## 10 Young Street, West Gosford NSW ADG Compliance

Table 2 – Provisions of ADG

PART 3: Siting the Development	Design Guidance / Criteria	Comment	Compliance
3A Site Analysis			
constraints of the site conditions and their rela	esign decisions have been based on opportunities and ationship 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	<ul> <li>Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.</li> </ul>	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
<u> </u>	<ul> <li>Where the street frontage is to the east or west, rear buildings should be orientated to the north.</li> </ul>	Street frontages have been included to the east, south and west due to the existing northern easement required to provide acess to 12	Y
į t	<ul> <li>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.</li> </ul>	Young Street. The new street to the south provides a key network link with Young Street and forms the major access 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
Objective 3B-2 Overshadowing of neighbouring properties is minimised during	<ul> <li>Living areas, private open space and communal open space should receive solar access.</li> </ul>	The proposed development does not create any overshadowing of neighbouring residential spaces.	Υ
mid-winter	<ul> <li>Solar access to living rooms, balconies and private open spaces of neighbours should be considered.</li> </ul>	The proposed development does not diminish any solar access to the neighbouring residential uses.	Y
l k	<ul> <li>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%.</li> </ul>	Complies	Y
	<ul> <li>Overshadowing should be minimised to the south or downhill by increased upper level setbacks.</li> </ul>	Complies	Υ
3C Public Domain Interface			
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	<ul> <li>Direct access to ground floor dwellings with changes in level to allow for privacy.</li> </ul>	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
t	<ul> <li>Upper level balconies and windows should overlook the public domain.</li> </ul>	Complies	Y
<u> </u>	<ul> <li>Front fences and walls along street frontages should use visually permeable materials and treatments.</li> </ul>		Y
<u>f</u>	<ul> <li>Length of solid walls should be limited along street frontages.</li> </ul>	Complies	Y
i	<ul> <li>Opportunities should be provided for casual interaction between residents and the public domain.</li> </ul>	The development proposes a number of compatable uses along the public domin. Casual interactions will be encouraged by the proposed design.	Y
	<ul> <li>In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated.</li> </ul>	Clear identifiable entries for each uses has been provided. The entries all also located to define different street locations and addresses.  A new pedestrian connection from the New Street to the rear car parking has been added.	Y
e r	<ul> <li>Opportunities for people to be concealed should be minimised.</li> </ul>	Complies	Y
Objective 3C-2 Amenity of the public	<ul> <li>Planting softens the edges of any raised terraces.</li> </ul>	N/A	N/A
domain is retained and enhanced	Mailboxes should be located in lobbies.	Complies	Y
	<ul> <li>The visual prominence of underground car park vents should be minimised.</li> </ul>	N/A	N/A
	<ul> <li>Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.</li> </ul>	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
	<ul> <li>Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.</li> </ul>	The new public domain is fully accessible and aligns with proposed entries and access around the site.	Y
	<ul> <li>Durable, graffiti resistant and easily cleanable materials should be used.</li> </ul>	Complies	Y
	<ul> <li>On sloping sites protrusion of car parking above ground level should be minimised.</li> </ul>	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

