

# ADG Compliance Table – 84 Tallawong Road, Rouse Hill

(Parts 3 & 4: Site Planning + Built Form)

| ADG Control                     | Requirement  | Proposal (with numeric data)  | Compliance |
|---------------------------------|--|---|------------|
| 3B Orientation                  | Maximize solar access; $\geq 70\%$ of units 2hrs solar access, $\leq 15\%$ no access             | 100% (78 of 78 units) receive 2+ hrs solar.   | ✓ Complies |
| 3C Public Domain Interface      | Clearly defined building entries; activation at street level                                     | Pedestrian entry; mailbox at frontage; 24/7 passive surveillance.                                 | ✓ Complies |
| 3D Communal + Public Open Space | $\geq 25\%$ of site (min. 15267m <sup>2</sup> x 25% = 3816m <sup>2</sup> ); part with 2hrs solar | 5718.96m <sup>2</sup> provided (37% of site). Landscaped ground floor areas and Rooftop terraces. | ✓ Complies |
| 3E Deep Soil Zones              | $\geq 7\%$ of site (1082m <sup>2</sup> ) with min. 6m dimension                                  | 1082.9m <sup>2</sup> provided (7% of site).   | ✓ Exceeds  |
| 3F Visual Privacy               | 12m separation habitable-to-habitable, 6m to non-habitable                                       | Building setbacks range 6–12m; compliant distances to neighbors.                                  | ✓ Complies |
| 3G Pedestrian Access            | Safe, direct, accessible entries   | Accessible compliant entry (1:14 ramp).   | ✓ Complies |
| 3H Vehicle Access               | Minimize impact of driveways on streetscape  | Single 6m crossover for each site; basement entry screened with landscaping.                      | ✓ Complies |
| 3J Bicycle + Car Parking        | Council/RMS rates: 1 space per 2B, 1.5 per 3B; visitor + bicycle storage                         | Basement: 500 car spaces incl. 25 accessible; 178 bicycle spaces.                                 | ✓ Complies |
| 4A Solar + Daylight Access      | $\geq 70\%$ units with 2hrs solar; $\leq 15\%$ with none   | 78/78 units (100%) receive $\geq 2$ hrs; 0/42 units (0%) none.                                    | ✓ Complies |
| 4B Natural Ventilation          | $\geq 60\%$ units naturally cross-ventilated   | 54/78 units (69%) cross ventilated; 31% single aspect only.                                       | ✓ Exceeds  |
| 4C Ceiling Heights              | 2.7m habitable rooms, 2.4m non-habitable, 3.0m retail  | Residential levels: 2.7m floor-to-ceiling; basement: 3.0m floor-to-floor.                         | ✓ Complies |
| 4D Apartment Sizes & Layouts    | Min: 1B 50m <sup>2</sup> , 2B 70m <sup>2</sup> , 3B 90m <sup>2</sup>                             | 2B range: 69–85m <sup>2</sup> ; 3B range: 94–105m <sup>2</sup> ; all above minimum.               | ✓ Exceeds  |
| 4E Private Open Space (POS)     | 2B: $\geq 10$ m <sup>2</sup> , 3B: $\geq 12$ m <sup>2</sup> , 2m depth                           | Balconies range: 10–15m <sup>2</sup> (2B); 13–16m <sup>2</sup> (3B), all $\geq 2$ m depth.        | ✓ Complies |
| 4F Common Circulation           | $\leq 8$ units per core; $\leq 40\%$ single aspect   | Max. 3-4 units per core per level; 0% single aspect.  | ✓ Complies |
| 4G Storage                      | Min: 1B 6m <sup>3</sup> , 2B 8m <sup>3</sup> , 3B 10m <sup>3</sup> (50% internal)                | In-unit storage cupboards + basement lockers: 2B 8–12m <sup>3</sup> ; 3B 10-16m <sup>3</sup> .    | ✓ Exceeds  |
| 4J Acoustic Privacy             | Design to minimize external/internal noise transfer  | Solid balustrades, acoustic glazing, separate bedrooms.   | ✓ Complies |