

NSW ADG Assessment

Part 3 and Part 4 – Compliance with the ADG

Clause	Standard	Proposal	Complies
3D - Communal open space	<p>1. Communal open space has a minimum area equal to 25% of the site.</p> <p>-Where it cannot be provided on ground level it should be provided on a podium or roof</p> <p>-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:</p> <ul style="list-style-type: none"> • 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 <p>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)</p>	<p>Total site area is 5150.94m².</p> <p>25% = 1287.7m².</p> <p>The proposed communal open space is located between the northern and southern buildings. The COS will be located in shadow for the majority of the day between 9am and 3pm. Notwithstanding, the proposal is capable of providing sufficiently dimensioned and well-located areas capable of being used for communal open space along the perimeter of the site including the side setbacks and rear of the site. The eastern and western ends of the central COS area will receive satisfactory sunlight. The development provides suitable facilities for the enjoyment of residents consistent with the ADG. In this regard, the proposal is considered satisfactory and capable of being supported.</p>	Yes
3E – Deep Soil zones	<p>1. Deep soil zones are to meet the following minimum requirements: Min deep soil area of 7% Sites greater than 1500m² need min dimension 6m.</p>	<p>Minimum deep soil is 360.6m²</p> <p>The proposal provides a total of 918m² of deep soil.</p>	Yes
3F- Visual Privacy	<p>Separation between windows and balconies is provided to ensure visual privacy is achieved.</p> <p>Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <p><u>Up to 12m (4 storeys)</u> Habitable - 6m Non-habitable – 3m</p>	<p>Within the site</p> <p>Ground Floor: 12m (balcony) and 16m (habitable rooms) First Floor: 12m (balcony) and 15.6m (habitable rooms) Second Floor: 16.6m (habitable rooms)</p> <p>South</p> <p>Ground Floor: 12m (balcony) and 16m (habitable rooms) First Floor: 12m (balcony) and 15.6m (habitable rooms)</p>	Yes

		<p>Second Floor: 16.6m (habitable rooms)</p> <p>West</p> <p>Ground Floor: 12m (balcony) and 16m (habitable rooms) First Floor: 12m (balcony) and 15.6m (habitable rooms) Second Floor: 16.6m (habitable rooms)</p> <p>East</p> <p>Ground Floor: 12m (balcony) and 16m (habitable rooms) First Floor: 12m (balcony) and 15.6m (habitable rooms) Second Floor: 16.6m (habitable rooms)</p>	
3G – Pedestrian Access and entries	<p>Building entries and pedestrian access connects to and addresses the public domain.</p> <p>Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge</p>	Building entry and pedestrian access connects and addresses the public domain on Rainbow Road.	Yes
3H-Vehicle Access	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	A single vehicle access point is provided to Rainbow Road at the south-east corner of the site. Pedestrian and vehicle safety will not be adversely impacted by the proposal. The proposed vehicle access will not result in adverse impact to the streetscape on Rainbow Road.	Yes
3J-Bicycle and car parking	<p>For development in the following locations:</p> <ul style="list-style-type: none"> - On sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or - On land zoned and sites within 400m of land zoned B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating</p>	<p><u>Car Parking:</u></p> <p>Car parking requirements are set out under Clause 19 of the Housing SEPP. The SEPP stipulates the following parking rates for dwellings used for affordable housing:</p> <ol style="list-style-type: none"> 1. for each dwelling containing 1 bedroom—at least 0.4 parking spaces, 2. for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, 3. for each dwelling containing at least 3 bedrooms— at least 1 parking space. 	Yes

	Developments, or the car parking requirement prescribed by the relevant council, whichever is less.	<p>The following parking rates for dwellings not used for affordable housing are:</p> <ol style="list-style-type: none"> 1. for each dwelling containing 1 bedroom—at least 0.5 parking spaces, 2. for each dwelling containing 2 bedrooms—at least 1 parking space, 3. for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces. <p>The proposal provides a total of 73 car spaces.</p>	
Mittagong DCP – Car Parking Requirements	<p>(i) Dedicated resident parking at a rate of 1 space per 1 and 2 bedroom dwellings</p> <p>(ii) Dedicated resident parking at a rate of 2 spaces per 3 or more bedroom dwellings</p> <p>(iii) Dedicated visitor parking at a rate of 1 space per 3 dwellings (rounded up to the nearest whole number)</p>	The proposal provides a total of 73 off-street car parking spaces.	Yes
4A- Solar and daylight access	<p>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 in the Sydney Metropolitan Area + Newcastle & Wollongong.</p> <p>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</p>	<p>The updated package provides axonometric shadow diagrams demonstrating solar access will be received to the northern elevation of the southern building.</p> <p>The documentation confirms 39 or 78% of apartments will receive 3 hours of sunlight between 9am and 3pm at mid-winter.</p>	Yes
	A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm in midwinter	Two apartments or 4% receive no direct sunlight between 9am and 3pm at mid-winter.	Yes
4B- Natural Ventilation	<p>At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.</p> <p>Overall depth of a cross-over or cross-through apartment</p>	Many of the apartments are designed with a dual frontage, thus a total of 41 apartments (or 82%) will be cross ventilated.	Yes