## 10 Young Street, West Gosford NSW ADG Compliance

Table 2 – Provisions of ADG

Table 2 –Provisions of ADG			
Objective	Design Guidance / Criteria	Comment	Compliance
3D Communal and Public Open Space			
Objective 3D-1 An adequate area of	Design Criteria		
communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	<ul> <li>Communal open space has a minimum area equal to 25% of the site.</li> </ul>	Complies. Communal open space represents 1,408m2. This equates to 37% of total site area.	Y
	<ul> <li>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).</li> </ul>	Complies	Y
	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	Υ
		of the public domain accessible to the public as well as to the residents) where it is integrated into the development.	
	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 colocated 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 de conditions and be attractive and inviting	esigned to allow for a range of activities, respond to site	The rooftop communal area provide for a range of activities and separation to suit multiple user groups / activities.	Υ
Objective 3D-3 Communal open space is de	esigned to maximise safety	Complies	Y
<b>Objective 3D-4</b> Public open space, where puthe neighbourhood	rovided, is responsive to the existing pattern and uses of	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).  Deep soil area is 10.14% (290.7sqm) of the site area of 2,866sqm (site area excluding the ROW).	Υ
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  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:	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
	<ul> <li>Up to 12m/4 storeys: 6m</li> <li>Up to 25m/5-8 storeys: 9m</li> <li>Over 25m (9+storeys): 12m</li> </ul>		
	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	Υ
	ments increase privacy without compromising access to from habitable rooms and private open space	Complies	Υ
3G Pedestrian Access and Entries	1 - see alternational		
Objective 3G-1 Building entries and pedestr	ian access connects to and addresses the public domain	Complies	Υ
Objective 3G-2 Access, entries and pathway	ys are accessible and easy to identify	Complies	Υ
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 de	esigned and located to achieve safety, minimise conflicts	Complies	Υ
3J Bicycle and Car Parking  Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney		Complies	Υ
and centres in regional areas		Complies	V
Objective 3J-2 Parking and facilities are provided for other modes of transport  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		Complies. N/A	N/A
Objective 3J-5 Visual and environmental impacts of underground car parking are minimised  Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		Complied.	N/A Y
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised  Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		Complied.	Y
Objective 33-6 visual and environmental im	pacis of above ground enclosed car parking are minimised	Compiled.	I

