

Attachment B – Tables of Compliance

Apartment Design Guidelines (ADG)

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APARTMENT DESIGN GUIDELINES	
Provisions	Comment
PART 3 SITING THE DEVELOPMENT	
3A Site Analysis	
Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context DCP	Complies The proposed development is considered appropriate for its context. The building is consistent in scale with the future envisioned density of the locality. Edmondson Park is undergoing significant transformation from rural to urban land centred on the Edmondson Park railway station. Development of Edmondson Park will see the introduction of a new town centre featuring a diverse mix of commercial, mixed, retail and residential uses. Appropriate building setbacks and building separations have been provided. The design of the proposed development is based on existing site conditions and is of a rectangular shape that is common to the Edmondson Park neighbourhood pattern. The proposed development takes advantage of the northerly aspect where possible to maximise solar access to the development. The proposal provides for adequate presentation to the street and an aesthetically pleasing development. A through site pedestrian/public open space link connects two T junctions either side of the site.
3B Orientation	
3B-1. Building types and layouts respond to the streetscape and site while optimising solar access within the development	Complies The proposed development takes advantage of the northerly aspect where possible to maximise solar access to the development. The proposal provides for adequate presentation to the three street frontages by arranging terrace housing around the podium parking/services core. Solar access diagrams were submitted showing sunlight is available to most of the units, though about half the terrace housing around the podium receive no sunlight. Shadow diagrams were submitted showing adequate sunlight is still accessible to neighbouring properties.
3B-2. Overshadowing of neighbouring properties is minimised during mid-winter	

3C Public Domain Interface	
3C-1 Transition between private and public domain is achieved without compromising safety and security	Complies Terraces have been provided with direct entry, contributing to safety and passive surveillance of the surrounding streets and landscaped central corridor. Changes in level between private terraces and the street/central corridor improve visual privacy where possible. Some planting has been provided along the edges of raised terraces. Additional layered planting will be required as a condition of consent. RFB bin storage and waste management is located within the podium. Council's waste management team have reviewed this arrangement and are supportive, subject to conditions of consent. Bins for the western block of terrace housing are kept within the front setbacks. Waste collection points for the eastern row of the western block are located fronting the street at either end of the block.
3C-2 Amenity of the public domain is retained and enhanced	
3D Communal and public open space	
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)	Complies by Condition 975.67sqm of principal COS is in a proposed north-south throughfare between the west block of terraces and the RFB at grade and is co-located with the deep soil zone. 772.71sqm of COS is proposed between the towers on the podium at level 2. Total 1748.38sqm or 21% of 8220sqm site area. To be improved and better defined via amended plans to be conditioned. Shadow diagrams were submitted showing the principal COS receives the minimum sunlight at 10am, 11am, and midday. The podium garden receives the minimum sunlight at 9am,10am, and 11am. COS is accessible with attractive plantings and provides spaces for different age groups and quiet nooks with furniture for meeting. The COS is readily visible from habitable rooms, balconies and courtyards encouraging casual
3D-2. Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	
3D-3. Communal open space is designed to maximise safety	

3D-4. Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood			surveillance. A condition will be imposed ensuring adequate lighting. The proposed principal communal open space is a north-south through site link between the west block of terraces and the RFB which acts as a form of public open space. This provides a visual and pedestrian connection between the two T-junctions either side of the development, connecting the broader neighbourhood.		
3E Deep soil zones					
Site Area – 8220sqm m²			Complies		
Min. Dimensions 6m			DSZ width is 12m.		
Deep soil zone (% of site area) - 7%			Additional planting is provided on the podium to assist with stormwater management.		
3F Visual Privacy					
3F-1. Requirement:			Up to 12m (Gound to Level 3):		
Building Height	Habitable Rooms and Balconies	Non Habitable Rooms	13.2m separation between the two towers		
Up to 12m (4 Storeys)	6m	3m	Up to 25m (Level 4 to 7):		
Up to 25m (5-8 Storeys)	9m	4.5m	18m separation between the two towers		
Over 25m (9+ storeys)	12m	6m	North, East, and south are frontages to roads.		
			20m separation between buildings across the through site link at ground level.		
3F-2.			Complies		
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 space and access paths are separated from habitable room windows on the podium by courtyards with fences.		
			Principal Communal open space is separated from habitable room windows by courtyards with fences, landscaping, and a level change.		
3G Pedestrian access and entries					

