

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 existing streetscape, while providing an extensive setback especially along the western frontage towards residential uses.	Yes
	Building to define the street, by facing it and incorporating direct access from the street	The configuration provides a high proportion of north-facing dwellings. The break of the form on the façade at upper levels serves to distribute natural light to the dwellings on the internal faces of the towers, enhancing the amenity of the development.	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	Access to building entries has been designed to be clear and legible.	Yes
	Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences	Mailboxes are appropriately integrated into the building design.	Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	<p>where individual street entries are provided</p> <p>Substation, pump room, garbage storage rooms and other service rooms should be located in the basement carpark or out of view</p>	<p>The substation is designed and integrated into the building, with all plant, bin rooms and service infrastructure within the basement levels.</p>	<p>Yes</p>
<p>3D Communal and Public Open Space</p>	<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 • play equipment or play area • swimming pools, gyms, tennis courts or common rooms <p>Communal open space and the public domain should be</p>	<p>The proposal incorporates 25% of open space. The communal spaces are distributed throughout the building within ground level, tops of podium and within the tower and rooftop spaces.</p> <p>Greater than 50% of the principal useable parts of the open spaces achieved minimum of 2 hours direct sunlight.</p> <p>Complies.</p> <p>The proposal provides equitable access to all areas of communal open space in line with relevant Australian Standards.</p> <p>COS is provided on ground floor, podium and rooftop areas.</p> <p>The proposed communal open space accommodates a range of uses, comprising seating areas, and lawn spaces suitable for yoga, pets, play and other activities.</p> <p>All communal open spaces are design to maximise privacy as shown in the</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	readily visible from habitable room and private open space areas while maintaining privacy	architectural plans and landscape plans.	Yes
	Public open space should be well connected with public street along at least one edge	Publicly accessible space at ground level is connected with the street.	
3E Deep Soil Zones	<u>Design Guidance</u> Achieving the design criteria may not be possible on some sites including where: <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 	The proposal provides for 35% or 1of the site area as deep soil. This also includes 15% which has a minimum dimension of 6m. This exceed the minimum ADG requirement of 7%.	Yes
3F Visual Privacy			
Building separation up to 4 storeys (up to 12m)	12m between habitable rooms (6m) 6m between non-habitable rooms (3m)	Building separation distances to shared boundaries with neighbouring sites comply with the design criteria.	
up to 25m (5-8 storeys)	18m between habitable rooms (9m) 9m between non-habitable rooms (4.5m)	Building C has been angled to align with the Loftus street frontage and oriented away from the adjacent dwellings. The separation between Building B and C averages to be greater than 18m, however due to the angled siting of the buildings there is encroachment on the southern end to 11m, habitable rooms in building B facing the stair core & public corridor of Building C.	
Over 25m (9+ storeys)	24m between habitable rooms (12m) 12m between non-habitable rooms (6m)		
3G Pedestrian Access and Entries	Buildings entries should be clearly identified, and communal entries should be clearly distinguished from private areas	The residential entries are clearly presented and legible within the facade. All apartment lobbies address the streets.	Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
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 lower and upper ground floor.	Yes
	Car park entry and access should be located on secondary streets or lanes where available	Located on Loftus Street and Buron 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 ground level.	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></p> <p>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 408 residential off-street car spaces which has been provided over 4 basement levels. This complies with the minimum range of the LEP. Please refer to the traffic report for further details.</p> <p>The proposed development provides a total of 444 residential bicycle space.</p>	<p>Yes</p> <p>Yes</p>
	Part 4 – Designing the Building		
4A Solar Access	<p><u>Design Criteria:</u></p> <p>Living rooms and private open space of at least 70% of units to receive 2 Hours Solar Access between 9am and 3pm Mid-Winter</p>	<p>Overall, the proposal meets the minimum requirements for sunlight to living rooms and private open space between 9am & 3pm in midwinter.</p> <p>Building B & C – Build to Sell Development. 85% of all living space</p>	<p>Yes</p> <p>Yes</p>