## 10 Young Street, West Gosford NSW ADG Compliance

Table 2 – Provisions of ADG

A maximum of 15% of apartments in a building notion of the receipts submitted 0.5 proposal for 1 kills and provides a maximum of 3 house apartment received part and private open spaces of all issas 70% of apartments are always audited to the control of the receipts and private open spaces of a lisear 70% of apartments are always and private open spaces of an and 3 pm at molvinter.  A maximum of 15% of apartments in a building receive a minimum of 3 house as new stadeout in the 10 proposal for 1 ki Reacouses Read. The new proposal cases has been determined by the instead of the recently submitted 0.5 proposal for 1 ki Reacouses Read. The new proposal cases has been determined by the instead of the recently submitted 0.5 proposal for 1 ki Reacouses Read. The new proposal cases has been determined by the instead of the recently submitted 0.5 proposal for 1 ki Reacouses Read. The new proposal cases has been determined by the instead of the recently submitted 0.5 proposal for 1 ki Reacouses Read. The new proposal cases has been determined by the instead of the recently submitted 0.5 proposal for 1 ki Reacouses Read. The new proposal cases has been determined by the instead of the recently submitted 0.5 proposal for 1 ki Reacouses Read. The new proposal cases has been determined by the instead of the recently submitted 0.5 proposal for 1 ki Reacouses Read. The new proposal cases has been determined by the instead of the recently submitted 0.5 proposal for 1 ki Reacouses Read. The new proposal cases have been determined by the instead of the recently submitted 0.5 proposal for 1 ki Reacouses Read. The new proposal cases have been determed to the country of the determined by the instead of the recently submitted 0.5 proposal for 1 ki Reacouses Read. The new proposal for 1	Objective	Design Guidance / Criteria	Comment	Compliance
As Solar and Daylight Access  Objective 4A-10 primare the number of partments in a building receive a minimum of 3 hours office swillight between 9 am and 5 m at mid-writer.  A maximum of 15% of apartments in a building receive a minimum of 3 hours office swillight between 9 am and 3 m at mid-writer.  A maximum of 15% of apartments in a building receive a minimum of 3 hours office swillight between 9 am and 3 m at mid-writer.  A maximum of 15% of apartments in a building receive and office swillight between 9 am and 3 m at mid-writer.  A maximum of 15% of apartments in a building receive and office swillight between 9 am and 3 m at mid-writer.  A maximum of 15% of apartments in a building receive and office swillight between 9 am and 3 m at mid-writer.  A maximum of 15% of apartments in a building receive and office swillight between 9 am and 3 m at mid-writer.  A maximum of 15% of apartments in a building receive and office swillight between 9 am and 3 m at mid-writer.  A maximum of 15% of apartments in a building receive and office swillight between 9 am and 3 m at mid-writer.  A maximum of 15% of apartments and 3 m at mid-writer.  A maximum of 15% of apartments and 3 m at mid-writer.  Objective 4A-2 Davight access is maximized where swilling the swilling office swilling the swilling the swilling office swilling the swilling t		Design Guidanes / Ontona	Common	Compilation
Objective 4A-3 To ignimise the number of parameters according sonight to habitation of parameters are naturally according to the control of parameters are naturally according to the control of parameters are naturally according to the control of				
direct sunlight between 9 am and 3 pm at mid-winter.  whis does not comply with the minimum of 15% of apartments, the orientation has been partity closed floward the south was these capture the best vater view looking down to Brisbane waters. As such this complex with the intent of this control.  Objective 4A-3 Daylight access is maximised where sunlight is limited.  Objective 4A-3 Daylight access is maximised where sunlight is limited.  Objective 4A-3 Daylight access is maximised where sunlight is limited.  Objective 4A-3 The number of apartments and glare control, particularly of warmer months.  Objective 4B-3 The number of apartments and dayling and shape sepect apartments maximises natural ventilation.  Objective 4B-3 The number of apartments. In 18 sets 66% of apartments are naturally cross ventilation.  Apartments at ten storeys or greater are deemed to be cross ventilation is maximised or cross ventilation is maximised or cross ventilation is maximised or cross ventilation is maximised to cross ventilation and daylight achieves sufficient natural ventilation and cannot be titly enclosed to finished ceiling level.  All levels comply: The car parting levels have included 3.1 floor to floor further additional between the follow	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable	apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	and 3pm. This respresents 75.9% and significnatly exceeds the minimum of 70%.  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).	
Complex   A-3 Design incorporates shading and glare control, particularly for warmer months.   Complex   A-3 Design incorporates shading and glare control, particularly for warmer months.   Complex   A-3 Habitoble rooms are naturally vertilated   Complex   A-3 Habitoble rooms are naturally vertilated   Complex   A-5 The number of apartments.   All least 60% of apartments are naturally cross vanished on the first nine storeys of the building.   Complex   A-5 The number of apartments   All least 60% of apartments are naturally cross vanished on the first nine storeys of the building.   Complex   A-5 The number of apartment for readers of the cross ventilated only if any enclosure of the ballonies at these levels allows adequate natural ventilation and cannot be fully enclosed   A-5 Ceiling Height achieves sufficient natural ventilation and delight access   A-5 Ceiling height schribtuse   A-5 Ceiling height schribuse		direct sunlight between 9 am and 3 pm at mid-winter.	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	Y
