Table 2 –Provisions of ADG

| Objective | Design Guidance / Criteria | Comment | Compliance |
|---|---|---|---|
| **PART 3: Siting the Development** | | | |
| **3A Site Analysis** | | | |
| **Objective 3A-1** Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context | | The site analysis examined the opportunities for the site including key interfaces with neighbouring lots, easements, potential future development and consistent outcomes with the intent of the current planning controls. | Y |
| **3B Orientation** | | | |
| **Objective 3B-1** Building types and layouts respond to the streetscape and site while optimising solar access within the development | • Buildings along the street frontage define the street, by facing it and incorporating direct access from the street. | The development has defined the street frontage to Racecourse Rd, the New Street (South) and Young Street to the East. Direct access from the street has been included along each frontage. | Y |
| | • Where the street frontage is to the east or west, rear buildings should be orientated to the north. | Street frontages have been included to the east, south and west due to the existing northern easement required to provide acess to 12 Young Street. The new street to the south provides a key network link with Young Street and forms the major acesss to this site and neighbouring sites. This New Street has been designed as a key pedestrian and vehicular connection and greatly contributes to the public domain | Y |
| | • Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west. | | Y |
| **Objective 3B-2** Overshadowing of neighbouring properties is minimised during mid-winter | • Living areas, private open space and communal open space should receive solar access. | The proposed development does not create any overshadowing of neighbouring residential spaces. | Y |
| | • Solar access to living rooms, balconies and private open spaces of neighbours should be considered. | The proposed development does not diminish any solar access to the neighbouring residential uses. | Y |
| | • Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%. | Complies | Y |
| | • Overshadowing should be minimised to the south or downhill by increased upper level setbacks. | Complies | Y |
| **3C Public Domain Interface** | | | |
| **Objective 3C-1** Transition between private and public domain is achieved without compromising safety and security | • Direct access to ground floor dwellings with changes in level to allow for privacy. | The public domain forms a key part of this development and provides an activate frontange along Racecourse Rd, Young Street and the new street. Direct access is provided off the public domain. | Y |
| | • Upper level balconies and windows should overlook the public domain. | Complies | Y |
| | • Front fences and walls along street frontages should use visually permeable materials and treatments. | N/A | Y |
| | • Length of solid walls should be limited along street frontages. | Complies | Y |
| | • Opportunities should be provided for casual interaction between residents and the public domain. | The development proposes a number of compatable uses along the public domin. Casual interactions will be encouraged by the proposed design. | Y |
| | • In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated. | Clear identifiable entries for each uses has been provided. The entries all also located to define different street locations and addresses.<br>A new pedestrian connection from the New Street to the rear car parking has been added. | Y |
| | • Opportunities for people to be concealed should be minimised. | Complies | Y |
| **Objective 3C-2** Amenity of the public domain is retained and enhanced | • Planting softens the edges of any raised terraces. | N/A | N/A |
| | • Mailboxes should be located in lobbies. | Complies | Y |
| | • The visual prominence of underground car park vents should be minimised. | N/A | N/A |
| | • Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view. | There is no basement. All services areas have been located in accordance with the providers requirements ,screened from public domain and fully integrated into the over project built form. | Y |
| | • Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels. | The new public domain is fully accessible and aligns with proposed entries and access around the site. | Y |
| | • Durable, graffiti resistant and easily cleanable materials should be used. | Complies | Y |
| | • On sloping sites protrusion of car parking above ground level should be minimised. | Car parking is located above ground due to the high level water table. The car parking is screened to the public domain and seamelssly integrated into the language of the arcitecural built form | Y |

