ADG Assessment

Apartment Design Guide

Requirement	Yes No N/A	Comment
Part 3 – Sitting the development		
3B Orientation		
Objective 3B – 1 Building types and layouts respond to the streetscape and site while optimising solar access within the development		
Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)	☒ ☐ ☐	Complies
Where the street frontage is to the east or west, rear buildings should be orientated to the north	☒ ☐ ☐	Orientation is considered acceptable
Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	☒ ☐ ☐	Complies
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter		
Solar access to living rooms, balconies and private open spaces of neighbours should be considered	☒ ☐ ☐	The overshadowing is considered acceptable as the proposal complies with required separation.
Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	☒ ☐ ☐	Complies
If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy	☒ ☐ ☐	Complies
Overshadowing should be minimised to the south or down hill by increased upper level setbacks	☒ ☐ ☐	Complies
It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	☒ ☐ ☐	Complies
A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	☒ ☐ ☐	No Solar collectors on adjoining properties
3C Public domain interface		
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		
Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	☒ ☐ ☐	Unit G01 has separate street access.
Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)	☒ ☐ ☐	Complies
Upper level balconies and windows should overlook the public domain	☒ ☐ ☐	Complies
Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m	☒ ☐ ☐	Complies
Length of solid walls should be limited along street frontages	☒ ☐ ☐	Complies
Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets	☒ ☐ ☐	Complies

In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • architectural detailing • changes in materials • plant species • colours	☐ ☐ ☒	Complies
Opportunities for people to be concealed should be minimised	☒ ☐ ☐	Complies
Objective 3C-2 Amenity of the public domain is retained and enhanced		
Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	☒ ☐ ☐	Complies
Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	☒ ☐ ☐	Mail boxes are in a satisfactory location.
The visual prominence of underground car park vents should be minimised and located at a low level where possible	☒ ☐ ☐	Complies
Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	☒ ☐ ☐	Complies
Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels	☒ ☐ ☐	Complies
Durable, graffiti resistant and easily cleanable materials should be used	☒ ☐ ☐	Complies
On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	☒ ☐ ☐	Complies
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		
1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 25% = 693.83m²	☒ ☐ ☐	Lower ground: 656.21m² Ground 150.10m² Total: 715.31m² Or 26%
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
Communal open space should be consolidated into a well designed, easily identified and usable area	☒ ☐ ☐	The communal open space has two well designed, useable areas. These spaces include landscaping, grassed area, pergola and a veggie garden
Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	☒ ☐ ☐	Complies
Communal open space should be co-located with deep soil areas	☒ ☐ ☐	Complies
Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	☒ ☐ ☐	Complies
Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	☐ ☐ ☒	
Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:	☐ ☐ ☒	

<table>
<tr><td>• provide communal spaces elsewhere such as a landscaped roof top terrace or a common room
• provide larger balconies or increased private open space for apartments
• demonstrate good proximity to public open space and facilities and/or provide contributions to public open space</td><td></td><td></td></tr>
<tr><td colspan="3">Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</td></tr>
<tr><td>Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements:
• seating for individuals or groups
• barbecue areas
• play equipment or play areas
• swimming pools, gyms, tennis courts or common rooms</td><td>☒ ☐ ☐</td><td>Complies</td></tr>
<tr><td>The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts</td><td>☒ ☐ ☐</td><td>Complies</td></tr>
<tr><td>Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks</td><td>☒ ☐ ☐</td><td>Complies</td></tr>
<tr><td colspan="3">Objective 3D-3 Communal open space is designed to maximise safety</td></tr>
<tr><td>Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include:
• bay windows
• corner windows
• balconies</td><td>☒ ☐ ☐</td><td>Complies</td></tr>
<tr><td>Communal open space should be well lit</td><td>☒ ☐ ☐</td><td>Complies</td></tr>
<tr><td>Where communal open space/facilities are provided for children and young people they are safe and contained</td><td>☒ ☐ ☐</td><td>Complies</td></tr>
<tr><td colspan="3">3E Deep soil zone</td></tr>
<tr><td colspan="3">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</td></tr>
<tr><td>1. Deep soil zones are to meet the following minimum requirements:

7% = 195m²

<table><tr><th>Site area</th><th>Min dimension</th><th>Deep soil zone %</th></tr><tr><td>Less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² – 1,500m²</td><td>3m</td></tr><tr><td>Greater than 1,500m²</td><td>6m</td></tr><tr><td>Greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></table></td><td>☒ ☐ ☐</td><td>29% of the site has been dedicated to deep soil. This whole area has a minimum of 6m width.</td></tr>
<tr><td>Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:
• basement and sub basement car park design that is consolidated beneath building footprints
• use of increased front and side setbacks
• adequate clearance around trees to ensure long term health
• co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil</td><td>☒ ☐ ☐</td><td>Complies</td></tr>
</table>

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

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: Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties	☐ ☒ ☐	First four levels require a 6m separation while the 5th and 6th levels require 9m separation. The proposed building fully complies with separation to all sides.
Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	☐ ☐ ☒	
New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: • site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) • on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)	☒ ☐ ☐	Complies
Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)	☐ ☐ ☒	
Direct lines of sight should be avoided for windows and balconies across corners	☒ ☐ ☐	Complies
No separation is required between blank walls	☐ ☐ ☒	

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

Side	Required	Proposed
North	6m 9m	6m 9m
South	6m 9m	6m 9m
East	6m 9m	9m 9m

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

Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows.	☒ ☐ ☐	Complies
Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	☒ ☐ ☐	Complies
Balconies and private terraces should be located in front of living rooms to increase internal privacy	☒ ☐ ☐	Complies
Windows should be offset from the windows of adjacent buildings	☒ ☐ ☐	Complies
Recessed balconies and/or vertical fins should be used between adjacent balconies	☒ ☐ ☐	Complies

3G Pedestrian access and entries

Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain

Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	☒ ☐ ☐	One common entry provided. The street facing ground floor unit has separate access.

Entry locations relate to the street and subdivision pattern and the existing pedestrian network	☒ ☐ ☐	Complies
Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries	☒ ☐ ☐	Complies
Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries	☐ ☐ ☒	
Objective 3G-2 Access, entries and pathways are accessible and easy to identify		
Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces	☒ ☐ ☐	Complies
The design of ground floors and underground car parks minimise level changes along pathways and entries	☒ ☐ ☐	Complies
Steps and ramps should be integrated into the overall building and landscape design	☒ ☐ ☐	Complies
For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)	☒ ☐ ☐	Complies
For large developments electronic access and audio/video intercom should be provided to manage access	☐ ☐ ☒	
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		
Car park access should be integrated with the building's overall facade. Design solutions may include: • the materials and colour palette to minimise visibility from the street • security doors or gates at entries that minimise voids in the facade • where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed	☒ ☐ ☐	Complies
Car park entries should be located behind the building line	☒ ☐ ☐	Complies
Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	☒ ☐ ☐	Complies
Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	☒ ☐ ☐	Complies
Access point locations should avoid headlight glare to habitable rooms	☒ ☐ ☐	Complies
Adequate separation distances should be provided between vehicle entries and street intersections	☒ ☐ ☐	Complies
The width and number of vehicle access points should be limited to the minimum	☒ ☐ ☐	Complies
The need for large vehicles to enter or turn around within the site should be avoided	☒ ☐ ☐	Complies
Garbage collection, loading and servicing areas are screened	☒ ☐ ☐	Complies
Clear sight lines should be provided at pedestrian and vehicle crossings	☒ ☐ ☐	Complies
Traffic calming devices such as changes in paving material or textures should be used where appropriate	☐ ☐ ☒	
Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: • changes in surface materials • level changes • the use of landscaping for separation	☒ ☐ ☐	Complies
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		