AB Natural Ventilation   Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation   Compiles   Y   Objective 4B-2 The layout and design of single aspect apartments are naturally cross ventilated   Compiles   Y   Objective 4B-2 The layout and design of single aspect apartments are naturally cross ventilated only one state a comfortable indoor environment for residents   Apartments are naturally cross ventilated only any enclosure of the ballonines at these levels allows adequate natural ventilation and cannot be fully enclosed   Apartments at ten storeys or greater are deemed to be cross ventilated only any enclosure of the ballonines at these levels allows adequate natural ventilation and cannot be fully enclosed   Apartments are naturally excess ventilated only and precisions of the ballonines at these levels allows adequate natural ventilation and cannot be fully enclosed   Apartments are required to fully enclosed   Apartment size and Layout   Objective 4C-3 Ceiling heights contribute to life of the building.   Apartment size and Layout   Objective 4D-1 The layout of rooms within an apartment is innocincal, well organised and provides a high standard of amenity   Apartment size and Layout   Objective 4D-1 The layout of rooms within and provides a high standard of amenity   Apartment size and Layout   Apartment	Objective 4A-2 Daylight access is maximised	d where sunlight is limited.	Complies.	Υ
Objective 4B-7 file habitable rooms are naturally ventilated Objective 4B-7 The layout and design of single aspect apartments maximises natural ventilation Objective 4B-3 The number of apartments with natural cross ventilation is maximised to read the first rine storeys or greater are deemed to be cross ventilated only if any enclosure of the building.  AC Ceiling Heights Objective 4C-1 Ceiling height achieves sufficient natural ventilation and cannot be fully enclosed  AC Ceiling Heights Objective 4C-3 Ceiling height achieves sufficient natural ventilation and displight access  Objective 4C-3 Ceiling heights contribute to flox objective	Objective 4A-3 Design incorporates shading	and glare control, particularly for warmer months.	Complies.	Υ
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation of Dopetive 4B-2 The layout for orons within an apartment surface and provides a high standard of amenity of Dopetive 4D-2 Environmental performance of the apartment is maximised to Dopetive 4D-2 Environmental performance of the apartment is maximised to Dopetive 4D-2 Environmental performance of the apartment is maximised to Dopetive 4D-2 Environmental performance of the apartment is maximised of the apartment is m	4B Natural Ventilation			
Objective 4B-3 The number of apartments is reading with natural cross ventilation is maximised to create a confortable indoor environment for residents  At least 60% of apartments are naturally cross ventilated on some state of the building. The state of the state of the confortable indoor environment for residents  At least 60% of apartments of the state of the building. The state of the sta	Objective 4B-1 All habitable rooms are natural	rally ventilated	Complies.	Υ
with natural cross ventilation is maximised to not effect 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  AC Ceiling Heights  Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access  Measured from finished floor level to finished ceiling level, and the first hims ceiling heights access  Measured from finished floor level to finished ceiling level, and the first hims ceiling heights are.  **Habitable: 2./m**  **Non habitable: 2.4m**  **Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of building are over the life of building.  **Apartment Size and Layout**  Objective 4D The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity and provides and provides a high standard of amenity and provides and	Objective 4B-2 The layout and design of sin	gle aspect apartments maximises natural ventilation	Complies.	Υ
Complete to 4C-1 Celling heights	with natural cross ventilation is maximised to			Y
Measured from finished floor level to finished ceiling level, all levels comply. The car parking levels have included 3.1 floor to minimum ceiling heights are:   Habitable: 2.7m	residents	cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and	N/A	N/A
sufficient natural ventilation and daylight access   Minimum ceiling heights are:    Habitable: 2.7m   Non hab	4C Ceiling Heights			
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building.  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  **Studio: 35sgm**  **Studio: 35sgm**  **Studio: 35sgm**  **N/A  **Studio: 35sgm**  **N/A  **Studio: 35sgm**  **N/A  **N/A  **Studio: 35sgm**  **N/A  **Objective 4D-2 Environmental performance of the apartment is maximised  Objective 4D-2 Environmental performance of the apartment is maximised  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Ob	sufficient natural ventilation and daylight	minimum ceiling heights are:  Habitable: 2.7m  Non habitable: 2.4m		Y
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity and provides and pro	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		Complies.	Y