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	A maximum of 15% of apartments receive no direct sunlight between 9am and 3pm Mid-Winter	and terrace achieves two hours of solar access between 9am and 3pm in midwinter. Building A – Build to Rent Development. Tailored to providing smaller product, the proposal seeks to provide variety in amenity, prioritising amenity for the dwelling, which means, wither the living space or private open space receives access to direct sunlight. Strictly speaking, 57% of the of all living spaces and terrace achieves two hours of solar access between 9am and 3pm in midwinter. This is greatly increased if we extend the hours from 8am to 4pm	
4B Natural Ventilation	<p><u>Design Criteria:</u></p> <p>60% of units are cross ventilated in a building up to 9 storeys</p> <p>Overall width of cross over or cross through apartments is < 18m</p> <p><u>Design Guidelines:</u></p> <p>The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths</p>	<p>85% of dwelling up to and including level 9.</p> <p>Cross-through apartments do not exceed 18m measured glass line to glass line</p> <p>Development has an appropriate mix of apartments. See attached architectural plans for detail.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4C Ceiling Height	<p><u>Design Criteria:</u></p> <p><u>Mixed use areas</u></p> <p>3.3m at the ground and first floor</p> <p>2.7m for habitable and 2.4m for non-habitable</p>	The proposal provides 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.	Yes
4D Unit Sizes	<p><u>Design Criteria:</u></p> <p>Studio 35m²</p> <p>1 bed 50m²</p> <p>2 bed 70m²</p> <p>3 bed 90m²</p> <p>+5m² for each unit with more than 1 bathroom</p>	All apartments are larger than the minimum required size.	Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
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%	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.	Yes
	<u>Design Criteria:</u> Limited to 2.5m x Ceiling Heights	All habitable rooms depths are limited to 2.5 times their ceiling height.	Yes
Bedroom sizes Master Normal	10m ² 9m 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
Living room/dining areas have a minimum width of: 3.6m 4m	Studio/ 1 br 2br / 3br	All living rooms exceed 3.6m width for 1 bed apartments and 4m for 2 and 3 bed apartments.	Yes
Open plan layouts that include a living, dining room and kitchen	8m to a window	No cross through apartments are proposed.	Yes
4E Private Open Space Balcony Sizes Studio 1 bed 2 bed 3 bed	<u>Design Criteria:</u> 4m ² 8m ² & 2m depth 10m ² & 2m depth 12m ² & 2.4m depth	All balconies exceed ADG balcony sizes. Balcony areas of width less than 1m are not included in the calculations.	Yes
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	The development is well served by lifts overall, with 9 lifts serving 460 units, and average of 63 units per lift. The development is supported via a vertical transport engineer which confirms that the proposal is supportable on merits.	With merits N/A
Corridors > 12m	Are articulated	The common circulation spaces are efficiently planned, with outlook to glazing provided on exit from the lift.	

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
		This provides an amenable quality to common areas, supporting social interaction.	
4G Storage	<p><u>Design Criteria:</u></p> <p>Studio: 4m³ 1 bed: 6m³ 2 bed: 8m³ 3 bed: 10m³</p> <p>Minimum 50% of required storage is within the apartment</p>	<p>Most apartments complies with at least 50% of the storage located within apartments.</p> <p>As part of BTR concessions available within the SEPP, a proportion of the dwelling in the scheme do not provide the minimum storage areas within the individual apartment.</p> <p>Greater than 80% of the units meet the minimum internal storage within the apartment.</p>	Variation on merits
4H Acoustic Privacy	<p><u>Design Criteria:</u></p> <p>Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses</p> <p>Windows and door openings are generally orientated away from noise source</p> <p>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.</p>	<p>Building separation distances to shared boundaries with neighbouring lots comply with the requirements.</p> <p>External opening to all apartments are generally oriented away from noise sources examples including external plant and garage.</p> <p>Noisy areas such as plant room and serves are concealed within the basement and rooftops.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
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>	Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
		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.	
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 all street frontages. the façade also incorporates</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		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; Through-site link, podium, and rooftop. This range of landscape locations contributes amenity to the streetscape and throughout the site.	Yes
4Q Universal design	Achieve Liveable Housing Guidelines silver level universal design features	27% of units are capable of achieving the Liveable Housing Guidelines silver level. with 12.5% of the units are adaptable with accessible car space. There are a mix of adaptable apartment types.	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 	The proposal is not for a mixed use development. Not applicable.	N/A

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	<ul style="list-style-type: none"> - 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>		
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>The entry doorway are recessed in the building form, allowing the floor above to act as an awning for provision of weather protection.</p> <p>Not applicable.</p>	<p>Yes</p> <p>N/A</p>
4Q Energy efficiency		<p>The application has been provided with a BASIX certificate indicating the energy efficiency for each residential unit provided.</p>	<p>Yes</p>
4V Water management and conservation	<p><u>Design Guidelines:</u></p> <p>Reduce mains consumption, and reduce the quantity of stormwater runoff</p>	<p>The residential development has been provided with a BASIX certificate indicating energy efficiency for each residential unit.</p>	<p>Yes</p>
4W Waste Management	<p><u>Design Guidelines:</u></p> <p>Supply WMP Allocate storage area</p>	<p>Provided. Appropriate waste storage areas are provided.</p>	<p>Yes Yes</p>
4X Building Maintenance	<p>To ensure long life and ease of maintenance of the development</p>	<p>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.. A palette of robust, high-quality materials with integral finishes has been selected to ensure resilience and reduce the need for replacement or</p>	<p>Yes</p>

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
		intensive upkeep, resulting in a development that is both durable and cost-efficient to maintain over its life cycle.	