

Attachment 1 –Apartment Design Guide Assessment

Apartment Design Guide		
Provisions	Proposed	Complies
3A Site analysis		
<i>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</i>	The proposed development is considered appropriate for its context.	Complies
3B Orientation		
<i>Building types and layouts respond to the streetscape and site while optimising solar access within the development</i> <i>Overshadowing of neighbouring properties is minimised during mid-winter</i>	The proposal meets the objectives as demonstrated in the submitted architectural plans the proposal is suitable and satisfactory in terms of solar access.	Complies
3C Public domain interface		
<i>Key components to consider include entries, private terraces or balconies, fences and walls, changes in level, services locations and planting.</i> <i>Design can influence safety and security, opportunities for social interaction and the identity of the development when viewed from the public domain</i>	The development has submitted landscape plans which depicts extensive landscape treatment and planting along the Copeland Street frontage, as well as suitable planting within the centre of the city and interface with Castlereagh Street.	Complies
3D Communal and public open space		

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<p><i>Communal open space has a minimum area equal to 25% of the site</i></p> <p><i>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)</i></p> <p><i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</i></p> <p><i>Communal open space is designed to maximise safety</i></p> <p><i>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</i></p>	<p>The proposal provides approximately 32% or 1386sqm of communal open space. This is divided between the ground floor and roof top areas.</p> <p>The proposal will achieve the percentage requirements for communal open spaces (COS) receiving a minimum 2 hours of mid-winter sun.</p> <p>The roof top common open space offers timber seating with all day solar access provided.</p> <p>It is considered the design of the COS could be improved, however this could be resolvable by condition.</p>	Complies
3E Deep soil zones		
<p><i>Deep soil zones are to meet the following minimum requirements:</i></p>	<p>495sqm or 11.5% of deep soil area provided.</p>	Complies

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3G Pedestrian Access and Entries		
Building entries and pedestrian access connects to and addresses the public domain.	The proposal provides two points for pedestrian connection off the street including one from Copeland Street and the other from Castlereagh Street. The applicant has incorporated treatment to support pedestrian priority as requested by the City Design and Public Domain team. .	Complies
Objective 3G-2 Access, entries and pathways are accessible and easy to identify		
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	The proposal meets the objectives. The car park entry point is located against the southern boundary of the site and has been integrated into the overall design to limit garage dominance to the public domain. .	Complies
3J Bicycle and Car Parking		
For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre	The site is not located within 800m of a railway station, and is therefore subject to the Guide to Traffic Generating Development. The parking spaces provided in compliance with Council's DCP.	Complies

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<i>The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.</i>	Car park access is secured, and car parking is provided in two levels of basement. The entry to the parking area is minimised in width and appearance where possible while complying the development standards.	
<i>Parking and facilities are provided for other modes of transport</i>		
<i>Car park design and access is safe and secure</i>		
<i>Visual and environmental impacts of underground car parking are minimised</i>		
<i>Visual and environmental impacts of on-grade car parking are minimised</i>		
<i>Visual and environmental impacts of above ground enclosed car parking are minimise</i>		
4A Solar and Daylight Access		
<i>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 Metropolitan Area and in the Newcastle and Wollongong local government areas</i>	The submitted plans indicate the proposed living spaces of 63% (84 Units out of 132) of apartments receive 2 hours direct sunlight or more at mid-winter. The submitted plans do not nominate solar access to private open space, however it appears that the POS achieves the minimum requirement.	Does not comply
<i>In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum</i>		

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<i>of 3 hours direct sunlight between 9 am and 3 pm at mid-winter</i>	Given the site is constrained due to existing approvals and surrounding land uses such as Residential Flat Buildings, the design has maximised the potential for solar access to the living areas of the buildings, and therefore is considered acceptable in this regard. The Design Excellence Panel agreed the amended design did increase the achieved solar access, however noted the limitation in which to achieved full compliance under the ADG.	
<i>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter</i>	4.4% of apartments receive no solar access.	Complies
4B Natural Ventilation		
<i>All habitable rooms are naturally ventilated to create healthy indoor living environments</i>	Windows and doors are provided to habitable rooms.	Complies
<i>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</i>	The submitted plans indicate approximately 61% of apartments (82 apartments) achieve the cross-ventilation requirement.	
<i>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</i>	No cross-through apartments are proposed.	