3G-1. Building entries and pedestrian access connects to and addresses the public domain	Complies 2 storey entrances proposed to the north, west, and south frontages to the tower block. These are clearly distinct from the private GF entries. West and south entrances open directly to the lift lobbies. Accessible access through the west entrance via the through site pedestrian linkage between the streets to the north and south of the development.
3G-2. Access, entries and pathways are accessible and easy to identify	
3G-3. Large sites provide pedestrian links for access to streets and connection to destinations	
3H Vehicle Access	
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Complies Singular carpark access is to the future road north of the site, separated from pedestrian access. Garbage collection, loading, and servicing areas are located at ground level inside the podium. The design is considered satisfactory by Council's Traffic Engineer and Waste Officer.
3J Bicycle and Car Parking	
3J-1. Minimum car parking requirement for residents and visitors to comply with Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant Council, whichever is less.	Complies The site is located within 800m of a railway station. Car parking must therefore comply with either the RMS Guide to Traffic Generating Development or the car parking requirement prescribed by the relevant council, whichever is less. 60 Tandem parking spaces provided, 2 for each terrace in the western block. <u>For the towers</u> In the basement: 133 spaces (64 tandem), including 17 accessible spaces provided for tower residents. 9 visitor spaces provided. On the ground floor in the podium: 4 visitor parking, a car wash, and waste facilities. On the first floor in the podium: 35 resident spaces (8 tandem) provided. No bicycle parking or end-of-trip facilities provided. 168 resident spaces and 13 visitor spaces provided in total
3J-2. Parking and facilities are provided for other modes of transport	
3J-3. Car park design and access is safe and secure	
3J-4. Visual and environmental impacts of underground car parking are minimised	
3J-5. Visual and environmental impacts of on-grade car parking are minimised	
3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised	

PART 4 DESIGNING THE BUILDING

4A Solar and Daylight Access

1. 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.

3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.

Complies

96 / 131 (73%) of the proposed apartments in the tower achieve a minimum of two hours solar access between 9am and 3pm in mid-winter.

8 / 131 units (6%) receive no direct sunlight.

4A-2 Daylight access is maximised where sunlight is limited

Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months

Complies

Large courtyards and windows are provided throughout the development, but these are particularly helpful for the south and eastern facades that received less light.

The BASIX Certificate for the proposed development identifies that it achieves the required thermal comfort levels. Proposed materials and finishes incorporate shading and glare control measures including external louvres and awnings.

4B Natural Ventilation

4B-1 All habitable rooms are naturally ventilated to create healthy indoor living environments.

4B-2 The layout and design of single aspect apartments maximises natural ventilation

4B-3 The number of apartments with natural cross ventilation is maximised

1. 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 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.

Complies

Buildings are oriented to take advantage of the prevailing winds.

All habitable rooms have openings to the exterior of the building providing the option for natural ventilation.

Single Aspect apartment depths are limited (<9m).

82 / 131 (62%) of apartments, naturally cross ventilated.

The depth does not exceed 18m.

4C Ceiling Heights							
4C-1 Ceiling height achieves sufficient natural ventilation and daylight access. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings <table><tr><td>Habitable Rooms</td><td>2.7m</td></tr><tr><td>Non-Habitable</td><td>2.4m</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor</td></tr></table>	Habitable Rooms	2.7m	Non-Habitable	2.4m	If located in mixed use areas	3.3m for ground and first floor	Complies All habitable and non-habitable rooms will have ceiling heights greater than 2.7m.
Habitable Rooms	2.7m						
Non-Habitable	2.4m						
If located in mixed use areas	3.3m for ground and first floor						
4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.							
4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building.							
4D Apartment Size and Layout							
4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity 1. Apartments are required to have the following minimum internal areas: • Studio 35m² • 1 bedroom 50m² • 2 bedroom 70m² • 3 bedroom 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.	Complies All apartments complying with the minimum internal areas.						

