



AMENITY ADG DEFINITION

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

PROPOSAL

The apartments are designed to meet the spatial requirements of SEPP Seniors, ADG guidelines are followed for items not covered in the SEPP Seniors, these include storage capacity, ceiling heights daylight and sunlight access and cross ventilation.

The proposed siting of the built form generates larger facades to the east and west increasing the opportunities for solar access to dwellings; building depth of 20 m in average allows for apartment layouts that allow appropriate daylight and solar access. Currently the design provides overall 68% of building D dwellings receiving 3 hours of sunlight and 71% of dwellings within ILU buildings B & C receiving 2 hours, with only 10% of dwellings receiving no direct sunlight. The formal expression of the buildings seeks to create additional opportunities for cross ventilated apartments, through geometrical rotations and alignments. The design delivers overall 61% cross ventilated dwellings for units within the first 9 storeys.