Table 2 –Provisions of ADG

| Objective | Design Guidance / Criteria | Comment | Compliance |
|---|---|---|---|
| **3D Communal and Public Open Space** | | | |
| **Objective 3D-1** An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping | **Design Criteria** | | |
| | • Communal open space has a minimum area equal to 25% of the site. | Complies. Communal open space represents 1,408m2. This equates to 37% of total site area. | Y |
| | • Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 3 hours between 9 am and 3 pm on 21 June (mid-winter). | Complies | Y |
| | **Design Guidance** | | |
| | • Communal open space should be consolidated into a well-designed, easily identified and usable area. | The communal open space has been provided on the rooftop area (accessible to the residents only) and on the ground floor area (part of the public domain accessible to the public as well as to the residents) where it is integrated into the development. | Y |
| | • Communal open space should have a minimum dimension of 3m. | Complies | Y |
| | • Communal open space should be co-located with deep soil areas. | Communal area located on the rooftop do not have the ability to co-located with deep soil however extensive landscaping and vegetation has been provided adjacent this zone for amenity. | N/A |
| **Objective 3D-2** Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting | | The rooftop communal area provide for a range of activities and separation to suit multiple user groups / activities. | Y |
| **Objective 3D-3** Communal open space is designed to maximise safety | | Complies | Y |
| **Objective 3D-4** Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood | | The public domain provides a key precinct link and enhances the existing neighbourhood pattern / network. The proposed development significantly contributes to the desired future character of the Western Gateway Precinct. | Y |
| **3E Deep Soil Zones** | | | |
| **Objective 3E-1** Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality | Deep soil zones are to have minimum width of 6m and minimum of 7% of site area | Deep soil area is 7.75% (290.7sqm) of thesite area of 3,750sqm (site area including the ROW).<br>Deep soil area is 10.14% (290.7sqm) of the site area of 2,866sqm (site area excluding the ROW). | Y |
| **3F Visual Privacy** | | | |
| **Objective 3F-1** Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy<br>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room | Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from habitable rooms and balconies to the side and rear boundaries are as follows:<br>• Up to 12m/4 storeys: 6m<br>• Up to 25m/5-8 storeys: 9m<br>• Over 25m (9+storeys): 12m | The proposed development complies with ADG requirements to neighobouring sites. The design has also considered ADG setbacks to comply with any future increase in density on these sites. Additional consideration has been taken to the building separation of the Western facade of proposed tower with the introduction of the proposed DA for 1A Racecourse Road (Refer to DA2.09 RevH). All windows on the Western and Eastern facades have been supplied with operable shutters (Refer to DA3.03RevH & DA 3.04RevH and DA8.02 RevB). The solution provides visual privacy and protection to the low sun radiation when desired by the occupant to the East and retains view amenities to the dwellings to the South-east. (Refer to DA5.21-5.28 RevH). The solution provides effectively a blank façade to the East which complies with a 18m ADG requirement for the related building separation. The reference image of the sliding window shutters can be found in DA7.05 RevF. | Y |
| | Separation distances between buildings on the same site should combine required building separations depending on the type of room (see Figure 3F.2 in the ADG). | Complies | Y |
| **Objective 3F-2** Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space | | Complies | Y |
| **3G Pedestrian Access and Entries** | | | |
| **Objective 3G-1** Building entries and pedestrian access connects to and addresses the public domain | | Complies | Y |
| **Objective 3G-2** Access, entries and pathways are accessible and easy to identify | | Complies | Y |
| **Objective 3G-3** Large sites provide pedestrian links for access to streets and connection to destinations | | The new public domain and street connecting Racecourse Road and Young Street is an important pedestrian and vehicle link providing activation and access for the precinct and will assist in the transformation of the Western Gateway Precincts increased density into the future | Y |
| **3H Vehicle Access** | | | |
| **Objective 3H-1** Vehicle access points are designed and located to achieve safety, minimise conflicts | | Complies | Y |
| **3J Bicycle and Car Parking** | | | |
| **Objective 3J-1** Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas | | Complies | Y |
| **Objective 3J-2** Parking and facilities are provided for other modes of transport | | Complies | Y |
| **Objective 3J-3** Car park design and access is safe and secure | | Complies. | Y |
| **Objective 3J-4** Visual and environmental impacts of underground car parking are minimised | | N/A | N/A |
| **Objective 3J-5** Visual and environmental impacts of on-grade car parking are minimised | | Complied. | Y |
| **Objective 3J-6** Visual and environmental impacts of above ground enclosed car parking are minimised | | Complied. | Y |

