domestic scale.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised	One on grade parking space is provided for visitors with the potential for stacked on grade parking in front of the garage. The parking area is remote from Midgley Street and not dissimilar to the parking and manoeuvring area provided for a low density residential development. The impacts of this parking area are minimal, satisfying this objective.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised	The above ground garage is remote from the street frontage at Midgely Street	☒ Achieved ☐ Conditional ☐ Not achieved
4A Solar and daylight access ***Objective 4A-1*** To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space 1. Living rooms and private open spaces of at least 70% of apartments receive 2 hours direct sunlight	Complies – each unit is provided with compliant solar access Each unit has a northerly aspect, however application has not demonstrated a minimum of 1m^2 of direct sunlight for 15 minutes to within living rooms and private	☒ Achieved ☐ Conditional ☐ Not achieved

between 9am and 3pm on winter solstice 3. Maximum of 15% of apartments receive no direct sunlight between 9am and 3pm on winter solstice	open spaces, measured at 1m above floor level, is achieved.	
Objective 4A-2 Daylight access is maximised where sunlight is limited	Not applicable	☐ Achieved ☐ Conditional ☐ Not achieved
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months	Balconies provide for summer shading, and gain winter sun. Louvred shading provided to balconies	☒ Achieved ☐ Conditional ☐ Not achieved
4B Natural ventilation ***Objective 4B-1*** All habitable rooms are naturally ventilated	Complies	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation	Complies	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents 1. At least 60% of apartments are naturally cross ventilated in the first 9 storeys of the building. (Note: Apartments at 10 storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed) 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m (measured glass line to glass line)	The proposal includes five corner apartments and one single aspect apartment, as such 83% are cross ventilated.	☒ Achieved ☐ Conditional ☐ Not achieved
4C Ceiling heights ***Objective 4C-1*** Ceiling height achieves sufficient natural ventilation and daylight access 1. Minimum ceiling height of 2.7m for habitable rooms 2. Minimum ceiling height of 2.4m for non-habitable rooms	Ceiling heights of 2700mm (upper level) to 3100 mm are proposed (Level 00 and o1) The group home being the RFB does not include any mixed use areas.	☒ Achieved ☐ Conditional ☐ Not achieved

3. Minimum ceiling height of 3.3m for ground and first floor in mixed use areas		
Objective 4C-2		
Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	Ceiling heights on the lower levels exceed the requirements and upper level achieves the minimum ceiling height. The ceiling heights and apartment depths are reasonably proportioned, with the lower upper floor remaining suitable given the units have an open plan layout.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4C-3		
Ceiling heights contribute to the flexibility of building use over the life of the building	Not applicable as no mixed use component on lower level and proposal not located in a centre	☐ Achieved ☐ Conditional ☐ Not achieved
4D Apartment size and layout		
Objective 4D-1	Appears to comply.	
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity 1. Minimum apartment sizes: - Studio 35sqm - 1-bedroom 50sqm - 2-bedroom 70sqm - 3-bedroom 90sqm (Note: minimum internal areas include 1 bathroom only. Additional bathrooms increase the minimum area by 5m²) (Note: a fourth bedroom and further additional bedrooms increase the minimum area by 12m² each) 2. Every habitable room must have a window with a total minimum glass area of not less than 10% of the floor area of the room.	One bedroom unit at approximately 60m^2 Two bedroom units at approximately 80 m^2. All habitable rooms have windows providing for light and ventilation. Unit areas must be noted on the floor plans to confirm compliance with Objective 4D-1 of the ADG.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4D-2		
Environmental performance of the apartment is maximised 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Applicant claims open plan layouts have a maximum depth of 8 metre. This is required to be shown on plan.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4D-3		
Apartment layouts are designed to accommodate a variety of household activities and needs	Access to bedrooms, bathrooms and laundries should be separated from living areas minimising direct openings between living and service areas. Internal layouts for Units 2 and 4 should be modified to be more like Units 1, 3, 5 and 6.	☐ Achieved ☐ Conditional ☒ Not achieved

