

24 May 2018

Michael Mason
 Lane Cove Council
 48 Longueville Road
 Lane Cove NSW 2066



Dear Sir,

Re: ADG Compliance Table – 266 Longueville Road Lane Cove

The design principles of SEPP 65 are wholly reflected in the design response which was also largely described in the site specific DCP.

The built form context enables a courtyard typology of Northern facing outdoor spaces each of which addresses the primary functions of the building – namely Aged Care and Retirement Living. Included are a pocket park with children’s playground and site through link to the golf course presencint – which will be subject to Lane Cove councils pedestrian pathway connection. Local character along Longueville road is essentially a two storey built form, which addresses the public domain. The public domain interphase is a fundamental component of our design response creating and articulated landscape zone which mediates between the public and semi-public components of the village offering.

Please find attached the table of compliance for each apartment and the overall development.

The critical key indicators are as follows:

| ADG | Definition | Compliance |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 2F Building Separation and 3F Visual Privacy | Building Separation: Courtyard 1 – 12 metres (three level courtyard); Courtyard 2 - 16.5 | ✓ |
| 4A Solar and Daylight | Solar Amenity: 87% or 71 dwellings have more than 2 hours of sunshine to the living rooms and private open space mid-winter | ✓ |
| 4B Natural Ventilation | Cross Ventilation: 40 Dwellings or 54% have cross ventilation. Retirement living as a housing type requires very specific creation of social meeting opportunities as isolation and loneliness can be partly addresses by building circulation patterns. Common area circulation spaces create opportunities for residents to casually meet and interact socially, this is an critically import dimension of this type of housing. Our built | x |

| | | |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| | form encourages socialisation and community activities with horizontal circulation which necessarily prejudices cross ventilation which is why we have a small non-compliance with the guideline. | |
| 4C Ceiling Heights | Floor to Floor height is 3.2 and 3.4 metres Minimum habitable ceiling heights will be 2.7 | ✓ |
| 4D Apartment Size and Layout | Refer Table – all one bedroom apartments are 50 m ² or greater and all two bedroom apartments are 70 m ² or greater | ✓ |
| 4E Private Open Space | Refer Table - Balcony area and depth Primary private open space and balcony is located adjacent to living room, dining room or kitchen. | ✓ |
| 4E – 4 Private Open Space | Ground level apartments have access to the courtyards and | ✓ |
| 4F Common Area Circulation | All common hallways have windows and fresh air | ✓ |
| 4F-2 Common Area Circulation | As described in 4B the creation of spaces for casual social engagement is an important dimension of this project, because of the age profile of the residents who will be mostly over 74 years old. The foyers and casual lounge spaces are also a clearly legible component of the wayfinding identity of each neighbourhood within the building | ✓ |
| 4G Storage | Each dwelling will have 2.5m ² designated on the parking levels plus typically 4m ² for the studio, 6m ² for the one bedrooms and 8m ² for the two bedrooms. | ✓ |
| 4K Apartment Mix | Whilst the project does have a diversity of apartment types this demographic prefers larger dwelling product stock | ✓ |
| 4Q Universal Design | All dwellings are 1428 compliant | ✓ |