Table 2 –Provisions of ADG

| Objective | Design Guidance / Criteria | Comment | Compliance |
|---|---|---|---|
| **Part 4 – Designing the Building** | | | |
| **4A Solar and Daylight Access** | | | |
| **Objective 4A-1** To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space | Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter. | 44 apartments out of 58 receive 3hr solar between the hours of 9am and 3pm. This respresents 75.9% and significnatly exceeds the minimum of 70%.<br>The reduction of the original number of apartments receiving solar access has been determined by the insertion of the recently submitted DA proposal for 1A Racecourse Road. The new proposal casts a new shadow in the DA proposal for 10 Young Street. (Refer to DA5.01 RevH and DA5.05 RevH). | Y |
| | A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter. | 10 apartments out of 58 are south facing representing 17.3%. Whilst this does not comply with the minimum of 15% of apartments, the orientation has been partly directed toward the south as these capture the best water view looking down to Brisbane waters. As such this complies with the intent of this control. | Y |
| **Objective 4A-2** Daylight access is maximised where sunlight is limited. | | Complies. | Y |
| **Objective 4A-3** Design incorporates shading and glare control, particularly for warmer months. | | Complies. | Y |
| **4B Natural Ventilation** | | | |
| **Objective 4B-1** All habitable rooms are naturally ventilated | | Complies. | Y |
| **Objective 4B-2** The layout and design of single aspect apartments maximises natural ventilation | | Complies. | Y |
| **Objective 4B-3** The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents | At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. | 58 Apartments out of 58 are naturally cross ventialted representing 100%. This significantly exceeds the minimum compliance. | Y |
| | 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 | N/A | N/A |
| **4C Ceiling Heights** | | | |
| **Objective 4C-1** Ceiling height achieves sufficient natural ventilation and daylight access | Measured from finished floor level to finished ceiling level, minimum ceiling heights are:<br>• Habitable: 2.7m<br>• Non habitable: 2.4m<br>• Ground/First Floors: 3.3m | All levels comply. The car parking levels have included 3.1 floor to floor heights to allow for future flexibility. | Y |
| **Objective 4C-3** Ceiling heights contribute to the flexibility of building use over the life of the building | | Complies. | Y |
| **4D Apartment Size and Layout** | | | |
| **Objective 4D-1** The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity | Apartments are required to have the following minimum internal areas: | | |
| | • Studio: 35sqm | N/A | N/A |
| | • 1 Bed: 50sqm | N/A | N/A |
| | • 2 Bed: 70sqm | Complies. | Y |
| | • 3 Bed: 90sqm | Complies. | Y |
| | The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each. | Complies. | Y |
| | A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each. | N/A | N/A |
| **Objective 4D-2** Environmental performance of the apartment is maximised | Habitable room depths are limited to a maximum of 2.5 x the ceiling height | Complies. | Y |
| | In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window | Complies. | Y |
| **Objective 4D-3** Apartment layouts are designed to accommodate a variety of household activities and needs | Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space) | Complies. | Y |
| | Bedrooms have a minimum dimension of 3m (excluding wardrobe space). | Complies. | Y |
| | Living rooms or combined living/dining rooms have a minimum width of: | | |
| | • 3.6m for studio and 1 bedroom apartments | N/A | Y |
| | • 4m for 2 and 3 bedroom apartments | Complies. | Y |

Table 2 –Provisions of ADG

| Objective | Design Guidance / Criteria | Comment | Compliance |
|---|---|---|---|
| **4E Private Open Space and Balconies** | | | |
| **Objective 4E-1** Apartments provide appropriately sized private open space and balconies to enhance residential amenity | All apartments are required to have primary balconies as follows: | | |
| | Minimum area: | | |
| | • Studio: 4sqm | N/A | N/A |
| | • 1 bed: 8sqm | N/A | N/A |
| | • 2 bed: 10sqm | Complies. | Y |
| | • 3 bed: 12sqm | Complies. | Y |
| | Minimum depth: | | |
| | • Studio: - | N/A | N/A |
| | • 1 bed: 2m | N/A | N/A |
| | • 2 bed: 2m | Complies. | Y |
| | • 3 bed: 2.4m | Complies. | Y |
| | The minimum balcony depth to be counted as contributing to the balcony area is 1m | Complies. | Y |
| | For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15sqm and a minimum depth of 3m. | N/A | N/A |
| **Objective 4E-2** Primary private open space and balconies are appropriately located to enhance liveability for residents. | | Complies. | Y |
| **Objective 4E-3** Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building. | | Complies. | Y |
| **Objective 4E-4** Private open space and balcony design maximises safety. | | Complies. | Y |
| **4F Common Circulation and Spaces** | | | |
| **Objective 4F-1** Common circulation spaces achieve good amenity and properly service the number of apartments | The maximum number of apartments off a circulation core on a single level is eight. | 8 apartments per floor are proposed off one single core. | Y |
| | For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40. | N/A | N/A |
| **Objective 4F-2** Common circulation spaces promote safety and provide for social interaction between residents | | Complies. | Y |
| **4G Storage** | | | |
| **Objective 4G-1** Adequate, well designed storage is provided in each apartment | In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: | | |
| | • Studio: 4m3 | N/A | N/A |
| | • 1 bed: 6m3 | N/A | N/A |
| | • 2 bed: 8m3 | Complies. | Y |
| | • 3 bed: 10m3 | Complies. | Y |
| | At least 50% of the required storage is to be located within the apartment. | Complies. | Y |
| **Objective 4G-2** Additional storage is conveniently located, accessible and nominated for individual | | Complies. | Y |
| **4H Acoustic Privacy** | | | |
| **Objective 4H-1** Noise transfer is minimised through the siting of buildings and building layout. | | Complies. | Y |
| **Objective 4H-2** Noise impacts are mitigated within apartments through layout and acoustic treatments. | | Complies. | Y |
| **4J Noise and Pollution** | | | |
| **Objective 4J-1** In noisy or hostile environments the impacts of external noise and pollution are | | Complies. | Y |
| **Objective 4J-2** Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission. | | Complies. | Y |
| **4K Apartment Mix** | | | |
| **Objective 4K-1** A range of apartment types and sizes is provided to cater for different household types now and into the future. | | A range of two bed and three bed apartments have been provided. This directly reponds to the market conditions for residential accommodation in West Gosford. | Y |
| **Objective 4K-2** The apartment mix is distributed to suitable locations within the building | | Complies. | Y |
| **4L Ground Floor Apartments** | | | |
| **Objective 4L-1** Street frontage activity is maximised where ground floor apartments are located | | N/A | N/A |
| **Objective 4L-2** Design of ground floor apartments delivers amenity and safety for residents | | N/A | N/A |
| **4M Facades** | | | |
| **Objective 4M-1** Building facades provide visual interest along the street while respecting the character of the local area | | Complies. | Y |
| **Objective 4M-2** Building functions are expressed by the facade | | Complies. | Y |
| **4N Roof Design** | | | |
| **Objective 4N-1** Roof treatments are integrated into the building design and positively respond to the | | Complies. | Y |
| **Objective 4N-2** Opportunities to use roof space for residential accommodation and open space are maximised | | Complies. | Y |
| **Objective 4N-3** Roof design incorporates sustainability features | | Complies. Solar panels are to be located on the roof area. | Y |
| **4O Landscape Design** | | | |
| **Objective 4O-1** Landscape design is viable and sustainable | | Complies. | Y |
| **Objective 4O-2** Landscape design contributes to the streetscape and amenity | | The public domain landscaping will define the new precinct connection between Racecourse Rd and Young Street | Y |
| **4P Planting on Structures** | | | |
| **Objective 4P-1** Appropriate soil profiles are provided | | Complies. | Y |
| **Objective 4P-2** Plant growth is optimised with appropriate selection and maintenance | | Complies. | Y |
| **Objective 4P-3** Planting on structures contributes to the quality and amenity of communal and public open spaces | | Complies. | Y |