	<p>does not exceed 18m, measured glass line to glass line</p> <p>The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths</p>		
4C-Ceiling Heights	<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <p>Habitable rooms = 2.7m</p> <p>Non-habitable rooms = 2.4m</p>	Section drawings show floor to ceiling heights 2.7m.	Yes
4D-1 Apartment size and layout	<p>Apartments are required to have the following minimum internal areas:</p> <p>1 bedroom = 50sqm 2 bedroom = 70sqm 3 bedroom = 90sqm</p> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each</p> <p>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</p>	<ul style="list-style-type: none"> - 1 Bedroom: 50.23m² – 74.71m² - 2 Bedroom: 70.13m²- 116.20m² - 3 Bedroom: 106mn² – 117.16m² <p>All units comply with window size requirement</p>	<p>Yes</p> <p>Yes</p>
4D-2 Apartment size and layout	<p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height</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>	All habitable rooms in each apartment comply.	Yes
	<p>Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space)</p> <p>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p> <p>Living rooms or combined living/dining rooms have a minimum width of: -3.6m for studio and 1 bedroom</p>	All apartments comply.	Yes

	<p>- 4m for 2 and 3 bedroom apartments</p> <p>The width of cross-over or cross-through apartments re at least 4m internally to avoid deep narrow apartment layouts</p>		
4E- Private Open space and balconies	<p>All apartments are required to have primary balconies as follows:</p> <ul style="list-style-type: none"> -1 bedroom = 8sqm/2m depth -2 bedroom = 10sqm/2m depth -3+ bedroom = 12sqm/2.4m <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p> <p>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 15sqm and a minimum depth of 3m</p>	All areas of private open space, including balconies comply with the minimum dimensions.	Yes
4F- Common circulation areas	The maximum number of apartments off a circulation core on a single level is eight	The plans, as amended, provide two (2) circulation cores.	Complies
4G- Storage	<p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <ul style="list-style-type: none"> 1 bedroom = 6m³ 2 bedroom – 8m³ 3 bedroom – 10m³ <p>At least 50% of storage is to be located within the apartment.</p>	The proposal can provide at least 50% storage within each unit along with the minimum storage volumes.	Yes
4H- Acoustic Privacy	<p>Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses. Window and door openings are generally orientated away from noise sources</p> <p>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</p> <p>Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources</p>	There is not expected to be acoustic privacy issues which arise from the proposed development	Yes

4J – Noise and Pollution	<p>To minimise impacts the following design solutions may be used:</p> <ul style="list-style-type: none"> • 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 • 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 • landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry 	As above, it is not anticipated that noise and pollution issues will arise from the proposal.	Yes
4K – Apartment Mix	<p>A range of apartment types and sizes is provided to cater for different household types now and into the future.</p> <p>The apartment mix is distributed to suitable locations within the building</p>	<p>10 x 1-bedroom apartments 35 x 2-bedroom apartments 5 x 3-bedroom apartments</p> <p>The proposed unit mix is considered reasonable.</p>	Yes
4L – Ground Floor Apartments	<p>Street frontage activity is maximised where ground floor apartments are located.</p> <p>Design of ground floor apartments delivers amenity and safety for residents.</p>	The proposal was amended to raise the southern street facing building by approximately 675mm from RL 619.3 to RL 619.975. This has improved the casual surveillance from the ground floor apartments to the street frontage.	Yes
4M - Facades	<p>Facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale.</p>	The building facades adopt a contemporary aesthetic that complements the desired character of the locality. The façade treatment is considered satisfactory and supported.	Yes
4N – Roof Design	<p>Roof treatments are integrated into the building design and positively respond to the street.</p> <p>Opportunities to use roof space for residential accommodation and open space are maximised.</p> <p>Incorporates sustainability features.</p>	The proposal adopts a consistent and traditional roof form that complements the existing and desired character of the Mittagong Locality and the precinct.	Yes
4O – Landscape Design	<p>Landscape design is viable and sustainable, contributes to the streetscape and amenity</p>	The proposal results in an acceptable loss of tree canopy. The proposal also includes an extensive tree planting program that will contribute to the streetscape and amenity of the site and wider area.	Yes

4P- Planting on Structures	Planting on structures – appropriate soil profiles are provided, plant growth is optimised with appropriate selection and maintenance, contributes to the quality and amenity of communal and public open spaces	Not applicable	N/A
4Q – Universal Design	Universal design – design of apartments allow for flexible housing, adaptable designs, accommodate a range of lifestyle needs	The internal layout of the units is generally satisfactory	Yes
4R – Adaptive reuse	Adaptive reuse as apartment of existing buildings - new additions are contemporary and complementary, provide residential amenity while not precluding future adaptive reuse.	Not applicable	N/A
4U – Energy Efficiency	Development incorporates passive environmental design, passive solar design to optimise heat storage in winter and reduce heat transfer in summer, natural ventilation minimises need for mechanical ventilation	The proposed units are provided with sufficient cross ventilation with suitable solar access to increase energy efficiency.	Yes
4V – Water management and conservation	Water management and conservation – potable water use is minimised, stormwater is treated on site before being discharged, flood management systems are integrated into the site design	Water NSW supports the proposal subject to conditions.	Yes
4W – Waste Management	Waste management – storage facilities are appropriately designed, domestic waste is minimised by convenient source separation and recycling	Waste bin storage provided in the basement and is acceptable.	Yes
4X – Building Maintenance	Building design provides protection from weathering Enables ease of maintenance, material selection reduces ongoing maintenance cost	Generally acceptable in terms of building maintenance.	Yes