Regards,



Robert Puflett
Partner | Architect

| Apartment No | Type | Internal Area | Balcony Area | Storage | s | 1 | 2 | 2.5 | 2 Hours of Sun | Cross Ventilation | No Sun |
|-------------------|---------|---------------|--------------|---------|---------------------------------------------------------|---|---|-----|----------------|-------------------|--------|
| | | | | | ≥2.5m ² in parking areas + 4/6/8 in dwelling | | | | | | |
| Level 1 | | | | | | | | | | | |
| B1.1 | 2 Bed | 94.5 | 17 | * | | | 1 | | 1 | | |
| B1.2 | 2 Bed | 93.5 | 17 | * | | | 1 | | 1 | | |
| C1.1 | 2 Bed | 99.5 | 16 | * | | | 1 | | 1 | | |
| C1.2 | 2 + MPR | 109.5 | 24 | * | | | | 1 | 1 | | |
| C1.3 | 2 + MPR | 129 | 21 | * | | | 1 | | 1 | | |
| C1.4 | 2 Bed | 95.5 | 21 | * | | | 1 | | 1 | | |
| C1.5 | 2 Bed | 107.5 | 30 | * | | | 1 | | 1 | | |
| C1.6 | 2 Bed | 103 | 35 | * | | | 1 | | 1 | | 1 |
| 8 | | 8 | | | | | | | | | |
| Level 2 | | | | | | | | | | | |
| B2.1 | 2 + MPR | 112.5 | 19 | * | | | | 1 | 1 | | |
| B2.2 | 2 + MPR | 116 | 26 | * | | | | 1 | 1 | | |
| B2.3 | 1 Bed | 70.5 | 9 | * | 1 | | | | 1 | | |
| B2.4 | 1 Bed | 73.5 | 18 | * | 1 | | | | 1 | | |
| B2.5 | 2 Bed | 93.5 | 12 | * | | | 1 | | 0 | | |
| C2.1 | 2 Bed | 100 | 12 | * | | | 1 | | 1 | | |
| C2.2 | 2 + MPR | 110 | 20 | * | | | | 1 | 1 | | |
| C2.3 | 2 + MPR | 129.5 | 18 | * | | | | 1 | 1 | | |
| C2.4 | 2 Bed | 95.5 | 12 | * | | | 1 | | 1 | | |
| C2.5 | 2 + MPR | 108 | 16 | * | | | | 1 | 1 | | |
| C2.6 | 2 Bed | 103.5 | 14 | * | | | 1 | | 1 | | 1 |
| 11 | | 11 | | | | | | | | | |
| Level 3 | | | | | | | | | | | |
| A3.1 - Affordable | Studio | 50.5 | 17 | * | 1 | | | | 1 | | |
| A3.2 - Affordable | Studio | 50 | 17 | * | 1 | | | | 1 | | 0 |
| A3.3 - Affordable | Studio | 50 | 17 | * | 1 | | | | 1 | | 0 |
| A3.4 - Affordable | Studio | 50 | 17 | * | 1 | | | | 1 | | |
| A3.5 - Affordable | Studio | 50 | 17 | * | 1 | | | | 1 | | 0 |
| A3.6 - Affordable | Studio | 51 | 17 | * | 1 | | | | 1 | | 0 |
| A3.7 - Affordable | 1 Bed | 74 | 19 | * | | 1 | | | 1 | | |
| A3.8 - Affordable | 1 Bed | 69 | 18 | * | | 1 | | | 1 | | |
| C3.1 | 2 Bed | 99.5 | 13 | * | | | 1 | | 0 | | |
| C3.2 | 2 + MPR | 110 | 20 | * | | | | 1 | 1 | | |
| C3.3 | 2 + MPR | 129.5 | 19 | * | | | | 1 | 1 | | |
| C3.4 | 2 Bed | 95.5 | 11 | * | | | 1 | | 1 | | |
| C3.5 | 2 + MPR | 107.5 | 16 | * | | | | 1 | 1 | | |
| C3.6 | 1 Bed | 86 | 13 | * | 1 | | | | 1 | | |
| 14 | | 14 | | | | | | | | | |
| Level 4 | | | | | | | | | | | |
| A4.1 | 2 Bed | 92.5 | 11 | * | | | 1 | | 1 | | 0 |
| A4.2 | 2 Bed | 92 | 11 | * | | | 1 | | 1 | | |
| A4.3 | 2 + MPR | 120 | 20 | * | | | | 1 | 1 | | |
| A4.4 | 2 + MPR | 126.5 | 18 | * | | | 1 | | 1 | | |
| 4 | | 4 | | | | | | | | | |
| Level 5 | | | | | | | | | | | |
| A5.1 | 2 + MPR | 129.5 | 16 | * | | | | 1 | 1 | | |
| A5.2 | 2 + MPR | 92.5 | 11 | * | | | | 1 | 1 | | |
| A5.3 | 2 + MPR | 116.5 | 20 | * | | | | 1 | 1 | | |
| B5.1 | 2 Bed | 109.5 | 21 | * | | | 1 | | 1 | | |
