APPENDIX C: APARTMENT DESIGN GUIDE COMPLIANCE

	DESIGN CRITERIA	PROPOSAL	COMPLIANCE
PART 2 – DEVELOPING THE CONTROLS			
2C - Building Height	13m – BVLEP 2 Stories – Snug Cove Masterplan	19.31m	No – addressed in the LEP assessment and not supported
2D - FSR	N/A	N/A	N/A
2E - Building depth	12m – 18m	Ground/ 1st floor in excess of 40m Towers in excess of 19m.	No – Plans are devoid of adequate dimensions but clearly exceed the maximum depth.
2F - Building Separation	Up to 4 Storeys: 6-12m	11.5m between habitable rooms/ balconies	No – non-compliant setbacks also noted.
PART 3 – SITING THE DEVELOPMENT			
3D1 - Communal open space	Site Area = 7815m^2 25% = 1953.75m^2 Min. dimension of 3m	Not documented.	No – area of COS is not documented and over half the space identified on the podium level consists of pathways which are of limited functionality in terms of communal recreation.

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	DESIGN CRITERIA	PROPOSAL	COMPLIANCE
	Co-located with deep soil		No details of deep soil.
3D1 - Solar access to Communal open space	50% direct sunlight to the principle useable part of the communal open space for at least 2 hours between 9am and 3pm on June 21	Not documented	Not documented
3E - Deep soil zones	7% (547.05m^2) of Site area with minimum dimensions of 6m	Not documented	No. The SEE states it does not comply but fails to identify the location or quantum provided.
3F – Visual Privacy	Separation Distances - Up to 12m: 6m – Habitable rooms and balconies 3m – Non-habitable rooms Up to 25m: 9m – Habitable rooms and balconies 4.5m – Non-habitable rooms	Not specified.	Plans fail to provide dimensions or setbacks. Numerous examples of balconies of adjoining units with a separation distance of approx. 1m. Setback to eastern side boundary appears to be approx. 5.5m, which is not compliant.

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	DESIGN CRITERIA	PROPOSAL	COMPLIANCE
3J – Bicycle and Car Parking	<u>Car Parking - Residential Flat Buildings/ Shop Top Housing:</u> 1 space per 1 and 2 BR 1.5 spaces per 3 BR 1 x Visitor/ 5 units <u>Restaurant/ café:</u> 1 space per 25m^2 GFA Therefore: 13 x 1 BR = 13 spaces 38 x 2BR = 38 spaces 6 x 3BR = 9 spaces Vis = 12 (11.4) spaces TOTAL = 72 spaces Commercial = 709m^2/ 25 = 29 (28.36) TOTAL = 101 spaces <u>Bicycle storage:</u>	BVDCP applies as the development and location does not fit into the RMS Guide criteria. Resident/ visitor: 91 spaces Commercial: 11 spaces TOTAL = 102 spaces Bicycles: 26 spaces identified	Drawing No. DA1500 shows a commercial GFA of 709m^2. The Traffic Study however quotes a GFA of 580m^2. The Traffic Study also quotes incorrect DCP rates for carparking and claims the plans show 57 bicycle spaces. Even if the bike racks were in a stacked arrangement, at most there would be 52 spaces. Although there is no significant issue with 1 additional parking space, given the excessive excavation of the Site, the poor vehicular access and pedestrian movement arrangements, disconnect between commercial spaces and the commercial tenancies, insufficient commercial parking spaces and overall poor spatial layout, the proposal is far from ideal. Parking demand would also be reduced in the event that the design was modified to achieve the height and spatial requirements of the Snug Cove Masterplan. No requirement for Motor bikes but 8 spaces provided.

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	DESIGN CRITERIA	PROPOSAL	COMPLIANCE
	1 bicycle storage space per dwelling = 57 spaces		
PART 4 – DESIGNING THE BUILDING			
4A - Solar access	Living rooms and private open space of at least 70% dwellings between receive 3+ hours of sunlight between 9:00am – 3:00pm on 21 June	51% (29 units) receive adequate solar access to the living rooms while 47% (27 units) do not receive adequate solar access	Appears to have applied the standard for the Sydney metro area (2 hours, not 3 hours) and most units have recessed living rooms which are blocked by blade walls. Main useable areas of the POS were only considered as many units have impractical and elongated balcony sections. Orientation of the towers and shadows cast from one tower to the other causes most of the lack of solar access.
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	As above.	No – as above. Significant design failure.
4B - Natural	>60% of apartments	84% (48 units) are cross-	Yes

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	DESIGN CRITERIA	PROPOSAL	COMPLIANCE
ventilation	Unit Depth does not exceed 18m	ventilated Not known	No. Plans have no dimensions to determine unit depth, however it appears that a number may exceed 19m in depth.
4C – Ceiling Heights	Habitable rooms – 2.7m min. Non-habitable rooms – 2.4m min.	All units comply according to the SEE	Plans indicate a minimum floor to floor height of 3.2m, which would enable an internal floor to ceiling height of 2.7m.
4D - Min. apartment size	1 bed ≥ $50m^2$ 2 bed ≥ $70m^2$ 3 bed ≥ $90m^2$	All units comply	Yes
	Habitable rooms to have windows with min. area of 10% of floor area	All units comply according to the SEE	Yes
	Habitable room depths are 2.5 x ceiling height	All units comply according to the SEE	Yes
	Open plan layouts – Kitchen max. 8m from window	All units comply according to the SEE	Cannot determine due to lack of dimensions.