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.	All habitable rooms have a window to an external wall with a total minimum glass area greater than 10% of the floor area of the room.
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.	Complies Bedrooms are less than 4m deep. Open plan arrangements are less than 9m deep. This exceedance is acceptable as the ceiling heights are greater than the minimum 2.7m.
4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs 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 and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies All master bedrooms and other bedrooms achieve the minimum required areas and dimension. All apartments achieve the minimum dimension requirements to living/dining rooms. Western block terrace widths are greater than 4m.
4E Private Open Space and Balconies	

4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity 1. All apartments are required to have primary balconies as follows: <table><tr><th>Dwelling type</th><th>Minimum Area</th><th>Minimum Depth</th></tr><tr><td>Studio</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m²</td><td>2.4m</td></tr></table> 2. 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 15m² and a minimum depth of 3m.	Dwelling type	Minimum Area	Minimum Depth	Studio	4m ²	-	1 bedroom	8m ²	2m	2 bedroom	10m ²	2m	3+ bedroom	12m ²	2.4m	Complies on merit All apartments and terraces meet the minimum area requirements. The minimum depth is shorter than 2m in parts on a few apartments, however this is acceptable as they taper out to depths greater than 2m.
Dwelling type	Minimum Area	Minimum Depth														
Studio	4m ²	-														
1 bedroom	8m ²	2m														
2 bedroom	10m ²	2m														
3+ bedroom	12m ²	2.4m														
4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	Private open space is directly accessible from the living area of each dwelling and can be used in conjunction with these.															
4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	The balconies are integrated into the overall design of the development and form part of the detail of the building.															
4E-4 Private open space and balcony design maximises safety	All balconies include balustrades of a sufficient height to ensure safety is maintained.															
4F Common circulation and spaces																
4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments. 1. The maximum number of apartments off a circulation core on a single level is eight. 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Acceptable Up to 10 apartments per floor on a single core in the west tower. A condition of consent has been imposed to provide an additional lift to buildings with more than 8 units per core. The proposal is 7 stories in height.															

4F-2 Common circulation spaces promote safety and provide for social interaction between residents		4 lifts are proposed across the two towers for the exclusive use of the residents. Common circulation spaces are provided. Direct and legible access is provided between vertical circulation points and apartment entries.										
4G Storage												
4G-1 Adequate, well designed storage is provided in each apartment. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><th>Dwelling Type</th><th>Storage volume</th></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr><tr><td>2 bedroom</td><td>8m³</td></tr><tr><td>3+ bedroom</td><td>10m³</td></tr></table> At least 50% of the required storage is to be located within the apartment		Dwelling Type	Storage volume	Studio	4m ³	1 bedroom	6m ³	2 bedroom	8m ³	3+ bedroom	10m ³	Complies by condition The storage schedule indicates adequate storage is provided, however, it is not clear on the plans if adequate storage is provided for each unit as per ADG in the basement, as storage in the basements are not indicated with area and unit number. Conditions have been imposed to indicate storage on plans.
Dwelling Type	Storage volume											
Studio	4m ³											
1 bedroom	6m ³											
2 bedroom	8m ³											
3+ bedroom	10m ³											

4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Acoustic report submitted, which was found to be satisfactory by Council's EHO.
4K Apartment Mix	
4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future.	Complies - 1 b/r = 48 / 36.6% - 2 b/r = 53 / 40.5 % - 3+ b/r = 30 / 22.9% A range of unit types have been provided, and they are distributed throughout the building. Larger terrace style apartments are located on the ground and first levels to provide more active frontage around the parking podium.
4K-2 The apartment mix is distributed to suitable locations within the building	
4L Ground Floor Apartments	
4L-1 Street frontage activity is maximised where ground floor apartments are located	Acceptable Direct street access and entries are provided for residents and visitors along the street frontages. Direct access is provided to the proposed north-south public opens space throughfare for ground floor units/terrace houses that don't front the street. Activity is achieved through private open area next to the street/throughfare, with doors and windows also provided a street/throughfare facing outlook. Safety is achieved through the elevation of private gardens where achievable and landscaping along private courtyards.
4L-2 Design of ground floor apartments delivers amenity and safety for residents	
4M Facades	
4M-1 Building facades provide visual interest along the street while respecting the character of the local area	Complies Variation in colour and form is proposed for each terrace house, however, improvement can be made in the public art strategy, which forms part of the condition for consent.
4M-2 Building functions are expressed by the facade	

