

Table 1. Summary of compliance with the key Apartment Design Guide 'Design Criteria'

Control	ADG Design Criteria	Compliance
<b>3D Communal Open space</b>	Minimum of 25% of the site area should be devoted to communal open space.	Site area: 1,578m <sup>2</sup> Required Communal open space: 395m <sup>2</sup> (25%) Proposed Communal open space: 484m <sup>2</sup> (31%)  <b>Exceeds</b> Communal open space is provided at both Level 3 and the level 17. A high level of solar access and amenity is achieved to both communal open spaces.  An additional 111 m <sup>2</sup> of communal and community space is also accommodated within the ground floor community hub and residential communal room on Level 3.  Overall communal space = 595 m <sup>2</sup>
	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)	A minimum of 2 hours direct sunlight is provided to at least 50% of the communal open space on Level 3 and Level 17.  <b>Complies</b>
<b>3E Deep Soil Zones</b>	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions:  - greater than 1,500m <sup>2</sup> – 6m	Required deep soil zone: 110m <sup>2</sup> , 6m wide  Deep soil planting is not proposed owing to the recommended site remediation approach of capping the site.  <b>Variation sought</b>
<b>3F Visual Privacy</b>  Building separation	Up to four storeys/12 meters <ul style="list-style-type: none"> <li>• 6 meters to the boundary between habitable rooms/balconies</li> <li>• 3 meters to the boundary between non-habitable rooms</li> </ul> Five to eight storeys /up to 25 meters <ul style="list-style-type: none"> <li>• 9 meters to the boundary between habitable rooms/balconies</li> <li>• 4.5 meters to the boundary between non-habitable rooms</li> </ul> Nine storeys and above/ over 25 meters <ul style="list-style-type: none"> <li>• 12 meters between habitable rooms/balconies</li> <li>• 6 meters between non-habitable rooms</li> </ul>	Up to four storeys/12 meters <ul style="list-style-type: none"> <li>- 6.8 meters provided to the centerline of Marion Street</li> <li>- Combination of 4.86 meters and 6.65 meters setback provided to the centerline of William Lane</li> <li>- 6 meters setback from boundary provided to southern interface</li> </ul> Five storeys and above <ul style="list-style-type: none"> <li>- 6.4 meters to 8.3 meters setback provided to centerline of Marion Street</li> <li>- Predominantly 9 meters setback provided to the centerline of William Lane</li> <li>- 4.8 meters to 8.2 meters setback provided to Southern boundary</li> </ul> <b>Variation sought</b> based on privacy issues being ameliorated through the consideration of unit layouts, window placements, and the use of privacy screening and opaque glazing for secondary windows facing habitable neighbouring interfaces.  Levels 1-2 <ul style="list-style-type: none"> <li>- Northern interface provided with an overall 6.8m setback to the centreline of Marian Street</li> <li>- Living areas provided with a 6.65m setback to the centreline of William Lane.</li> <li>- Predominantly 4.56 meters setback to centreline of William Lane. The use of vertical elements on habitable balcony edges and considered placements of window locations seek to mitigate privacy issues to the future Eastern development.</li> </ul> Level 3 <ul style="list-style-type: none"> <li>- 4.86 meters setback provided from the edge of the balcony to the centreline of William Lane, all habitable glazing to units provided with a predominantly 9 meters setback to centreline.</li> <li>- Opaque glass nominated for secondary windows facing the southern interface.</li> </ul>

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		<p>Levels 4-17</p> <ul style="list-style-type: none"> <li>- The placements of windows and balcony edges (habitable edges) of the existing development 7-9 Gibbons Street were carefully considered in the analysis of visual privacy.</li> <li>- Unit 2D balcony edge is orientated to face West to receive daylight and also mitigate overlooking the adjacent property. A full height privacy screen proposed to the northern edge of the unit balcony to mitigate overlooking to the existing adjacent property (Southern interface of 7-9 Gibbons St).</li> <li>- Unit 1E bedroom Northern window has been placed in a location to avoid direct overlooking the adjacent habitable window. This window is also proposed to be opaque glass with an additional window for the bedroom provided on the Western side.</li> <li>- Unit 2F unit layout is orientated to face predominantly North, with a high level (secondary) window provided for the living areas to the Eastern interface. 2F unit bedroom window faces South to avoid overlooking to the East.</li> <li>- Unit 2D adapt is provided with a privacy screen (also works as a wind mitigation measure) to the SE balcony corner for visual privacy.</li> <li>- Unit 2D bedroom provided with an opaque secondary window facing south (also used for cross ventilation purposes)</li> <li>- Unit 2D second bedroom provided with a 10.7m setback to the centreline of William Lane</li> <li>- Unit 2A provided with an opaque secondary window facing south (also used for cross ventilation purposes)</li> </ul>
<p><b>3J</b> <b>Bicycle and Car Parking</b></p>	<p>The maximum car parking rates are as follows:</p> <p>Residential 0.6 Spaces per 1 Bed 0.9 Spaces per 2Bed 1.4 Spaces per 3 Bed</p> <p>Retail: 1 per 25m2</p> <p>Visitors: 1 per 4 dwellings</p> <p>The SDCP 2012 bike parking rates are as follows:</p> <p>Residential 1 Spaces per dwelling</p> <p>Visitor: 1 per 10 dwellings</p> <p>Retail: Offices: 1 per 150m2, visitor 1 per 400m2 Shop, restaurant or café: 1 per 250m2, visitor 2 plus 1 per 100m2 over 100m2</p>	<p>No car parking is proposed</p> <p>Required Bicycle spaces: 182</p> <p>Proposed Bicycle spaces: 96 (80 Residential Spaces &amp; 16 Commercial Spaces)</p> <p><b>Variation sought</b> on the basis of tenants having incidences of low bike ownership and providing a community bike hub (accessible to both residents of the building and the broader community)</p>
<p><b>4A</b> <b>Solar + Daylight Access</b></p>	<p>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.</p>	<p>Proposed: 67%</p>