1. 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 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	☒ ☐ ☐	Complies with the DCP (See DCP table for more details)
Objective 3J-2 Parking and facilities are provided for other modes of transport		
Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters	☒ ☐ ☐	Complies
Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	☒ ☐ ☐	Complies
Conveniently located charging stations are provided for electric vehicles, where desirable	☐ ☐ ☒	
Objective 3J-3 Car park design and access is safe and secure		
Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	☒ ☐ ☐	Car wash bay can double up as a visitor space
Direct, clearly visible and well lit access should be provided into common circulation areas	☒ ☐ ☐	Complies
A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	☒ ☐ ☐	Complies
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		
Excavation should be minimised through efficient car park layouts and ramp design	☒ ☐ ☐	Complies
Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	☒ ☐ ☐	Complies
Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	☒ ☐ ☐	Complies
Natural ventilation should be provided to basement and sub basement car parking areas	☒ ☐ ☐	Complies
Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	☒ ☐ ☐	Complies
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		
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	☒ ☐ ☐	70%
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	☒ ☐ ☐	14.8%
The design maximises north aspect and the number of single aspect south facing apartments is minimised	☒ ☐ ☐	Complies
Single aspect, single storey apartments should have a northerly or easterly aspect	☒ ☐ ☐	Complies
Living areas are best located to the north and service areas to the south and west of apartments	☒ ☐ ☐	Complies
To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments • shallow apartment layouts • two storey and mezzanine level apartments	☒ ☐ ☐	Complies

• bay windows		
To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	☒ ☐ ☐	Complies
Objective 4A-2 Daylight access is maximised where sunlight is limited		
Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms	☐ ☐ ☒	
Where courtyards are used : • use is restricted to kitchens, bathrooms and service areas • building services are concealed with appropriate detailing and materials to visible walls • courtyards are fully open to the sky • access is provided to the light well from a communal area for cleaning and maintenance • acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved	☒ ☐ ☐	Complies
4B Natural ventilation		
Objective 4B-1 All habitable rooms are naturally ventilated		
The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	☒ ☐ ☐	Complies
Depths of habitable rooms support natural ventilation	☒ ☐ ☐	Complies
The area of unobstructed window openings should be equal to at least 5% of the floor area served	☒ ☐ ☐	Complies
Light wells are not the primary air source for habitable rooms	☐ ☐ ☒	
Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • adjustable windows with large effective openable areas • a variety of window types that provide safety and flexibility such as awnings and louvres • windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	☒ ☐ ☐	Complies
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		
Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3)	☒ ☐ ☐	Complies
Natural ventilation to single aspect apartments is achieved with the following design solutions: • primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) • stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries • courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	☒ ☐ ☐	Complies
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents		
1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	☒ ☐ ☐	61%
2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	☒ ☐ ☐	Complies
The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	☒ ☐ ☐	Complies
In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening	☒ ☐ ☐	Complies

sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)		
Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	☒ ☐ ☐	Complies
Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	☒ ☐ ☐	Complies
4C Ceiling heights		
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access		
1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings Habitable rooms: 2.7m Non-habitable: 2.4m These minimums do not preclude higher ceilings if desired	☒ ☐ ☐	2.7m proposed on all levels
Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	☐ ☐ ☒	
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		
Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)	☒ ☐ ☐	Complies
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		
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	☒ ☐ ☐	All units meet the minimum size requirements.
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
Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)	☒ ☐ ☐	Complies
A window should be visible from any point in a habitable room	☒ ☐ ☐	Complies
Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits	☒ ☐ ☐	Complies
Objective 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	☒ ☐ ☐	Complies
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	☒ ☐ ☐	Complies

