Attachment 5– ADG assessment table

Apartment Design Guide

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| Control | Comment |
| 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. | Suitable site and context analysis provided. |
| 3B Orientation |  |
| Objective 3B-1  Building types and layouts respond to the streetscape and site while optimising solar access within the development | The building depth exceeds the recommended 18m depth and is larger in massing than appropriate for the smaller scale Parkinson Street, particularly due to inappropriate setbacks both at and above the podium levels. As detailed further below, layout of the building appears to have been driven by maximising yield rather than considering appropriate layouts to apartments or sun access. |
| Objective 3B-2  Overshadowing of neighbouring properties is minimised during mid winter | The adjoining development will receive the minimum 2 hours sunlight. However, the overshadowing may be mitigated by reducing the bulk of the building to meet the recommended 18m building depth and meeting the required setbacks as outlined below in 3F-1. |
| 3C Public domain interface |  |
| Objective 3C-1  Transition between private and public domain is achieved without compromising safety and security | Satisfactory |
| Objective 3C-2  Amenity of the public domain is retained and enhanced | The public domain will be improved through upgrading of the footpath and provision of street trees and level access to the ground floor area. |
| 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 | Communal open space appears to exceed requirements, so long as non-accessible deep soil zones are not included in calculations. From the solar diagram it would appear they are, however it still appears that requirements are met satisfactorily.  Less than 50% of COS at Level 03 receives sunlight at any given time. COS on Level 11 appears to meet requirements in terms of sun access. Overall COS falls short of the required sun access, however this is likely due to the site’s orientation and unlikely to be met without reducing the access to COS. |
| Objective 3D-2  Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting | Satisfactory |
| Objective 3D-3  Communal open space is designed to maximise safety | Satisfactory |
| Objective 3D-4  Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood | N/A |
| 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 | No deep soil is provided as the proposal has a 100% site coverage. Adequate planting spaces and deep soil zones are provided within communal and private open spaces. |
| 3F Visual privacy |  |
| Objective 3F-1  Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy | The requirement within the WLEP for a podium does not affect the setback requirements for ADG beyond the podium level and does not allow encroachment on the ADG required setbacks. In addition, the neighbouring “future development” proposed by the architects will also have to follow the required ADG setbacks. As such:  The top floor of Soho apartment 1.06 and apartment 4.04 do not meet separation or privacy requirements, falling wholly within the 9m boundary setback, and within 18m of the neighbouring apartment building.  Private open spaces (balconies) of apartments 5.01 and 5.07 also fall within the required setbacks and are likely to adversely affect privacy to neighbouring properties.  To the rear, further setbacks are required at the 5th storey (level 07) to comply with ADG requirements. |
| 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 | Many balconies within this development are within setback requirements, adversely affecting privacy on the development to the east, and any future developments along Crown and Osborne Streets.  POS to the podium level appears to be sufficiently screened by planting despite falling within setback requirements. |
| 3G Pedestrian access and entries |  |
| Objective 3G-1  Building entries and pedestrian access connects to and addresses the public domain | Satisfactory |
| Objective 3G-2  Access, entries and pathways are accessible and easy to identify | Satisfactory |
| Objective 3G-3  Large sites provide pedestrian links for access to streets and connection to destinations | No pedestrian links are proposed. Access between proposed development and the future proposed development on Crown St are also not included. |
| 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 | Satisfactory |
| 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 | Compliant bicycle parking provided, however access to bicycle parking would be better suited on ground floor if possible. |
| Objective 3J-2  Parking and facilities are provided for other modes of transport | Complies |
| Objective 3J-3  Car park design and access is safe and secure | Satisfactory |
| Objective 3J-4  Visual and environmental impacts of underground car parking are minimised | Satisfactory |
| Objective 3J-5  Visual and environmental impacts of on-grade car parking are minimised | N/A |
| Objective 3J-6  Visual and environmental impacts of above ground enclosed car parking are minimised | N/A |
| Part 4 Designing the building |  |
| 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 | While the “Views from Sun” diagrams attempt to show solar access, it is still unconvincing that significant access will be achieved and may result in only small solar gains, particularly to many of the eastern facing apartments which have a strangely oriented south-east facing wall.  While these apartments may have the ability to achieve the 2 hours sunlight required, solar access diagrams which clearly depict a minimum of 1m2 measured at 1m above ground level should be provided.  In addition, 25% of apartments receive no direct sunlight access between 9am and 3pm – as noted on the architectural drawings and confirmed by the sun view diagrams. |