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 / 1 bed - 4m for 2+ beds 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Robes appear to be undersized- sizing must be shown on plan.	
<u>4E Private open space and balconies</u> ***Objective 4E-1*** Apartments provide appropriately sized private open space and balconies to enhance residential amenity 1. Minimum balconies: - Studio - 4m² - 1 bed - 8m² (2m depth) - 2 bed - 10m² (2m depth) - 3 bed - 12m² (2.4m depth) 2. Ground level and Podium level apartments have a POS requirement of 15m² and a minimum depth of 3m	Application indicates compliance- area of private open space to be indicated on plan	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	Complies	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Complies	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4E-4 Private open space and balcony design maximises safety	Complies	☐ Achieved ☐ Conditional ☐ Not achieved
<u>4F Common circulation and spaces</u> ***Objective 4F-1*** Common circulation spaces achieve good amenity and properly service the number of apartments	Complies – maximum number is 2 Corridors exceed minimum requirements generally for height and width Windows provided to stairs	☒ Achieved ☐ Conditional ☐ Not achieved

1. The maximum number of apartments off a circulation core on a single level is 8 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	No windows opening onto common circulation spaces	
Objective 4F-2		
Common circulation spaces promote safety and provide for social interaction between residents	Complies noting incidental spaces are not provided having regard to the specialist disability accommodation	☒ Achieved ☐ Conditional ☐ Not achieved
4G Storage		
Objective 4G-1		
Adequate, well designed storage is provided in each apartment 1. Storage required, of which 50% is in the apartment: - Studio 4m^3 - 1 bed 6 m^3 - 2 bed 8 m^3 - 3+ bed 10 m^3	At least 50% of this required storage must be located within the apartment itself. On this basis, none of the units comply with the required amount of storage. It should also be noted that any storage provided outside of the apartment must be in an easily accessible and safe location for all residents. Allocation of storage to each unit must also be noted on the plans. As previously advised, all storage unit sizes and volumes must be clearly labelled on the drawings to demonstrate compliance.	☐ Achieved ☐ Conditional ☒ Not achieved
Objective 4G-2		
Additional storage is conveniently located, accessible and nominated for individual apartments		☐ Achieved ☐ Conditional ☒ Not achieved
4H Acoustic privacy		
Objective 4H-1		
Noise transfer is minimised through the siting of buildings and building layout	Complies	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4H-2		
Noise impacts are mitigated within apartments through layout and acoustic treatments	Unit 2 & 4 have bedroom doors directly off living areas which is not ideal. These should be relocated.	☐ Achieved ☐ Conditional ☒ Not achieved
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	The group home is remote from the Princes Highway- the environment is not considered to noisy or hostile.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4J-2		
Appropriate noise shielding or attenuation techniques for the building design, construction and choice of	A number of recommendations have been included in relation to noise impacts from the adjoining child care use.	☒ Achieved ☐ Conditional ☐ Not achieved

materials are used to mitigate noise transmission		
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	The mix of apartment sizes is acceptable given the specific support provision of the group home and the related funding for this service.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4K-2 The apartment mix is distributed to suitable locations within the building	The apartment mix of one and two bedroom units occurs on each level. Solar access is achieved and the façade has sufficient visual interest.	☐ Achieved ☐ Conditional ☐ Not achieved
4L Ground floor apartments ***Objective 4L-1*** Street frontage activity is maximised where ground floor apartments are located	The building does not have a street frontage.	☐ Achieved ☐ Conditional ☐ Not achieved
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	The ground floor units are elevated above ground level There are a number of significant trees to be retained along the northern boundary as well as existing vwegetation on the adjoining site that will potentially impact on solar access during winter as they are generally not deciduous.	☐ Achieved ☐ Conditional ☐ Not achieved
4M Facades ***Objective 4M-1*** Building facades provide visual interest along the street while respecting the character of the local area	The façade has no relationship to the street, however provides visual interest through the use different materials, textures and articulation.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4M-2 Building functions are expressed by the facade	Complies	☒ Achieved ☐ Conditional ☐ Not achieved
4N Roof design ***Objective 4N-1*** Roof treatments are integrated into the building design and positively respond to the street	The roof is integrated with the building design	☐ Achieved ☐ Conditional ☐ Not achieved
Objective 4N-2		