	The articulation of balconies and walls adds visual interest and results in a quality design outcome consistent with other modern residential buildings.
4N Roof Design	
4N-1 Roof treatments are integrated into the building design and positively respond to the street	Complies Rooftop access and solar panels are provided for the western block of terrace housing. Flat roof is proposed on the towers, changes in height at the corners provide increased interest. The roof is occupied by skylights, solar panels, plant, exhaust, and lift overruns.
4N-2 Opportunities to use roof space for residential accommodation and open space are maximised.	
4N-3 Roof design incorporates sustainability features	
4O Landscape Design	
4O-1 Landscape design is viable and sustainable	Complies A comprehensive landscape plan has been provided for the communal/public open space and streetscape at the ground floor and on the podium. Appropriate species have been selected for the environment.
4O-2 Landscape design contributes to the streetscape and amenity	
4P Planting on Structures	
4P-1 Appropriate soil profiles are provided	Complies As demonstrated in the landscape plan, the species selected are appropriate for the soil depths and volumes.
4P-2 Plant growth is optimised with appropriate selection and maintenance	
4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	
4Q Universal Design	
4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	Complies 16 / 131 (12.2%) of units have been identified as being Silver Level. 17 / 131 (13%) of units have been identified as being Adaptable. These are a mix of 1, 2, & 3 bedroom apartments.
4Q-2 A variety of apartments with adaptable designs are provided	
4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	

4R Adaptive Reuse	
4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	Not Applicable The development does not propose new additions or adaptations to an existing building.
4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	
4S Mixed Use	
4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Not Applicable The development is for a residential flat building and terrace housing.
4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	
4T Awnings and Signage	
4T-1 Awnings are well located and complement and integrate with the building design	Complies Protection has been provided for all ground floor entries across the site. No signage proposed.
4T-2 Signage responds to the context and desired streetscape character	
4U Energy Efficiency	
4U-1 Development incorporates passive environmental design	Complies The proposal satisfies the thermal targets of BASIX. The majority of apartments are cross ventilated and most rooms have adequate natural light.
4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	
4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	
4V Water Management and Conservation	
4V-1 Potable water use is minimised	Complies Portable water use will be minimised where possible. The BASIX Certificate identifies that the proposed development achieves compliance with water efficiency requirements. The stormwater management plan includes, basement pump out, water quality treatment, and water quantity
4V-2 Urban stormwater is treated on site before being discharged to receiving waters	
4V-3 Flood management systems are integrated into site design	

	management. Stormwater will be conveyed into the trunk infrastructure on the future road to the north.
4W Waste Management	
4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Complies Adequately sized waste collection areas for rubbish and bulk waste are discreetly located within the podium on the ground floor. Waste bins are to aggregated from the shoot rooms to the waste holding room next to the vehicle turntable ready for collection. Apartments are provided with a dual chute system to dispose of rubbish and recycling. Adequate storage areas are provided within the apartments to temporarily accommodate waste. Bins for the western block of terrace housing are kept within the front setbacks. Direct access to the street is provided for half the terrace housing in the western block. Waste collection points for the eastern row of the western block are located fronting the street at either end of the block. Council's waste management team have reviewed this arrangement and are requesting changes.
4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	
4X Building Maintenance	
4X-1 Building design detail provides protection from weathering	Complies The proposal incorporates overhangs to protect walls and openings. Centralised maintenance, services and storage will be provided for communal open space areas within the building. The proposed external walls are constructed of robust and durable materials.
4X-2 Systems and access enable ease of maintenance	
4X-3 Material selection reduces ongoing maintenance costs	