

ADG COMPLIANCE TABLE

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
Part 3 Siting the Development			
3A Site Analysis	Appendix 1 of the ADG	Site analysis has been provided as part of the Architectural Design Report.	Yes
3B Orientation	Objective 3B-1 Building types and layout responds to the streetscape and site while optimizing solar access within the development	The proposal responds to the Albert and O'Connell Street frontages with a layout that responds to DCP guidance. Solar access within the development and natural ventilation is optimised as shown within the Architectural Plans.	Yes
	Building to define the street, by facing it and incorporating direct access from the street	All buildings define the street through providing direct address and building entries.	Yes
	Objective 3B-2 Overshadowing of neighboring properties is minimized during mid-winter	The proposal has been carefully designed to ensure that surrounding residential dwellings retain a minimum of 2hr solar access to living rooms and balconies, during mid-winter.	Yes
	Where an adjoining building does not currently receive 2 hours of sunlight in midwinter, solar access should not be further reduced by >20%	Adjoining development retains at least 2 hours solar access at midwinter.	Yes
	4 hours of solar access should be retained to solar collectors on neighbouring buildings	We understand that the proposal complies.	Yes
3C Public Domain Interface	Terraces, balconies should have direct street entry, where appropriate	No residential units are proposed on the ground floor.	Yes
	Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Mailboxes are appropriately integrated into the building design.	Yes
	Substation, pump room, garbage storage rooms and other service rooms should	The substation is designed and integrated into the building, with all plant, bin rooms and service	Yes

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	be located in the basement carpark or out of view	infrastructure within the basement levels.	
3D Communal and Public Open Space	<p><u>Design Criteria:</u></p> <p>Communal open space has a minimum area equal to 25% of the site</p> <p>50% of the principal COS should receive 2 hours of sunlight between 9am and 3pm</p> <p><u>Design Criteria:</u></p> <p>Minimum dimension of 3m</p> <p>Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies</p> <p>Where communal open space cannot be provided at ground level, it should be provided on a podium or roof</p> <p>Facilities are provided within communal open spaces and common spaces for a range of age groups, incorporating some of the following elements:</p> <ul style="list-style-type: none"> • seating for individual or groups • barbecue areas 	<p>The proposal incorporates 850m2 of communal open space, equating to 32% of the site area. Communal open space has been provided at multiple locations:</p> <ul style="list-style-type: none"> • the Level 10 rooftop (accessed by east and west cores) and • the rooftop of the east and west towers (accessed by the respective cores). <p>The development provides communal open spaces including high quality landscaping and place making features such as plantings, bench seating, dining and bbq facilities and lounge seatings</p> <p>Solar access is provided to 89% of the principal usable part of the communal open space.</p> <p>Complies.</p> <p>The proposal provides equitable access to all areas of communal open space in line with relevant Australian Standards. Access is provided via the lobby and lift core and linking rooftop communal open space.</p> <p>COS is provided on ground level, level 10 and the east and west rooftops.</p> <p>The proposed communal open space accommodates a range of uses, comprising seating areas, BBQs and lawn spaces suitable for yoga, pets, play and other activities.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

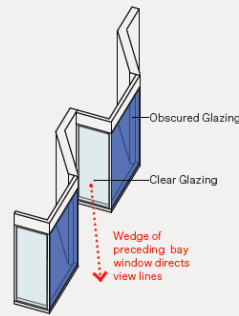
ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	<ul style="list-style-type: none"> play equipment or play area swimming pools, gyms, tennis courts or common rooms <p>Communal open space and the public domain should be readily visible from habitable room and private open space areas while maintaining privacy</p> <p>Public open space should be well connected with public street along at least one edge</p>	<p>All communal open spaces are design to maximise privacy as shown in the architectural plans and landscape plans. The proposal also incorporates 1.5m high glazed balustrades to communal open space, ensuring resident safety. Fixed planters are located away from the perimeter balustrade, mitigating safety risks.</p> <p>Publicly accessible space at ground level is connected with the street and also the retail frontage and building entry.</p>	<p>Yes</p> <p>Yes</p>
3E Deep Soil Zones	<p><u>Design Guidance</u></p> <p>Achieving the design criteria may not be possible on some sites including where:</p> <ul style="list-style-type: none"> the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) there is 100% site coverage or non-residential uses at ground floor level 	<p>The existing site does not contain any deep soil by virtue of its location within the E1 Local Centre Zone, an area which anticipates 100% site coverage and non-residential uses at ground level. Regardless, the proposal provides 23m² deep soil, equating to 1% of the site area.</p> <p>The proposal does however include numerous areas of landscaping including deep planting areas which ensures that natural water treatment can occur as part of a broader WSUD strategy that applies on the site.</p>	<p>On merit noting town centre location.</p>
3F Visual Privacy	<p>Building separation up to 4 storeys (up to 12m)</p> <p>12m between habitable rooms (6m) 6m between non-habitable rooms (3m)</p> <p>up to 25m (5-8 storeys)</p> <p>18m between habitable rooms (9m) 9m between non-habitable rooms (4.5m)</p>	<p>The proposal incorporates solid walls at built to boundary conditions at east and west and large frontages to north and south. The separation distance between the towers is 10.66m, providing a shortfall from the ADG requirement. An offset from the side boundaries of 6.2m (east) and 6.81m (west) is provided, resulting in a shortfall from ADG requirements for 5 storeys and above. Privacy to these two</p>	<p>Complies with intent of Design Criteria and objectives</p>