| Objective 4A-2  Daylight access is maximised where sunlight is limited | The future proposed urban form is not guaranteed, and it is unlikely to be built as such. This will severely limit sunlight access and the design does not follow passive solar principles to maximise this capture of sunlight. |
| Objective 4A-3  Design incorporates shading and glare control, particularly for warmer months | It is not proven within the submitted documents that appropriate shading has been provided to the building within the summer months. |
| 4B Natural ventilation |  |
| Objective 4B-1  All habitable rooms are naturally ventilated | Yes. |
| Objective 4B-2  The layout and design of single aspect apartments maximises natural ventilation | Satisfactory. |
| Objective 4B-3  The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents | Does not comply - Units 2.02, 1.05, 4.02, 4.03, and 10.02 are not naturally cross ventilated despite being marked as such. This means the development achieves only 53%, rather than the 60%, requirement for cross ventilated apartments. |
| 4C Ceiling heights |  |
| Objective 4C-1  Ceiling height achieves sufficient natural ventilation and daylight access | Floor to ceiling heights can be achieved under the proposed floor to floor heights. |
| Objective 4C-2  Ceiling height increases the sense of space in apartments and provides for well proportioned rooms | Minimum celling heights have been met. |
| Objective 4C-3  Ceiling heights contribute to the flexibility of building use over the life of the building | While the Soho apartments are not an appropriate use within this zoning, it would be recommended for Level 02 for increase the floor to ceiling height for future adaptation of the level for commercial or flexible use. |
| 4D Apartment size and layout |  |
| Objective 4D-1  The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity | Minimum room sizes and window areas are met.  Kitchens are no part of main circulation space.  Windows are visible from all habitable rooms. |
| Objective 4D-2  Environmental performance of the apartment is maximised | Room depths on open plan areas exceed 2.5 x ceiling height – 2.5m x 2.7m ceiling height = 6.75m depth. Most open plan areas are 8m in depth.  It is questionable whether apartments 3.07, 4.05, 5.02, 6.02, 7.02, 8.02, 9.02, and 10.02 meet 8m in depth to the back of kitchen. |
| Objective 4D-3  Apartment layouts are designed to accommodate a variety of household activities and needs | Satisfactory. Soho apartments facilitate live-work households, however, are not appropriate for this zoning. No dual key or intergenerational housing options have been provided. |
| 4E Private open space and balconies |  |
| Objective 4E-1  Apartments provide appropriately sized private open space and balconies to enhance residential amenity | Minimum balcony sizes and depths are met, however the recommendation from the DRP to show furniture layouts has still be ignored. This is useful to ensure that POS is well designed to accommodate actual intended usage of spaces (dining, lounging, cooking, drying, etc) |
| Objective 4E-2  Primary private open space and balconies are appropriately located to enhance liveability for residents | Satisfactory, however overlooking issues due to their encroachment into setbacks. |
| Objective 4E-3  Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building | Satisfactory |
| Objective 4E-4  Private open space and balcony design maximises safety | Satisfactory |
| 4F Common circulation and spaces |  |
| Objective 4F-1  Common circulation spaces achieve good amenity and properly service the number of apartments | 2 lifts are proposed with an average of 3 residential units serviced from each lift per floor. |
| Objective 4F-2  Common circulation spaces promote safety and provide for social interaction between residents | Common circulation is legible and avoids tight corners or concealment opportunities, with natural lighting. |
| 4G Storage |  |
| Objective 4G-1  Adequate, well designed storage is provided in each apartment | Most storage units within the apartments are suitable, however it is questionable whether some storage units will be installed in accordance with the design (particularly those in units 5-10.07). |
| Objective 4G-2  Additional storage is conveniently located, accessible and nominated for individual apartments | Storage in parking areas meets requirement, and many units appear to be easily accessed from parking spaces. Car must be made to ensure parking spaces and storage units are matched to individual units to prevent conflicts of access. |
| 4H Acoustic privacy |  |
| Objective 4H-1  Noise transfer is minimised through the siting of buildings and building layout | Unit layout is appropriately designed. |
| Objective 4H-2  Noise impacts are mitigated within apartments through layout and acoustic treatments | Satisfactory |
| 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 | NA |
| Objective 4J-2  Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission | Satisfactory |
| 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 development is heavily weight towards 2-bedroom units,  It would be recommended to provide a more consistent mix of apartments to meet demand within Wollongong, particularly 3+bedroom units, or alternatively, provide a variety of dual key arrangements to provide flexibility in occupation. |
| Objective 4K-2  The apartment mix is distributed to suitable locations within the building | Satisfactory |
| 4L Ground floor apartments |  |
| Objective 4L-1  Street frontage activity is maximised where ground floor apartments are located | N/A |
| Objective 4L-2  Design of ground floor apartments delivers amenity and safety for residents | N/A |
| 4M Facades |  |
| Objective 4M-1  Building facades provide visual interest along the street while respecting the character of the local area | Satisfactory |
