

Apartment Design Guide (ADG) Compliance Table

ADG- RULES OF THUMB	% of Apartments	Description	Target: Number of Apartments	Proposed: Number of Apartments	Compliance
Overall Sunlight Access to Living Rooms & Private Open Space	70%	70% of apartments should receive 2hrs between 9am & 3pm June 10 in Sydney Area	32 apartments out of 45	37 out of 45 units (82%) received 2 hrs of solar access	Yes ✓
Natural Cross Ventilation	60%	60% of apartments should be naturally cross ventilated	27 apartments out of 45	29 out of 45 (64%)	Yes ✓
South Aspect Units	15%	15% of single aspect apartments (maximum)	6 apartments out of 45	4 out of 45 apartments are south aspect	Yes ✓
Deep Soil Zone	7%	7% of site area on site. Total Site Area = 1868.2 m ² Minimum dimensions of 3m (650 ² -1500m ²), 6m above 1500m ²	Recommended DSZ = 96.19 m ²	205.4m ² (11%) has been proposed as deep soil zone	Yes ✓
Communal Open Space	25%	25% of site area. Total Site Area = 1868.2 m ²	Recommended COS = 467.1 m ²	860 m ² (46%)	Yes ✓
Private Open Space	-	Min POS: 4m ² per Studio, 8m ² per 1Bedm, 10m ² per 2Bed, 12m ² per 3Bed Apartment	All apartments to be provided with min POS	All apartments provided with min POS	Yes ✓
Single Aspect Apartments' depth of habitable areas	-	Maximum 8.0m (floor to ceiling height x 3) in depth of habitable areas	-		Yes ✓
Rear Wall of Kitchen	-	No more than 8m from Window	-	Rear wall of kitchens are no more than 8m from external walls.	Yes ✓
Balcony Depth	100%	Minimum of 2m for 1 or 2Bed 2.4m for 3 Bed	2m	Minimum of 2m provided for 1Bed and 2 Bed, 6m for 3 Bed	Yes ✓
Minimum Ceiling Heights	100%	Heights 2.7m for habitable rooms	45 Apartments	Heights 2.7m for habitable rooms;	Yes ✓
		2.4m Non habitable rooms		2.4m Non habitable rooms	Yes ✓
		3.3m ground floor Residential		-	n/a
Building Depth - Wall to Wall	-	Max. 18m Building Depth Glass line to Glass Line	18m Deep Max (12-18m Preferred)	Building Depth Wall to Wall is between 5.8 – 16.4m	Yes ✓
Building Separation	-	Blank walls 0m Up to 4 Storey's 3m/6m 5-8 Storey's 4.5m/9m 9 Storey's + 6m/12m	-	Up to 4 storeys 6m Rooftop COS 9m	Yes ✓
Minimum Apartment Sizes	-	Studio 35sqm	-	Studio ≥ 35sqm	Yes ✓
		1 Bed 50sqm		1 Bed ≥ 50sqm	
		2 Bed 70sqm		2 Bed ≥ 70sqm	
		3 Bed 90Sqm		3 Bed ≥ 90Sqm	
Minimum Storage Requirements	-	Studio 4m ³ 1 Bed 6m ³ 2 Bed 8m ³ 3 Bed 10m ³ Min 50% inside of unit	-	All units comply with min amount required both internally and in total	Yes ✓