internal areas:  Studio: 35sqm N/A N/A  1 Bed: 50sqm N/A  2 Bed: 70sqm Complies.  3 Bed: 90sqm Complies.  The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.  A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.  A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.  A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.  Habitable room depths are limited to a maximum of 2.5 x the ceiling height In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window  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)  Bedrooms have a minimum dimension of 3m (excluding wardrobe space)  Living rooms or combined living/dining rooms have a minimum width of:  **N/A**  N/A**  **N/A*  **N/A*  **N/A*  **N/A*  **N/A*  **N/A*  **N/A*  **Complies.  **Complies.  **Complies.  **Y  **Complies.  **Complies.  **Complies.  **Complies.  **Complies.	4D Apartment Size and Layout			
**Studio: 35sqm** N/A	Objective 4D-1 The layout of rooms within	, ,		
Bed: 50sqm			N/A	NI/A
2 Bed: 70sqm     3 Bed: 90sqm     The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sam each.  A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.  A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.  Habitable room depths are limited to a maximum of 2.5 x the ceiling height In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window  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 have a minimum width of:  Bedrooms have a minimum dimension of 3m (excluding wardrobe space)  Living rooms or combined living/dining rooms have a minimum width of:  3.6m for studio and 1 bedroom apartments  N/A  Complies.  Complies.  Complies.  Complies.  Complies.  Complies.  Y  Complies.  Y  Complies.  Y  Complies.  Y  Objective 4D-3 (Complies)  Complies.  N/A	and provides a high standard of amenity			
* 3 Bed: 90sqm Complies. Y  The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.  A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.  A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.  Habitable room depths are limited to a maximum of 2.5 x the ceiling height  In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space)  Bedrooms have a minimum dimension of 3m (excluding wardrobe space)  Living rooms or combined living/dining rooms have a minimum width of:  3.6m for studio and 1 bedroom apartments  N/A  Complies.  Y  Complies.  Complies.  Complies.  Complies.  Y  Complies.  Y  Additional State bedrooms and further additional bedrooms and other bedrooms 9sqm (excluding wardrobe space)  Bedrooms have a minimum dimension of 3m (excluding wardrobe space)  Bedrooms have a minimum dimension of 3m (excluding wardrobe space)  Bedrooms for studio and 1 bedroom apartments  N/A  Y				
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sgm each.  A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.  A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.  Habitable room depths are limited to a maximum of 2.5 x the ceiling height In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window  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 have a minimum dimension of 3m (excluding wardrobe space)  Bedrooms have a minimum dimension of 3m (excluding wardrobe space)  Living rooms or combined living/dining rooms have a minimum width of:  3.6m for studio and 1 bedroom apartments  N/A  Value  Complies.  Complies.  Complies.  Complies.  Complies.  Y  Complies.  Y  Complies.  N/A			·	
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.  Objective 4D-2 Environmental performance of the apartment is maximised  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Master bedrooms have a minimum dimension of 3m (excluding wardrobe space)  Defrooms or combined living/dining rooms have a minimum width of:  A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.  Complies.  Complies.  Complies.  Y  Complies.		The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area	·	
of the apartment is maximised  the ceiling height In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Bedrooms have a minimum dimension of 3m (excluding wardrobe space)  Bedrooms have a minimum dimension of 3m (excluding wardrobe space)  Living rooms or combined living/dining rooms have a minimum width of:  3.6m for studio and 1 bedroom apartments  N/A  Complies.  Complies.  Y  Complies.  Y  Y  Master bedrooms 9sqm (excluding wardrobe space)  Bedrooms have a minimum dimension of 3m (excluding wardrobe space)  N/A		A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.		N/A
are combined) the maximum habitable room depth is 8m from a window  Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs  Bedrooms have a minimum dimension of 3m (excluding wardrobe space)  Bedrooms have a minimum dimension of 3m (excluding wardrobe space)  Living rooms or combined living/dining rooms have a minimum width of:  3.6m for studio and 1 bedroom apartments  N/A  Complies.  Complies.  Y  Complies.  Y  Y  Y	<b>Objective 4D-2</b> Environmental performance of the apartment is maximised	the ceiling height	·	
designed to accommodate a variety of household activities and needs  Bedrooms 9sqm (excluding wardrobe space)  Bedrooms have a minimum dimension of 3m (excluding wardrobe space).  Living rooms or combined living/dining rooms have a minimum width of:  3.6m for studio and 1 bedroom apartments  N/A   Other bedrooms 9sqm (excluding wardrobe space)  Y  Wardrobe space)  Y  Y		are combined) the maximum habitable room depth is 8m from a window		
wardrobe space).  Living rooms or combined living/dining rooms have a minimum width of:  3.6m for studio and 1 bedroom apartments  N/A  Y	designed to accommodate a variety of	other bedrooms 9sqm (excluding wardrobe space)	·	
<ul> <li>3.6m for studio and 1 bedroom apartments</li> <li>N/A</li> </ul> Y	modernoid activities and needs	wardrobe space). Living rooms or combined living/dining rooms have a	Compiles.	1
			N/A	Y
		4m for 2 and 3 bedroom apartments	Complies.	