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Over 25m (9+ storeys) 24m between habitable rooms (12m)
12m between non-habitable rooms (6m)

locations is achieved in full through the provision of bay windows that combine reeded glazing facing the neighbouring building / boundary and clear glazing perpendicular to the facade. This provides full privacy while preserving outlooks and increasing the sense of width of the rooms.

This proven approach was successfully deployed at 163 McEvoy Street, Alexandria, where fluted 'wedge windows' create a unique interior moment that admits ample daylight while preserving privacy through the glass's translucent quality.



Bay Window: Schematic Diagram



3G Pedestrian Access and Entries

Buildings entries should be clearly identified, and communal entries should be clearly distinguished from private areas

The retail and residential entries are clearly presented and legible within the facade.

The proposal contains a retail entry to the primary Parramatta Road frontage,

Yes

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		<p>and a residential entry to the quieter, northern laneway. These entries provide clear connection to their respective streetscapes.</p> <p>In addition to the residential entry, a secondary entry to the large format retail space is provided to the northern laneway, supporting activation of the laneway.</p>	
3H Vehicle Access	Car park access should be integrated with the building's overall façade	Car park and loading include waste collection is consolidated within the basement and accessed via the north eastern corner from Redmond Street.	Yes
	Car park entry and access should be located on secondary streets or lanes where available	Located on Redmond Street.	Yes
	Garbage collection, loading and service areas are screened	The bin storage area and collection area, along with loading and servicing dock are all contained within the basement.	Yes
	Clear sight lines should be provided at pedestrian and vehicle crossing	Clear sight lines are provided at pedestrian and vehicle crossing to ensure safety of pedestrians.	Yes
3J Carparking	<p><u>Design Criteria:</u></p> <p>Carparking for sites within 800m of a railway station or light rail stop can provide parking at the rate of: >20 units</p> <p><u>Metropolitan Sub-Regional Centres:</u> 0.6 spaces per 1 bed unit 0.9 spaces per 2 bed unit 1.40 spaces per 3 bed unit 1 space per 5 units (visitor parking)</p> <p><u>Design Guidelines:</u></p> <p>Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas</p>	<p>The proposal provides off street car parking. A total of 153 residential spaces and 9 residential visitor spaces which complies with the minimum and maximum range of the DCP. Refer to traffic report by Traffix for additional detail.</p> <p>12 motorcycle spaces are also provided.</p> <p>98 residential spaces are provided with 78 for residents.</p>	<p>Yes</p> <p>Yes</p>
Part 4 – Designing the Building			
4A Solar Access	<u>Design Criteria:</u>		

