

Apartment Design Guide Compliance Table

164-170 Croatia Avenue, Edmondson Park

June 2021

Objective	Control	Comment	Compliance												
3D-1 Communal open space	1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3).	Site 1. Achieves 90.8% or 3484.5m2. Site 2. Achieves 46.7% or 2518.5m2. Site 3. Achieves 56.6% or 3361m2. Site 3. Achieves 89.3% or 6171.7m2.	Complies												
	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).	All sites achieves 50% direct sunlight for 2 hours; Site 1. Achieves 65.7% Site 2. Achieves 50.3% Site 3. Achieves 56.1% Site 4. Achieves 52.9%	Complies												
3E Deep Soil Zones	Deep Soil Zones – minimum 7% of site area with mimum 6m width for sites over 1500m2	Site 1. Achieves 13.1% Site 2. Achieves 7% Site 3. Achieves 7% Site 4. Achieves 11.2%	Complies												
3F Visual Privacy	1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>	Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	Buildings achieve ADG compliance.	Complies
Building height	Habitable rooms and balconies	Non-habitable rooms													
up to 12m (4 storeys)	6m	3m													
up to 25m (5-8 storeys)	9m	4.5m													
over 25m (9+ storeys)	12m	6m													
3J-1	Bicycle and car parking	Basement design and schedules show compliance.	Complies												
4A Solar and Daylight Access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Studies demonstrate compliance with 523 units out of 674, or 77.6% for the development. Site 1. Achieves 82.3% Site 2. Achieves 82.4% Site 3. Achieves 72.8% Site 4. Achieves 71.5% Studies demonstrate the proposal complies as it achieves 12.5% between 9am -3pm	Complies Complies												
4B Natural Ventillation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation	Studies demonstrate compliance with 442 units out of 674, or 65.6% for the development. Site 1. Achieves 68.9% Site 2. Achieves 67.9% Site 3. Achieves 62.9% Site 4. Achieves 61.4%	Complies												
4C-1 Ceiling Heights	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Floor to floor height is 3050mm,attached section demonstrates 2700mm ceiling height Compliance. height as per ADG	Complies												

	<table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> <p>Note: Site is not in a mixed use area so ground floor 3.3m ceiling does not apply.</p>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use	All retail/commercial areas have minimum 3300mm ceilings and in most areas far in excess of that.				
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4D-1 Apartment size and Layouts	<p>Apartments are required to have the following minimum internal areas:</p> <table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> <p>The DCP requires 40% of 2 bed units have min area of 110m2; 40% of 3 bed units have 135m2.</p>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	ADG: Complies DCP: complies	Complies					
Apartment type	Minimum internal area																	
Studio	35m ²																	
1 bedroom	50m ²																	
2 bedroom	70m ²																	
3 bedroom	90m ²																	
	2. 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.	Complies	Complies															
4-D2	<p>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</p>	Complies	Complies															
4-D3	<p>Living rooms or combined living/dining rooms have a minimum width of: □ 3.6m for studio and 1 bedroom apartments □ 4m for 2 The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</p>	Complies Complies	Complies Complies															
4-E Private Open Space	<p>1. All apartments are required to have primary balconies as follows:</p> <table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table> <p>DCP requires min 2.5m throughout.</p>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	ADG: Complies DCP: complies in almost all cases	Complies
Dwelling type	Minimum area	Minimum depth																
Studio apartments	4m ²	-																
1 bedroom apartments	8m ²	2m																
2 bedroom apartments	10m ²	2m																
3+ bedroom apartments	12m ²	2.4m																
4-FCorridors and circulation	1. The maximum number of apartments off a circulation core on a single level is eight.	The buildings are generally compliant, with some small exceptions, such as some floors of the south wing of Bldg E which contains 9 units, some floors of the east wing of Bldg F contain 9 units and compliant as, the maximum number of units and some floors of Bldg G contain 9 units.	Complies															
4-G Storage	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	Complies-see study	Complies															

	<table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table>	Dwelling type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³		
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LEP/DCP													
Street Setbacks	Whilst there is no DCP control, the adjoining Landcom Master Plan establishes a min 3m setback, Through discussions with council and the Panel a min 4.5m setback was agreed.	Complies, as all buildings are setback min 4.5m; see envelope diagrams	Complies										
Height Control	Maximum 24m	<ul style="list-style-type: none">• The scheme proposes mixed use residential buildings ranging from 4 to 8 storeys.• Both large adjoining sites were the subject to planning proposals which increased the heights from 7 to 16-20 storeys. One of theses PP's was approved, the other is in the final stages of approval.• The scheme does not rely on a PP as it is generally consistent with the current controls. An 8 storey tower is only slightly higher than the controls, and much lower than the context of 16-20 storey adjoining towers. It is noted that this variance was supported by council staff at the pre-DA meeting and subsequent DEP meetings.	Complies										