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	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	10 units do not receive direct sunlight between 9 am and 3 pm at mid-winter (6 %) <b>Complies</b>
<b>4B Natural Ventilation</b>	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.	Number of Apartments in the first 9 storeys: 72 Cross Ventilated Apartments: 44/72 apartments (61%) <b>Complies</b>
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	No cross over or cross through apartments proposed <b>Complies</b>
<b>4C Ceiling heights</b>	Minimum ceiling heights are as follows: <ul style="list-style-type: none"> <li>• 2.7m for habitable rooms</li> <li>• 2.4m for non-habitable rooms</li> <li>• double storey apartments – 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area</li> <li>• attic spaces – 1.8m at edge of room with a minimum 30 degree slope</li> <li>• in mixed use areas – 3.3m for ground and first floor</li> </ul>	Proposed height 2.7m habitable– <b>Complies</b> Proposed height 2.4 m non habitable – <b>Complies</b> Proposed height 4.5 for mixed uses on the ground first floor/ community hub double height – <b>Complies</b>
<b>4D-1 Apartment Size + layout</b>	Minimum apartment sizes: <ul style="list-style-type: none"> <li>• 35m<sup>2</sup> for studios</li> <li>• 50m<sup>2</sup> for 1 bedroom</li> <li>• 70m<sup>2</sup> for two bedrooms</li> <li>• 90m<sup>2</sup> for three bedrooms.</li> </ul>	Proposed apartment sizes: <ul style="list-style-type: none"> <li>• 42m<sup>2</sup> for studios</li> <li>• 51m<sup>2</sup> - 59m<sup>2</sup> for 1 bedroom</li> <li>• 71m<sup>2</sup> - 82m<sup>2</sup> for two bedrooms</li> <li>• 108m<sup>2</sup> for three bedrooms</li> </ul> <b>Complies</b>
	Every habitable room must have a window in an external wall with a total minimum glass area of no less than 10% of the floor area of the room. Day light and air may not be borrow from another room	<b>Complies</b>
<b>4D-2 Apartment Size + layout</b>	Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Open plan layouts (where living, dining and Kitchen are combined habitable room depth form the window is 8m	<b>Complies</b>
<b>4D-3 Apartment Size + layout</b>	Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space).	<b>Complies</b>
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	<b>Complies</b>
	Living rooms or combined living/dining rooms have a minimum width of:	<b>Complies</b>

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	<ul style="list-style-type: none"> <li>• 3.6m for studio and 1 bedroom apartments</li> <li>• 4m for 2 and 3 bedroom apartments</li> </ul>	
	<p>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.</p>	<p>No cross over or cross through apartments proposed</p> <p><b>Complies</b></p>
<p><b>4E</b> <b>Private open space and balconies</b></p>	<p>Apartments are to have the following balcony dimensions:</p> <ul style="list-style-type: none"> <li>• 1br – 8m<sup>2</sup> with min.2m depth</li> <li>• 2br – 10m<sup>2</sup> with min. 2m depth</li> <li>• 3br – 12m<sup>2</sup> with min. 2.4m depth</li> </ul>	<p><b>Complies</b></p>
	<p>Ground level apartments should contain a minimum of 15m<sup>2</sup> of open space, with a minimum dimension in one direction of 3m.</p>	<p>N/A</p>
<p><b>4F</b> <b>Common circulation and spaces</b></p>	<p>The maximum number of apartments off a circulation core on a single level is eight.</p>	<p>While the maximum number of apartments off a circulation core on a single level is ten, all lobbies and corridor are designed to have natural light and ventilation; with direct access to the communal gardens on level 3 &amp; 17.</p> <p><b>Complies with the design objective</b></p>
	<p>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</p>	<p>A letter from Arrow, our engineers advising on vertical transport have confirmed two lifts are sufficient for the proposal. Complies with the intent of the design criteria.</p> <p><b>Complies</b></p>
<p><b>4G</b> <b>Storage</b></p>	<ul style="list-style-type: none"> <li>• Studio apartments require 4m<sup>2</sup> of storage area</li> <li>• One bedroom dwellings require 6m<sup>3</sup> of storage area</li> <li>• Two bedroom dwellings require 8m<sup>3</sup> of storage area.</li> <li>• Three bedroom dwellings require 10m<sup>3</sup> of storage area.</li> </ul>	<p>Residential storage is provided within all apartments at the required rates Ref. to DA 6007 to 6012 for detail storage plans and area summary.</p> <p><b>Complies</b></p>