| B5.2 | 2 + MPR | 112 | 12 | * | | | | 1 | 1 | | |
| B5.3 | 2 + MPR | 113.5 | 29 | * | | | | 1 | 1 | | 1 |
| B5.4 | 2 + MPR | 126 | 20 | * | | | | 1 | 1 | | |
| B5.5 | 2 + MPR | 111.5 | 19 | * | | | | 1 | 1 | | |
| B5.6 | 2 Bed | 95 | 12 | * | | | 1 | | 1 | | 1 |
| B5.7 | 2 Bed | 93 | 12 | * | | | 1 | | 1 | | |
| B5.8 | 2 Bed | 93 | 12 | * | | | 1 | | 1 | | |
| B5.9 | 2 Bed | 99.5 | 17 | * | | | 1 | | 0 | | 1 |
| B5.10 | 2 Bed | 92 | 17 | * | | | 1 | | 1 | | 1 |
| C5.1 | 2 Bed | 99.5 | 13 | * | | | 1 | | 0 | | |
| C5.2 | 2 + MPR | 110 | 19 | * | | | | 1 | 1 | | |
| C5.3 | 2 + MPR | 129 | 19 | * | | | | 1 | 1 | | |
| C5.4 | 2 Bed | 86 | 11 | * | | | 1 | | 1 | | |
| C5.5 | 2 + MPR | 107.5 | 15 | * | | | | 1 | 1 | | |
| C5.6 | 2 + MPR | 111.5 | 14 | * | | | | 1 | 1 | | 1 |
| 19 | | 19 | | | | | | | | | |
| Level 6 | | | | | | | | | | | |
| A6.1 | 2 + MPR | 125 | 29 | * | | | | 1 | 1 | | |
| A6.2 | 2 + MPR | 136.5 | 31 | * | | | | 1 | 1 | | |
| A6.3 | 2 + MPR | 129.5 | 16 | * | | | | 1 | 1 | | |
| A6.4 | 2 + MPR | 92.5 | 11 | * | | | | 1 | 0 | | |
| A6.5 | 2 + MPR | 118 | 20 | * | | | | 1 | 0 | | |
| B6.1 | 2 Bed | 109.5 | 21 | * | | | 1 | | 0 | | |
| B6.2 | 2 + MPR | 112 | 12 | * | | | | 1 | 0 | | |
| B6.3 | 2 + MPR | 113 | 29 | * | | | | 1 | 1 | | |
| B6.4 | 2 + MPR | 126 | 21 | * | | | | 1 | 1 | | |
| B6.5 | 2 + MPR | 111.5 | 19 | * | | | | 1 | 0 | | |
| B6.6 | 2 Bed | 95 | 12 | * | | | 1 | | 0 | | 0 |
| B6.7 | 2 Bed | 93 | 12 | * | | | 1 | | 0 | | |
| B6.8 | 2 Bed | 93 | 12 | * | | | 1 | | 1 | | |
| B6.9 | 2 Bed | 100.5 | 16 | * | | | 1 | | 1 | | 1 |
| B6.10 | 2 Bed | 92.5 | 16 | * | | | 1 | | 1 | | 1 |
| B6.11 | 2 Bed | 94.5 | 18 | * | | | 1 | | 1 | | 1 |
| B6.12 | 2 Bed | 94.5 | 13 | * | | | 1 | | 1 | | 1 |
| C6.1 | 2 Bed | 99.5 | 12 | * | | | 1 | | 1 | | |
| C6.2 | 2 + MPR | 109.5 | 21 | * | | | | 1 | 1 | | |
| C6.3 | 2 + MPR | 129.5 | 19 | * | | | | 1 | 1 | | |
| C6.4 | 2 Bed | 96 | 11 | * | | | 1 | | 1 | | |
| C6.5 | 2 + MPR | 107.5 | 15 | * | | | | 1 | 1 | | |
| C6.6 | 2 + MPR | 111 | 14 | * | | | | 1 | 1 | | 1 |
| 23 | | 23 | | | | | | | | | |
| Level 7 | | | | | | | | | | | |
| B7.1 | 2 + MPR | 165 | 28 | * | | | | 1 | 1 | | |
| B7.2 | 2 + MPR | 166.5 | 73 | * | | | | 1 | 1 | | |
| B7.3 | 2 + MPR | 196 | 37 | * | | | | 1 | 1 | | |

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|-------------------------|-----------|
| Studios | 6 |
| 1 Bed | 5 |
| 2 Bed | 32 |
| 2 + MPR | 39 |
| Total Apartments | 82 |
| Total RAC beds | 70 |

| | | | | | | | | | |
|--|---|---|---|----|----|---------------------------|-----|------|-----|
| | 3 | 6 | 5 | 32 | 39 | | | | |
| | | | | | | 71 | 40 | 10 | |
| | | | | | | % | 87% | 54% | 12% |
| | | | | | | No. of Apmts | % | | |
| | | | | | | No. receiving no sun | | | 10 |
| | | | | | | Cross Ventilation @ | 60% | 71 | 87% |
| | | | | | | 2 Hours Sun Mid winter | 70% | 57.4 | 54% |
| | | | | | | Max. No. receiving no sun | 15% | 12.3 | 12% |