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	DESIGN CRITERIA	**PROPOSAL**	**COMPLIANCE**
	Minimum bedroom and living room dimensions as per 4D-3	All units comply according to the SEE	Cannot determine due to lack of dimensions.
4E -Min. private open space (POS)	1 bed ≥ $8m^2$ 2 bed ≥ $10m^2$ 3 bed ≥ $12m^2$ Min. depth 2m	All units comply according to the SEE	Cannot determine due to lack of dimensions.
4F - Common circulation and spaces	Maximum of 8 units off a circulation core on a single level.	Max. 5 units off a circulation core	Yes
4G - Storage	1 bed ≥ $6m^3$ 2 bed ≥ $8m^3$ 3 bed ≥ $10m^3$	All units comply according to the SEE	Cannot determine due to lack of dimensions. Only 55 units have allocated storage in the basement car park.

There are no other applicable Design Criteria. While the ADG does include a range of additional Design Guidelines, they have no statutory weight.

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Building/ Level	Unit No.	Number of Beds	Floor Area (m^2)	Private Open Space Area (m^2)	3 + hours Solar Access to Living Rooms	3 + hours Solar Access to Private Open Space
Ground Floor	01	1	67	29	Y	Y
Ground Floor	02	2	100	33	Y	Y
Ground Floor	03	2	102	41	Y	Y
Ground Floor	04	1	73	28	Y	Y
1st Floor	101	2	89	15	N – 1 hr	N – 2 hrs
1st Floor	102	2	88	15	N – 1 hr	N – 2 hrs
1st Floor	103	2	89	15	N – 1 hr	N – 1 hr
1st Floor	104	2	92	24	Y	Y
1st Floor	105	2	67	22	Y	Y
1st Floor	106	2	100	32	Y	Y
1st Floor	107	2	100	42	Y	Y
1st Floor	108	1	72	34	Y	Y
Bldg A, 2nd Floor	208	3	146	44	Y	Y
	209	2	90	35	Nil	Nil
	210	2	106	22	Nil	Nil
	211	2	90	33	Nil	Nil
	212	2	82	19	Nil	Nil
	213	2	83	40	Y	Y

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Building/ Level	Unit No.	Number of Beds	Floor Area (m^2)	Private Open Space Area (m^2)	3 + hours Solar Access to Living Rooms	3 + hours Solar Access to Private Open Space
	214	2	76	16	Nil	Nil
	215	2	76	18	Nil	Nil
Bldg B, 2nd Floor	201	3	171	22	Y	Y
	202	2	100	42	Y	Y
	203	1	72	34	Y	Y
	204	2	83	31	Nil	Nil
	205	1	72	14	Nil	Nil
	206	2	84	19	Nil	Nil
	207	1	70	42	Nil	Nil
Bldg A, 3rd Floor	408	3	146	44	Y	Y
	409	2	90	35	Nil	Nil
	410	2	106	22	Nil	Nil
	411	2	90	33	Nil	Nil
	412	2	82	19	Nil	Nil
	413	2	83	36	Y	Y
	414	2	76	34	Nil	Y
	415	2	76	30	Nil	Nil
Bldg B, 3rd Floor	401	3	171	28 + 30	Y	Y

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Building/ Level	Unit No.	Number of Beds	Floor Area (m^2)	Private Open Space Area (m^2)	3 + hours Solar Access to Living Rooms	3 + hours Solar Access to Private Open Space
	402	2	100	42	Y	Y
	403	1	72	34	Y	Y
	404	2	83	25	Y	Y
	405	1	72	20	Nil	Nil
	406	2	84	33	Nil	Nil
	407	1	70	51	Nil	Nil
Bldg A, 4th Floor	508	3	146	44	Y	Y
	509	2	90	35	Nil	Nil
	510	2	106	22	Y	Y
	511	2	90	33	Nil	Nil
	512	2	82	19	Y	Y
	513	2	83	36	Y	Y
	514	2	76	34	Nil	Y
	515	2	76	30	Nil	Nil
Bldg B, 4th Floor	501	3	171	28 + 30	Y	Y
	502	2	100	42	Y	Y
	503	1	72	20	Y	Y
	504	2	83	25	Y	Y

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Building/ Level	Unit No.	Number of Beds	Floor Area (m^2)	Private Open Space Area (m^2)	3 + hours Solar Access to Living Rooms	3 + hours Solar Access to Private Open Space
	505	1	72	20	Nil	Nil
	506	2	84	33	Nil	Nil
	507	1	70	51	Nil	Nil
			Complies max. GFA Cl. 6.19 BVLEP			
			Exceeds max. GFA Cl. 6.19 BVLEP		Non-compliant = 29 (51%)	Non-compliant = 27 (47%)