## 10 Young Street, West Gosford NSW ADG Compliance

Table 2 – Provisions of ADG

Table 2 –Provisions of ADG			
Objective	Design Guidance / Criteria	Comment	Compliance
4E Private Open Space and Balconies	Tan de la		
<b>Objective 4E-1</b> Apartments provide appropriately sized private open space and	All apartments are required to have primary balconies as follows:		
balconies to enhance residential amenity	Minimum area:		
balconies to enhance residential amenity	Studio: 4sqm	N/A	N/A
	1 bed: 8sqm	N/A	N/A
	• 2 bed: 10sqm	Complies.	Y
	3 bed: 12sqm	Complies.	Υ
	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	Complies.	Y
	contributing to the balcony area is 1m	N/A	N1/A
	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
<b>Objective 4E-2</b> Primary private open space liveability for residents.	and balconies are appropriately located to enhance	Complies.	Y
<b>Objective 4E-3</b> Private open space and bald architectural form and detail of the building.	cony design is integrated into and contributes to the overall	Complies.	Y
Objective 4E-4 Private open space and bald	cony design maximises safety.	Complies.	Υ
4F Common Circulation and Spaces			
Objective 4F-1 Common circulation spaces	The maximum number of apartments off a circulation core	8 apartments per floor are proposed off one single core.	Y
achieve good amenity and properly service	on a single level is eight.	A.//A	
the number of apartments	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	N/A	N/A
<b>Objective 4F-2</b> Common circulation spaces residents	promote safety and provide for social interaction between	Complies.	Y
4G Storage			
Objective 4G-1 Adequate, well designed	In addition to storage in kitchens, bathrooms and		
storage is provided in each apartment	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  At least 50% of the required storage is to be located	Complies.	Y
	within the apartment.	Complies.	·
	iently located, accessible and nominated for individual	Complies.	Υ
4H Acoustic Privacy		To a	
	through the siting of buildings and building layout.	Complies.	Y
	within apartments through layout and acoustic treatments.	Complies.	Υ
4J Noise and Pollution	ate the 'encode of entered as 'encode all d'encode	O a servicio a	
	ents the impacts of external noise and pollution are	Complies.	Y
construction and choice of materials are use	or attenuation techniques for the building design,	Complies.	Υ
	d to miligate noise transmission.		
4K Apartment Mix	and described to the described to the second of the second	A serve of two had and those had an extremate have have manifold	
<b>Objective 4K-1</b> 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 distribu	uted to suitable locations within the building	Complies.	Υ
4L Ground Floor Apartments			
	ximised where ground floor apartments are located	N/A	N/A
	ments delivers amenity and safety for residents	N/A	N/A
4M Facades			
<b>Objective 4M-1</b> Building facades provide vis of the local area	ual interest along the street while respecting the character	Complies.	Y
Objective 4M-2 Building functions are expre	ssed by the facade	Complies.	Y
4N Roof Design			
	ed into the building design and positively respond to the	Complies.	Υ
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.		Υ	
40 Landscape Design	·		
Objective 40-1 Landscape design is viable	and sustainable	Complies.	Y
Objective 40-2 Landscape design contribut		The public domain landscaping will define the new precinct connection between Racecourse Rd and Young Street	Y
4P Planting on Structures		Commodition between Nacebourse Na and Tourig Street	<u> </u>
Objective 4P-1 Appropriate soil profiles are	provided	Complies.	Y
Objective 4P-1 Appropriate soil profiles are Objective 4P-2 Plant growth is optimised with		Complies.	Y
	butes to the quality and amenity of communal and public	Complies.	Y
open spaces	outes to the quality and amenity of communal and public	- Compileo.	'
		<u>I</u>	1