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	Living rooms and private open space of at least 70% of units to receive 2 Hours Solar Access between 9am and 3pm Mid-Winter	The proposal achieves 2hr mid winter solar access to 71.4% of apartments.	Yes
	A maximum of 15% of apartments receive no direct sunlight between 9am and 3pm Mid-Winter	The proposal contains 13.6% of apartments that receive no direct sunlight between 9am and 3pm mid-winter The proposal has been developed in collaboration with the sustainability consultant, Inhabit. The proposal incorporates balcony overhangs and deeply set glazing to the northern elevation, providing passive shading. To east and west, the proposal incorporates shallow hoods, high performance and reeded glazing, controlling heat gain and minimising glare	Yes
4B Natural Ventilation	<u>Design Criteria:</u>		
	60% of units are cross ventilated in a building up to 9 storeys	66.7% of dwelling up to and including level 9.	Yes
	Overall width of cross over or cross through apartments is < 18m	The proposal contains a maximum depth of 17.4m from glass line to glass line to the through apartments.	Yes
	<u>Design Guidelines:</u>		
	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	Development has an appropriate mix of apartments. See attached architectural plans for detail.	Yes
4C Ceiling Height	<u>Design Criteria:</u> <u>Mixed use areas</u> 3.3m at the ground and first floor 2.7m for habitable and 2.4m for non-habitable	The proposal incorporates a 3.2m typical floor to floor, providing adequate height to achieve 2.7m ceiling heights to habitable rooms and 2.4m ceiling heights to non habitable rooms. The proposal does not incorporate any 2 storey apartments or attic spaces. The proposal incorporates minimum 3.3m ceiling heights.	Yes
4D Unit Sizes	<u>Design Criteria:</u>		

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Studio 1 bed 2 bed 3 bed	35m ² 50m ² 70m ² 90m ²	All apartments are larger than the minimum required size.	Yes
+5m² for each unit with more than 1 bathroom			
Habitable Room Depths	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% <u>Design Criteria:</u> Limited to 2.5m x Ceiling Heights	All habitable rooms in the proposal contain a minimum glass area of greater than 10% of the floor area of the room, and do not rely on borrowed natural light from adjacent rooms. The proposal contains distance of up to 9.2m from the glazing line to the face of the kitchen wall cupboards, effectively providing a 3.4:1 ratio of depth to height. Whilst this is partially compliant with the ADG, it is considered appropriate as the proposal exceeds ADG solar access, nil solar and cross ventilation requirements, thereby providing significant amenity	Yes
Bedroom sizes	10m ²	All main bedrooms are minimum 10m ² and other bedrooms minimum 9m ² (excluding robes). All bedrooms contain a minimum width of 3m.	Yes
Master	9m ²		
Normal		All living rooms exceed 3.6m width for 1 bed apartments and 4m for 2 and 3 bed apartments.	Yes
Living room/dining areas have a minimum width of:	Studio/ 1 br		
3.6m	2br / 3br		
4m		All through apartments are in excess of 4m width.	Yes
Open plan layouts that include a living, dining room and kitchen	8m to a window	The proposal incorporates a maximum depth of 9.2m from glazing line to the face of the kitchen wall cupboards. Whilst this is partially compliant with the ADG, it is considered appropriate as the proposal exceeds ADG solar access, nil solar and cross ventilation requirements, thereby providing significant amenity.	Complies with intent of Design Criteria and objectives

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4E Private Open Space	<u>Design Criteria:</u>		
Balcony Sizes		All balconies exceed ADG balcony sizes. Balcony areas of width less than 1m are not included in the calculations.	Yes
Studio	4m ²		
1 bed	8m ² & 2m depth		
2 bed	10m ² & 2m depth		
3 bed	12m ² & 2.4m depth		
Ground level / podium apartments	15m ² & 3m depth	Podium level balconies at Level 1 contain area greater than 15m ² and depth greater than 3m.	Yes
4F Common circulation and space	<u>Design Criteria:</u>		
Common circulation units per plate	8 – 12 unit per plate	Complies, noting a maximum of 7 units per core and typically limited to four or 5.	Yes
Corridors > 12m	Are articulated	The common circulation spaces are efficiently planned, with outlook to glazing provided on exit from the lift. This provides an amenable quality to common areas, supporting social interaction.	N/A
4G Storage	<u>Design Criteria:</u>		
	Studio: 4m ³ 1 bed: 6m ³ 2 bed: 8m ³ 3 bed: 10m ³	Complies with at least 50% of the storage located within apartments.	Yes
	Minimum 50% of required storage is within the apartment		
4H Acoustic Privacy	<u>Design Criteria:</u>		
	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses	The proposal incorporates solid walls at built to boundary conditions at east and west and large frontages to north and south. The separation distance between the towers is 10.66m, providing a shortfall from the ADG requirement. An offset from the side boundaries of 6.2m (east) and 6.81m (west) is provided, resulting in a shortfall from ADG requirements for 5 storeys and above. Privacy to these two locations is achieved in full through the provision of bay windows that combine reeded glazing facing the neighbouring building / boundary and clear glazing	Yes
	Windows and door openings are generally orientated away from noise source		

ADG Element

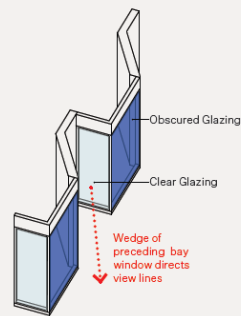
Design Criteria/Design Guideline

Proposed

Compliance

perpendicular to the façade. This provides full privacy while preserving outlooks and increasing the sense of width of the rooms.