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<i>The layout and design of single aspect apartments maximises natural ventilation</i>	The building orientation and proposed design layout allows for all units to maximize natural ventilation.											
4C Ceiling Heights												
<i>Measured from finished floor level to finished ceiling level, minimum ceiling heights are 2.7m for habitable rooms and 2.4m for non-habitable rooms.</i>	Proposed residential units achieve a minimum floor-to-ceiling height of 2.7m.	Complies										
4D Apartment Size and Layout												
<div>1. Apartments are required to have the following minimum internal areas:<table><tr><th><i>Apartment Type</i></th><th><i>Minimum Internal Area</i></th></tr><tr><td><i>Studio</i></td><td><i>35m²</i></td></tr><tr><td><i>1 bedroom</i></td><td><i>50m²</i></td></tr><tr><td><i>2 bedroom</i></td><td><i>70m²</i></td></tr><tr><td><i>3 bedroom</i></td><td><i>90m²</i></td></tr></table></div>	<i>Apartment Type</i>	<i>Minimum Internal Area</i>	<i>Studio</i>	<i>35m²</i>	<i>1 bedroom</i>	<i>50m²</i>	<i>2 bedroom</i>	<i>70m²</i>	<i>3 bedroom</i>	<i>90m²</i>	<div>The proposal achieves the design criteria. 1-bedroom units internal areas range between 50m² to 55m². 2-bedroom units achieve an internal area of 77m². 3-bedroom units achieve a minimum area of 98m²</div>	Complies
<i>Apartment Type</i>	<i>Minimum Internal Area</i>											
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<p><i>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</i></p> <p><i>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each</i></p>		
<p><i>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</i></p>	Windows are provided within habitable rooms.	
<p><i>4D-2 Habitable room depths are limited to a maximum of 2.5 x the ceiling height (2.7m x 2.5 = 6.75m)</i></p> <p><i>Note : For single aspect open plans with combined living, dining and kitchen = 8m</i></p>	Living areas and bedrooms are all located on the external face of the building. Maximum habitable room depths from windows is achieved for majority of units of 8m, however a number of units exhibit larger room depths	Complies

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<i>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</i>			due to the design to achieve and promote suitable cross ventilation and solar access.	Complies
<i>4D-3 Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</i>			All master bedrooms meet the minimum area requirement.	
<i>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</i>			All bedrooms and living rooms meet the minimum dimension requirement.	
<i>Living rooms or combined living/dining rooms have a minimum width of:</i> <div><div>- 3.6m for studio and 1 bedroom apartments</div><div>- 4m for 2 and 3 bedroom apartments</div></div>				
4E Private Open Space and Balconies				
<i>All apartments are required to have primary balconies as follows:</i>			Minimum areas and depths of balconies and private open space meet or exceed the minimum requirements of the ADG. Primary balconies open directly from living spaces.	Complies
<i>Dwelling Type</i>	<i>Minimum Area</i>	<i>Minimum Depth</i>		
<i>Studio</i>	<i>4m²</i>	<i>-</i>		
<i>1 bedroom</i>	<i>8m²</i>	<i>2m</i>		

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2 bedroom	10m ²	2m						
3 bedroom	12m ²	2.4m						
<i>The minimum balcony depth to be counted as contributing to the balcony area is 1m</i>								
<i>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</i>								
4F Common Circulation and Spaces								
<i>The maximum number of apartments off a circulation core on a single level is eight</i>							1 (one) lift is provided to service the apartments.	Does not comply
							The proposal features one circulation core that services a maximum of 8 apartments per level.	
<i>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</i>			The applicant is seeking a variation in relation to the number of apartment utilizing a single lift. Both buildings are 11 storeys in height, Block A seeks to have 51 utilise a single lift which is not considered acceptable, Block B seeks to have 81 units utilize two lifts which a maximum of 8 units per floor. A deferred					

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	condition of consent will require an additional lift shaft for both buildings.											
<i>Common circulation spaces promote safety and provide social interaction between residents</i>	<p>Common circulation spaces are designed to provide secured, safe, legible spaces to foster interaction and harmony between residents.</p> <p>The ground floor lobby entry is well defined and legible with direct access to the community room.</p> <p>Upper level circulation spaces (lift lobby and hallways) are provided with natural light and ventilation.</p> <p>Communal open space is easily accessible from the Ground Floor and on the roof top.</p>	Complies										
4G Storage												
<i>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</i>	The proposed development achieves minimum storage requirement.	Complies										
<table><tr><td><i>Dwelling Type</i></td><td><i>Storage Size Volume</i></td></tr><tr><td><i>Studio</i></td><td><i>4m³</i></td></tr><tr><td><i>1 bedroom</i></td><td><i>6m³</i></td></tr><tr><td><i>2 bedroom</i></td><td><i>8m³</i></td></tr><tr><td><i>3 bedroom</i></td><td><i>10m³</i></td></tr></table>	<i>Dwelling Type</i>	<i>Storage Size Volume</i>	<i>Studio</i>	<i>4m³</i>	<i>1 bedroom</i>	<i>6m³</i>	<i>2 bedroom</i>	<i>8m³</i>	<i>3 bedroom</i>	<i>10m³</i>		
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<i>At least 50% of the required storage is to be located within the apartment.</i>		
4H Acoustic Privacy		
Noise transfer is minimised through the siting of buildings and building layout	The proposal incorporates noise mitigation methods as follows: – Noisy areas within the proposed development including building entries and corridors are generally located above each other and quieter areas above quieter areas. – Where possible, bedrooms of adjacent apartments will be located next to each other and likewise with living area. – Storage, circulation areas and non-habitable rooms will be located to buffer noise from living areas and common areas.	Complies
Noise impacts are mitigated within apartments through layout and acoustic treatments		
4K Apartment Mix		
<i>A range of apartment types and sizes is provided to cater for different household types now and into the future</i>	A variety of apartment types are provided.	Complies
<i>The apartment mix is distributed to suitable locations within the building</i>		
4L Ground Floor Apartments		