## 10 Young Street, West Gosford NSW ADG Compliance

Table 2 – Provisions of ADG

Disjective 4Q-1 Universal design features are included in apartment design to promote flexible housing of all community members  Disjective 4Q-2 A variety of apartments with adaptable designs are provided Complies.  Younglies.  Si Mixed Used  Disjective 4A-3 Apartment layouts are flexible and accommodate a range of lifestyle needs  Si Mixed Used  Disjective 4A-3 Mixed use developments are provided in appropriate locations and provide active reterit forntages that encourage pedestrian movement.  Disjective 4A-5 Residential levels of the building are integrated within the development, and safety and differentiated. Security is provided to all the areas avoiding constitutions in the same and signage  Tawnings and Signage  Disjective 4T-1 Avanings are well located and complement and integrate with the building design  Disjective 4T-2 Signage responds to the context and desired streetscape character  U Energy Efficiency  Disjective 4U-2 Development incorporates passive environmental design  Disjective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and Complies.  Y Water Management and Conservation  Viater Management and Conservation  Viater Management and Conservation  Viater AV-3 Fload management systems are integrated into site design  Complies.  Y Water Management and Conservation  Disjective 4V-3 Fload management systems are integrated into site design  Complies.  Y Water Management and Conservation  Disjective 4V-3 Fload management systems are integrated into site design  Complies.  Y Water Management and Conservation  Splicetive 4V-3 Fload management systems are integrated into site design  Complies.  Y Water Management and Conservation  Splicetive 4V-2 Development incorporates passive and integrate with the building design of the streetscape, building Complies.  Y Water Management and Conservation  Splicetive 4V-2 Demander of the street on site passive site of the site of the street on site design of the street on site design of the street site of the street on site of t				
Dispective 40-1 Universal design features are included in apartment design to promote flexible housing or all community members	Objective Design Guidance / Criteria	Comment	Compliance	
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Dijective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs   Complies.   Y	•			
S Mixed Used  Dispective 4S-1 Mixed use developments are provided in appropriate locations and provide active retail spaces and the hotel lobby.  Teet frontages that encourage pedestrian movement.  Dispective 4S-2 Residential levels of the building are integrated within the development, and safety and differentiated. Security is provided to all the areas avoiding concealment opportunities.  T Awnings and Signage  Dispective 4T-1 Awnings are well located and complement and integrate with the building design Complies.  Y Dispective 4T-2 Signage responds to the context and desired streetscape character Complies.  Y Dispective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and Dispective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation Complies.  Y Water Management and Conservation  Dispective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters Complies.  Y Dispective 4V-3 Flood management systems are integrated into site design Complies.  Y Dispective 4W-4 Waste storage facilities are designed to minimise impacts on the streetscape, building not an amenity of residents  W Waste Management  Dispective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and amenity of residents  X Building Maintenance  Dispective 4X-2 Systems and access enable ease of maintenance  Complies.  Y Dispective 4X-2 Systems and access enable ease of maintenance  Complies.  Y Dispective 4X-2 Systems and access enable ease of maintenance  Complies.  Y Dispective 4X-2 Systems and access enable ease of maintenance  Complies.  Y Dispective 4X-3 Systems and access enable ease of maintenance  Complies.  Y Dispective 4X-3 Systems and access enable ease of maintenance  Complies.  Y Dispective 4X-3 Systems and access enable ease of maintenance  Complies.  Y Dispective 4X-3 Systems and access enable ease of maintenance			·	
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bijective 4x-3 iviaterial selection reduces origining maintenance costs	Objective 4X-3 Material selection reduces ongoing maintenance costs	Complies.	Υ	