Table 2 –Provisions of ADG

| Objective | Design Guidance / Criteria | Comment | Compliance |
|---|---|---|---|
| **4Q Universal Design** | | | |
| **Objective 4Q-1** Universal design features are included in apartment design to promote flexible housing for all community members | | Complies. | Y |
| **Objective 4Q-2** A variety of apartments with adaptable designs are provided | | Complies. | Y |
| **Objective 4Q-3** Apartment layouts are flexible and accommodate a range of lifestyle needs | | Complies. | Y |
| **4S Mixed Used** | | | |
| **Objective 4S-1** Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement**.** | | Complies. The proposal addresses the street activating it with the retail spaces and the hotel lobby. | Y |
| **Objective 4S-2** Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents | | Complies. The residential and commercial components are differentiated. Security is provided to all the areas avoiding concealment opportuinities. | Y |
| **4T Awnings and Signage** | | | |
| **Objective 4T-1** Awnings are well located and complement and integrate with the building design | | Complies. | Y |
| **Objective 4T-2** Signage responds to the context and desired streetscape character | | Complies. | Y |
| **4U Energy Efficiency** | | | |
| **Objective 4U-1** Development incorporates passive environmental design | | Complies. | Y |
| **Objective 4U-2** Development incorporates passive solar design to optimise heat storage in winter and | | Complies. | Y |
| **Objective 4U-3** Adequate natural ventilation minimises the need for mechanical ventilation | | Complies. | Y |
| **4V Water Management and Conservation** | | | |
| **Objective 4V-1** Potable water use is minimised | | Complies. | Y |
| **Objective 4V-2** Urban stormwater is treated on site before being discharged to receiving waters | | Complies. | Y |
| **Objective 4V-3** Flood management systems are integrated into site design | | Complies. | Y |
| **4W Waste Management** | | | |
| **Objective 4W-1** Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents | | Complies. | Y |
| **Objective 4W-2** Domestic waste is minimised by providing safe and convenient source separation and recycling | | Complies. | Y |
| **4X Building Maintenance** | | | |
| **Objective 4X-1** Building design detail provides protection from weathering | | Complies. | Y |
| **Objective 4X-2** Systems and access enable ease of maintenance | | Complies. | Y |
| **Objective 4X-3** Material selection reduces ongoing maintenance costs | | Complies. | Y |