| Objective 4M-2  Building functions are expressed by the façade | Building entry points are clearly defined. |
| 4N Roof design |  |
| Objective 4N-1  Roof treatments are integrated into the building design and positively respond to the street | Satisfactory |
| Objective 4N-2  Opportunities to use roof space for residential accommodation and open space are maximised | N/A |
| Objective 4N-3  Roof design incorporates sustainability features | Satisfactory. |
| 4O Landscape design |  |
| Objective 4O-1  Landscape design is viable and sustainable | Suitable landscaped areas are incorporated into the COS. These have been reviewed by Council’s Landscape Officer who has provided a satisfactory referral. |
| Objective 4O-2  Landscape design contributes to the streetscape and amenity | Satisfactory |
| 4P Planting on structures |  |
| Objective 4P-1  Appropriate soil profiles are provided | The new landscape plans address many of the issues raised by the DRP |
| Objective 4P-2  Plant growth is optimised with appropriate selection and maintenance | Landscaped areas have been reviewed by Council’s Landscape Officer who has provided a satisfactory referral. |
| Objective 4P-3  Planting on structures contributes to the quality and amenity of communal and public open spaces | Yes. |
| 4Q Universal design |  |
| Objective 4Q-1  Universal design features are included in apartment design to promote flexible housing for all community members | 20% of the apartments incorporate the Liveable Housing Guideline's silver level universal design features. |
| Objective 4Q-2  A variety of apartments with adaptable designs are provided | A compliant number of adaptable units are provided which would not require substantial structural change to be converted. Adaptable parking spaces are also provided. |
| Objective 4Q-3  Apartment layouts are flexible and accommodate a range of lifestyle needs | Apartments meet the minimum standard in terms of sizes and mix, despite being predominantly 2 bedroom apartments. |
| 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 |
| Objective 4R-2  Adapted buildings provide residential amenity while no precluding future adaptive reuse | N/A |
| 4S Mixed use |  |
| Objective 4S-1  Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement | While improved, the design still does not adequately address the changing nature of the streetscape along Parkinson Street. Particularly the dominant podium form conflicts with the setback building under construction to the east. As suggested by the DRP, the south-eastern corner of the site would still benefit from a sympathetic setback.  The design provides soho tenancies at ground level and to create active frontages. While this may be more appropriate to the scale of the streetscape, commercial use is required at ground floor. |
| Objective 4S-2  Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents | * The residential entry is clearly delineated from commercial entries and directly accessible from the street * Ground floor areas are separated from residential components * residential car parking and communal facilities are separated or secured * security at entries and safe pedestrian routes are provided * concealment opportunities are avoided * Landscape communal open space is provided on the podium. |
| 4T Awnings and signage |  |
| Objective 4T-1  Awnings are well located and complement and integrate with the building design | Suitable awnings are provided street frontage. |
| Objective 4T-2  Signage responds to the context and desired streetscape character | N/A |
| 4U Energy efficiency |  |
| Objective 4U-1  Development incorporates passive environmental design | Drying areas for clothing do not appear to be provided either in the form of communal spaces or screened areas on private balconies. |
| Objective 4U-2  Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer | While it is noted that the site has constraints in regards to sun access, the building has a disproportionate number of apartments which face only south, and design opportunities have focused more on maximising (and encroaching) on setbacks rather than meaningfully attempting to capture winter sun and summer breezes. The site analysis is indicative of this inattention to passive solar design principles. |
| Objective 4U-3  Adequate natural ventilation minimises the need for mechanical ventilation | The proposal does not comply with the minimum requirements for natural ventilation as outlined above. |
| 4V Water management and conservation |  |
| Objective 4V-1  Potable water use is minimised | * BASIX targets are met. * Rainwater is captured for use in landscaped areas. * Suitable plant species are to be used in landscaped areas. |
| Objective 4V-2  Urban stormwater is treated on site before being discharged to receiving waters | Stormwater from the development is directed to an OSD system. |
| Objective 4V-3  Flood management systems are integrated into site design | N/A |
| 4W Waste management |  |
| Objective 4W-1  Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents | Suitable waste storage and servicing facilities are provided.  Operation and ease of access to waste storage however is questionable, with large amounts of manual movement of waste required from waste storage to residential waste holding area through a series of areas with small widths of approximately than 1m. |
| Objective 4W-2  Domestic waste is minimised by providing safe and convenient source separation and recycling | Satisfactory. |
| 4X Building maintenance |  |
| Objective 4X-1  Building design detail provides protection from weathering | Satisfactory |
| Objective 4X-2  Systems and access enable ease of maintenance | Satisfactory |
| Objective 4X-3  Material selection reduces ongoing maintenance costs | Satisfactory |