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Bay Window: Schematic Diagram



Noisy areas within buildings including building enters and corridors should be located next to or above each other and quieter areas next to or above quieter areas.

The proposal incorporates appropriate glazing, facade and inter-tenancy walls to satisfy NCC acoustic requirements.

Yes

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4K Apartment Mix	<p><u>Design Guidelines:</u></p> <p>A variety of apartment types is provided</p>	<p>A diversity of apartments is proposed. The proposed unit mix will offer a variety of housing choice.</p> <p>The proposal is designed with a mix of units to provide a variety of housing choices that responds to market demand, noting that the bedroom numbers and size of units are varied that will provide for a range of sizes to meet the needs of occupants and also provide different pricing points for the alternative sizes which will contribute to housing diversity.</p> <p>The development provides a mix of 1 bedroom to four-bedroom apartments to meet user needs. A range of apartments are provided with additional study areas to further diversity housing choice within the development.</p>	Yes
4M Facades	<p><u>Design Guidelines:</u></p> <p>Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale</p>	<p>The proposed podium facade has been designed with careful interpretation of the grain, texture and characteristic elements of the Parramatta Road context.</p> <p>The proposed tower facade has been designed with rigorous geometry and understated materiality, and is informed by performance to ensure high levels of internal amenity. Overall, the proposed facade is considered to be a high quality design outcome that is compatible with the locality.</p>	Yes
4O Landscape design		<p>Landscape Design by Site Image has been designed to respond to context along with providing a country focused design, rather than human centric. This allows for a diversity of native plantlife and good soil conditions to support plant growth. Landscape is provided through multiple locations within the site; rear laneway, Level 1 podium, Level 10 roof and upper roof. This range of landscape locations contributes amenity to the streetscape and throughout the site.</p>	Yes

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4Q Universal design	Achieve Liveable Housing Guidelines silver level universal design features	10% adaptable apartments are provided within the development. 43% silver liveable apartments are provided.	Yes
4S Mixed Use	<p><u>Design Guidelines:</u></p> <p>Mixed use development positively contributes to the public domain. Design solution may include:</p> <ul style="list-style-type: none"> - Development addresses the street - Active frontages are provided - Diverse activities and uses - Avoiding blank walls at the ground level <p>Residential circulation areas should be clearly defined</p> <p>Landscaped communal open spaces should be provided at podium or roof level</p>	<p>The development proposes a mixed use development with a commercial land use in the podium with shop top housing above. The ground floor provides commercial uses that will activate the streetscape including both Parramatta Road and the rear lane.</p> <p>The residential entry point is clearly separated from the commercial premises.</p> <p>Appropriate communal open space areas are provided.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4T Awning and Signage	<p><u>Design Guidelines:</u></p> <p>Awnings should be located along street with high pedestrian activity the active frontage</p> <p>Signage should be integrated into the building design and response to the scale, proportion and detailing of the development</p>	<p>Awnings are provided to Parramatta Road, integrated with the existing awning heights of neighbouring dwellings.</p> <p>Not applicable.</p>	<p>Yes</p> <p>N/A</p>
4Q Energy efficiency		The application has been provided with a BASIX certificate indicating the energy efficiency for each residential unit provided.	Yes
4V Water management and conservation	<p><u>Design Guidelines:</u></p> <p>Reduce mains consumption, and reduce the quantity of stormwater runoff</p>	The residential development has been provided with a BASIX certificate indicating energy efficiency for each residential unit.	Yes

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4W Waste Management	<u>Design Guidelines:</u>		
	Supply WMP	Provided.	Yes
	Allocate storage area	Appropriate waste storage areas are provided.	Yes
4X Building Maintenance	To ensure long life and ease of maintenance of the development	The proposal has been designed for longevity, with balcony overhangs and selective hood elements providing passive shading and weather protection without the need for complex systems. Facade access is facilitated through a straightforward combination of Davit Arm units and abseil anchor points, avoiding reliance on mechanical façade technologies. A palette of robust, high-quality materials with integral finishes has been selected to ensure resilience and reduce the need for replacement or intensive upkeep, resulting in a development that is both durable and cost-efficient to maintain over its life cycle.	Yes