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<i>Street frontage activity is maximised where ground floor apartments are located.</i>	The ground floor apartments are considered to achieve sufficient amenity and safety.	Complies
<i>Direct street access should be provide to ground floor apartments.</i>	Ground floor apartments to Castlereagh Street maintain connection to the front setback and direct street access.	
<i>Design of ground floor apartments delivers amenity and safety for residents</i>	The proposal provides for the main common pedestrian access off Castlereagh Street which provides a common point of connection for the development to the street.	
4M Facades		
<i>Building facades provide visual interest along the street while respecting the character of the local area</i>	The building façade designs include articulated elements expressing the building function and providing some visual interest.	Complies
<i>Building functions are expressed by the facade</i>		
4N Roof Design		
<i>Roof treatments are integrated into the building design and positively respond to the street</i>	Roof treatments are integrated with the building design and materials to compliment the architectural aesthetic.	Complies
<i>Opportunities to use roof space for residential accommodation and open space are maximised</i>		
<i>Roof design incorporates sustainability features</i>		
4O Landscape Design		

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<i>Landscape design is viable and sustainable</i>	The landscape design is viable and sustainable, and appropriately contributes to the streetscape and amenity the site following the submission of an amended plan addressing recommendations of Council's design panel and planning officer.	Complies subject to condition
<i>Landscape design contributes to the streetscape and amenity</i>		
4P Planting on Structures		
<i>Appropriate soil profiles are provided</i>	Landscape plan shows raised planter beds on concrete slab above basement which contributes to landscape amenity.	Complies
<i>Plant growth is optimised with appropriate selection and maintenance</i>		
<i>Planting on structures contributes to the quality and amenity of communal and public open spaces</i>		
4Q Universal Design		
<i>Universal design features are included in apartment design to promote flexible housing for all community members</i>	Fourteen (14) adaptable dwellings are proposed.	Complies
<i>A variety of apartments with adaptable designs are provided</i>		
<i>Apartment layouts are flexible and accommodate a range of lifestyle needs</i>		
4T Awnings and Signage		

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<i>Awnings are well located and complement and integrate with the building design</i>	Awnings are located appropriately and will protect entry areas while complimenting the contemporary style of the building.	Complies
<i>Signage responds to the context and desired streetscape character</i>		
4U Energy Efficiency		
<i>Development incorporates passive environmental design</i>	Natural light will be provided to all habitable rooms. The massing, internal layouts and orientation have been organised so as to provide good natural daylight and solar access into the primary living spaces and external living areas. The massing also allows a greater proportion of apartments to have northern, eastern and western aspects for good solar access, and dual aspect for good natural ventilation. Photovoltaics will be included on the roofs to provide energy to common area lighting.	Complies
<i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</i>		
<i>Adequate natural ventilation minimises the need for mechanical ventilation</i>		
4V Water Management and Conservation		
<i>Potable water use is minimised</i>	The development will incorporate water efficient fittings, and rain-water re-use. Plant selections are designed for the microclimate and are typically low-water use.	Complies

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<i>Urban stormwater is treated on site before being discharged to receiving waters</i>	WSUD principles are incorporated; on site detention tank is located underground.	
<i>Flood management systems are integrated into site design</i>	Not Applicable.	
4W Waste Management		
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	An enclosed waste storage area for residents is provided at ground level with separate bins for recyclable and non-recyclable waste. However, the proposed waste solution is to provide two bins per floor for Residents to utilise which raises concerns of the travel of these bin rooms to the holding room on the ground floor which has not been included into the built form but a separate stand alone room. The waste storage facilities have not been designed to minimise impact upon the public domain or streetscape. A Deferred condition of consent will be imposed for the applicant to redesign the waste management facilities on the site to provide for either wasteshoots, or redesign the basement to accommodate adequate waste storage areas.	Does not Comply
Domestic waste is minimised by providing safe and convenient source separation and recycling		
4X Building Maintenance		
<i>Building design detail provides protection from weathering</i>		Complies

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<i>Systems and access enable ease of maintenance</i>	<p>Building materials are selected to weather gracefully. Painted and applied finishes are minimised.</p> <p>Suitable access is available for cleaning throughout the building.</p> <p>The majority of windows can be cleaned from inside or from balconies.</p>	
<i>Material selection reduces ongoing maintenance costs</i>		