<table>
<tr><td>Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths</td><td>☐ ☐ ☒</td><td></td></tr>
<tr><td>All living areas and bedrooms should be located on the external face of the building</td><td>☒ ☐ ☐</td><td>Complies</td></tr>
<tr><td colspan="3">Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs</td></tr>
<tr><td>1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)</td><td>☒ ☐ ☐</td><td>All bedrooms meet the minimum size requirement</td></tr>
<tr><td>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</td><td>☒ ☐ ☐</td><td>Complies</td></tr>
<tr><td>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</td><td>☒ ☐ ☐</td><td>Complies</td></tr>
<tr><td>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</td><td>☒ ☐ ☐</td><td>Complies</td></tr>
<tr><td>Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas</td><td>☒ ☐ ☐</td><td>Complies</td></tr>
<tr><td>All bedrooms allow a minimum length of 1.5m for robes</td><td>☒ ☐ ☐</td><td>Complies</td></tr>
<tr><td>The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high</td><td>☒ ☐ ☐</td><td>Complies</td></tr>
<tr><td colspan="3">4E Private open space and balconies</td></tr>
<tr><td colspan="3">Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</td></tr>
<tr><td>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 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>
The minimum balcony depth to be counted as contributing to the balcony area is 1m</td><td>☐ ☒ ☐</td><td>All units have the required size of balcony but not all units have the minimum depth.

See body of report for more information</td></tr>
<tr><td>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</td><td>☐ ☒ ☐</td><td>There are 9 units that have courtyards. Out of those 9 units 3 fail to have the minimum size.

See body of report for more information</td></tr>
<tr><td>Increased communal open space should be provided where the number or size of balconies are reduced</td><td>☒ ☐ ☐</td><td>More communal open space has been provided.</td></tr>
<tr><td>Storage areas on balconies is additional to the minimum balcony size</td><td>☒ ☐ ☐</td><td>Noted</td></tr>
<tr><td>Balcony use may be limited in some proposals by:
• consistently high wind speeds at 10 storeys and above
• close proximity to road, rail or other noise sources
• exposure to significant levels of aircraft noise
• heritage and adaptive reuse of existing buildings In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both.
Natural ventilation also needs to be demonstrated</td><td>☒ ☐ ☐</td><td></td></tr>
<tr><td colspan="3">Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents</td></tr>
</table>

Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	☒ ☐ ☐	Complies
Private open spaces and balconies predominantly face north, east or west	☒ ☐ ☐	Complies
Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	☒ ☐ ☐	Complies
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		
Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred	☒ ☐ ☐	Complies
Full width full height glass balustrades alone are generally not desirable	☒ ☐ ☐	Complies
Projecting balconies should be integrated into the building design and the design of soffits considered	☒ ☐ ☐	Complies
Operable screens, shutters, hoods and pergolas are used to control sunlight and wind	☒ ☐ ☐	Complies
Balustrades are set back from the building or balcony edge where overlooking or safety is an issue	☒ ☐ ☐	Complies
Downpipes and balcony drainage are integrated with the overall facade and building design	☒ ☐ ☐	Complies
Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	☒ ☐ ☐	Complies
Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design	☒ ☐ ☐	Complies
Ceilings of apartments below terraces should be insulated to avoid heat loss	☒ ☐ ☐	Complies
Water and gas outlets should be provided for primary balconies and private open space	☒ ☐ ☐	Complies
Objective 4E-4 Private open space and balcony design maximises safety		
Changes in ground levels or landscaping are minimised	☒ ☐ ☐	Complies
Design and detailing of balconies avoids opportunities for climbing and falls	☒ ☐ ☐	Complies
4F Common circulation and spaces		
Objective 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	☒ ☐ ☐	9 units off a single hallway but not more than 12
2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	☐ ☐ ☒	
Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	☒ ☐ ☐	Complies
Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	☒ ☐ ☐	Complies
Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	☒ ☐ ☐	Complies
Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: • a series of foyer areas with windows and spaces for seating • wider areas at apartment entry doors and varied ceiling heights	☐ ☐ ☒	

Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	☒ ☐ ☐	Complies
Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • sunlight and natural cross ventilation in apartments • access to ample daylight and natural ventilation in common circulation spaces • common areas for seating and gathering • generous corridors with greater than minimum ceiling heights • other innovative design solutions that provide high levels of amenity	☒ ☐ ☐	Complies
Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	☐ ☐ ☒	Not more than 12 proposed.
Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	☒ ☐ ☐	Complies
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		
Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	☒ ☐ ☐	Complies
Tight corners and spaces are avoided	☒ ☐ ☐	Complies
Circulation spaces should be well lit at night	☒ ☐ ☐	Complies
Legible signage should be provided for apartment numbers, common areas and general wayfinding	☒ ☐ ☐	Complies
Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided	☒ ☐ ☐	Complies
Where external galleries are provided, they are more open than closed above the balustrade along their length	☒ ☐ ☐	Complies
4G Storage		
Objective 4G-1 Adequate, well designed storage is provided in each apartment		
1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type / Storage size volume Studio apartments / 4m3 1 bedroom apartments / 6m3 2 bedroom apartments / 8m3 3+ bedroom apartments / 10m3 At least 50% of the required storage is to be located within the apartment	☒ ☐ ☐	Storage provided in basement and in apartments
Storage is accessible from either circulation or living areas	☒ ☐ ☐	Complies
Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street	☐ ☐ ☒	
Left over space such as under stairs is used for storage	☐ ☐ ☒	
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		
Storage not located in apartments is secure and clearly allocated to specific apartments	☒ ☐ ☐	Parking spaces will be allocated
Storage is provided for larger and less frequently accessed items	☒ ☐ ☐	Provided in basement

Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	☒ ☐ ☐	Complies
If communal storage rooms are provided they should be accessible from common circulation areas of the building	☐ ☐ ☒	
Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	☒ ☐ ☐	Complies
4H Acoustic privacy		
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		
Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses	☒ ☐ ☐	Complies
Window and door openings are generally orientated away from noise sources	☒ ☐ ☐	Complies
Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas	☒ ☐ ☐	Complies
Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources	☒ ☐ ☐	Complies
The number of party walls (walls shared with other apartments) are limited and are appropriately insulated	☒ ☐ ☐	Complies
Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms	☒ ☐ ☐	Complies
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		
Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: • rooms with similar noise requirements are grouped together • doors separate different use zones • wardrobes in bedrooms are co-located to act as sound buffers	☒ ☐ ☐	
Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: • double or acoustic glazing • acoustic seals • use of materials with low noise penetration properties • continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements	☒ ☐ ☐	
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		
To minimise impacts the following design solutions may be used: • physical separation between buildings and the noise or pollution source • residential uses are located perpendicular to the noise source and where possible buffered by other uses • non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces • non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources • buildings should respond to both solar access and noise. Where solar access is away from the noise source, nonhabitable rooms can provide a buffer	☒ ☐ ☐	Complies

• where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) • landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry		
Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: • solar and daylight access • private open space and balconies • natural cross ventilation	☒ ☐ ☐	
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		
Design solutions to mitigate noise include: • limiting the number and size of openings facing noise sources • providing seals to prevent noise transfer through gaps • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	☒ ☐ ☐	Complies
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		
A variety of apartment types is provided	☒ ☐ ☐	Complies
The apartment mix is appropriate, taking into consideration: • the distance to public transport, employment and education centres • the current market demands and projected future demographic trends • the demand for social and affordable housing • different cultural and socioeconomic groups	☒ ☐ ☐	Complies
Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	☒ ☐ ☐	Complies
Objective 4K-2 The apartment mix is distributed to suitable locations within the building		
Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3)	☒ ☐ ☐	Complies
Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	☒ ☐ ☐	Complies
4L Ground floor apartments		
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		
Direct street access should be provided to ground floor apartments	☒ ☐ ☐	It is only convenient for one unit to have street access which is G01. This unit is proposed to have separate access.
Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: • both street, foyer and other common internal circulation entrances to ground floor apartments • private open space is next to the street • doors and windows face the street	☒ ☐ ☐	Complies
Retail or home office spaces should be located along street frontages	☐ ☐ ☒	

Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion	☒ ☐ ☐	
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		
Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: • elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) • landscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior design	☒ ☐ ☐	Complies
Solar access should be maximised through: • high ceilings and tall windows • trees and shrubs that allow solar access in winter and shade in summer	☒ ☐ ☐	Complies
4M Facades		
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		
Design solutions for front building facades may include: • a composition of varied building elements • a defined base, middle and top of buildings • revealing and concealing certain elements • changes in texture, material, detail and colour to modify the prominence of elements	☒ ☐ ☐	Complies
Building services should be integrated within the overall facade	☒ ☐ ☐	Complies
Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: • well composed horizontal and vertical elements • variation in floor heights to enhance the human scale • elements that are proportional and arranged in patterns • public artwork or treatments to exterior blank walls • grouping of floors or elements such as balconies and windows on taller buildings	☒ ☐ ☐	Complies
Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	☒ ☐ ☐	Complies
Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	☒ ☐ ☐	Complies
Objective 4M-2 Building functions are expressed by the facade		
Building entries should be clearly defined	☒ ☐ ☐	Complies
Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	☒ ☐ ☐	
The apartment layout should be expressed externally through facade features such as party walls and floor slabs	☒ ☐ ☐	
4N Roof design		
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		
Roof design relates to the street. Design solutions may include: • special roof features and strong corners • use of skillion or very low pitch hipped roofs • breaking down the massing of the roof by using smaller elements to avoid bulk • using materials or a pitched form complementary to adjacent buildings	☒ ☐ ☐	Complies
Roof treatments should be integrated with the building design. Design solutions may include:	☒ ☐ ☐	Complies

• roof design proportionate to the overall building size, scale and form • roof materials compliment the building • service elements are integrated		
Objective 4N-3 Roof design incorporates sustainability features		
Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: • the roof lifts to the north • eaves and overhangs shade walls and windows from summer sun	☒ ☐ ☐	Complies
Skylights and ventilation systems should be integrated into the roof design	☒ ☐ ☐	Complies
4O Landscape design		
Objective 4O-1 Landscape design is viable and sustainable		
Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • diverse and appropriate planting • bio-filtration gardens • appropriately planted shading trees • areas for residents to plant vegetables and herbs • composting • green roofs or walls	☒ ☐ ☐	Landscaping was found to be satisfactory by Council Landscape architect
Ongoing maintenance plans should be prepared	☒ ☐ ☐	
Microclimate is enhanced by: • appropriately scaled trees near the eastern and western elevations for shade • a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter • shade structures such as pergolas for balconies and courtyards	☒ ☐ ☐	
Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4)	☒ ☐ ☐	
Objective 4O-2 Landscape design contributes to the streetscape and amenity		
Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features including trees and rock outcrops	☒ ☐ ☐	Complies
Significant landscape features should be protected by: • tree protection zones (see figure 4O.5) • appropriate signage and fencing during construction	☒ ☐ ☐	Complies
Plants selected should be endemic to the region and reflect the local ecology	☒ ☐ ☐	Complies
4W Waste management		
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		
Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	☒ ☐ ☐	Complies
Waste and recycling storage areas should be well ventilated	☒ ☐ ☐	Complies
Circulation design allows bins to be easily manoeuvred between storage and collection points	☒ ☐ ☐	Complies
Temporary storage should be provided for large bulk items such as mattresses	☒ ☐ ☐	Complies
A waste management plan should be prepared	☒ ☐ ☐	Complies
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		

All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling	☒ ☐ ☐	Complies
Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	☒ ☐ ☐	Complies