Opportunities to use roof space for residential accommodation and open space are maximised	No habitable roof space or open space on roof proposed.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4N-3		
Roof design incorporates sustainability features	Complies- solar roof panels proposed	☒ Achieved ☐ Conditional ☐ Not achieved
4O Landscape design		
Objective 4O-1		
Landscape design is viable and sustainable	Complies	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4O-2		
Landscape design contributes to the streetscape and amenity	Complies	☐ Achieved ☒ Conditional ☐ Not achieved
4P Planting on structures		
Objective 4P-1		
Appropriate soil profiles are provided	Planting is proposed over car park. Requirements can be conditioned where appropriate.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4P-2		
Plant growth is optimised with appropriate selection and maintenance		☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4P-3		
Planting on structures contributes to the quality and amenity of communal and public open spaces		☐ Achieved ☒ Conditional ☐ Not achieved
4Q Universal design		
Objective 4Q-1		
Universal design features are included in apartment design to promote flexible housing for all community members	All units (100%) are design to achieve above the minimum requirements for LHA silver. The proposed development is designed to the high physical support category of the SDA which exceeds the requirements of LHA silver	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4Q-2		
A variety of apartments with adaptable designs are provided	All units (100%) are design to capable of meeting the requirements of AS4299 adaptable housing. The proposed development is designed to the high physical support category of the SDA, which can easily be adapted to AS4299 requirements	☒ Achieved ☐ Conditional ☐ Not achieved

Objective 4Q-3		
Apartment layouts are flexible and accommodate a range of lifestyle needs	Apartment layouts in this regard are considered appropriate for the intended use of specialist disability accommodation	☒ Achieved ☐ Conditional ☐ Not achieved
4R Adaptive reuse		
Objective 4R-1		
New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	N/A	~~☐ Achieved~~ ~~☐ Conditional~~ ~~☐ Not achieved~~
Objective 4R-2		
Adapted buildings provide residential amenity while no precluding future adaptive reuse	N/A	~~☐ Achieved~~ ~~☐ Conditional~~ ~~☐ Not achieved~~
4S Mixed use		
Objective 4S-1		
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	The proposed group home does not contain multiple uses within the building. N/A	☐ Achieved ☐ Conditional ☐ Not achieved
Objective 4S-2	N/A	
Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		☐ Achieved ☐ Conditional ☐ Not achieved
4T Awnings and signage		
Objective 4T-1		
Awnings are well located and complement and integrate with the building design	N/A	☐ Achieved ☐ Conditional ☐ Not achieved
Objective 4T-2		
Signage responds to the context and desired streetscape character	External signage is not expected for the development, however internal way finding signage is appropriate and could be conditioned.	☐ Achieved ☒ Conditional ☐ Not achieved
4U Energy efficiency		
Objective 4U-1		
Development incorporates passive environmental design	Habitable rooms are provided with natural light. No external drying facilities are provided.	☐ Achieved ☐ Conditional ☒ Not achieved
Objective 4U-2		
Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	The proposal would be required to meet Section J requirements	☐ Achieved ☒ Conditional ☐ Not achieved

Objective 4U-3		
Adequate natural ventilation minimises the need for mechanical ventilation	Complies	☒ Achieved ☐ Conditional ☐ Not achieved
4V Water management and conservation		
Objective 4V-1		
Potable water use is minimised	A BASIX certificate has been issued for the building.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4V-2		
Urban stormwater is treated on site before being discharged to receiving waters	The site does not trigger WSUD requirements under WDCP 2009. OSD and rain water tanks required.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4V-3		
Flood management systems are integrated into site design	N/A	☐ Achieved ☐ Conditional ☐ Not achieved
4W Waste management		
Objective 4W-1		
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Bin storage is proposed on site at the rear of the garage in a ventilated room. The bin storage area utilised prior to collection day at the front of the property is visible from the street, and entry to the pedestrian access to the group home- this is unsuitable.	☐ Achieved ☐ Conditional ☒ Not achieved
Objective 4W-2		
Domestic waste is minimised by providing safe and convenient source separation and recycling	Recycling and FOGO services are available to the building.	☒ Achieved ☐ Conditional ☐ Not achieved
4X Building maintenance		
Objective 4X-1		
Building design detail provides protection from weathering	The proposed building material selection, building design, architectural detailing and roof design will provide appropriate protection from weathering.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4X-2		
Systems and access enable ease of maintenance	complies	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4X-3		
Material selection reduces ongoing maintenance costs	complies	☒ Achieved ☐ Conditional ☐ Not achieved