

Attachment G2

**Apartment Design Guide Report
Young Street Buildings**

ADG Compliance Table - D1(a) and D1(b) – Young Street North and South Buildings

2E Building Depth	Compliance	Comment
12-18m (glass to glass)	Yes	Cross over apartments have maximum depths: <ul style="list-style-type: none"> • Young Street North: 13m • Young Street South: 8m

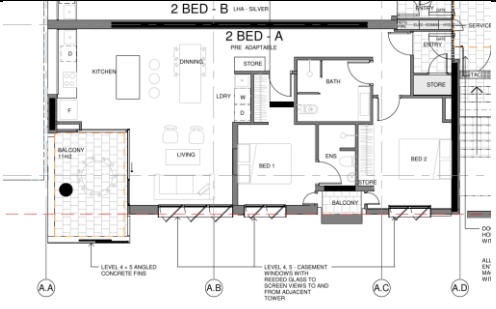
2F Building Separation	Compliance	Comment
Up to four storeys (approximately 12 metres): <ul style="list-style-type: none"> • 12m between habitable rooms / balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms 	Yes	The Young Street North and Young Street South Buildings are separated by approximately 50m. The Tower Building and the Young Street North Building are separated by 14m up to a height of 4 storeys.
Five to eight storeys (approximately 25 metres): <ul style="list-style-type: none"> • 18m between habitable rooms / balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms 	No	The Tower Building and the Young Street North Building are separated by 14m. Notwithstanding this, drawings have been amended to address visual privacy between apartments. East-facing windows within the Young Street North Building are proposed to be constructed as casement windows using reeded (textured) glass. See discussion below – Design Competition response section.

3D Communal and Public Open Space	Compliance	Comment
Communal open space has a minimum area equal to 25% of the site.	Yes	Precincts D1(a) and D1(b) contain the Tower Building, Plaza Building, Young Street North and Young Street South Buildings. Precinct D1(a) has been addressed in a separate document attached to the planning report, analysing communal

3D Communal and Public Open Space	Compliance	Comment
		<p>open space provided by the Tower, Plaza and Young Street North Buildings.</p> <p>Precinct D1(b) contains the Young Street South Building. The precinct has an area of approximately 2,807sqm, with 25% of the area equating to 701sqm.</p> <p>Extensive areas of communal open space are provided at the ground level surrounding the Young Street South Building, including an open plaza containing the Dahl'Wah Circle and the 'Western Lawn', which is located to the west of the Young Street South Building.</p> <p>Additional private communal open space is provided at the roof levels of the Young Street North and South Buildings, equating to 473sqm.</p> <p>The applicant states that a combined total of 2,350sqm (83% of the D1(b) precinct) is provided as communal open space, including 473sqm provided as private, roof level communal open space.</p> <p>However, the applicant has included extensive areas of circulation area at the ground level that has low utility, including walkways separating the Young Street South Building and the Pump House. The applicant has also included the area containing an existing substation west of the Pump House that is to be retained.</p> <p>When these utility areas are excluded (1,082sqm), precinct D1(b) provides approximately 1,338sqm of the precinct area as communal open space (48%).</p>
<p>Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of two (2) hours between 9am and 3pm on 21 June (midwinter).</p>	<p>Yes</p>	<p>The Western Lawn will receive sunlight between 11am and 3pm at the winter solstice.</p> <p>Roof level private communal open spaces will receive solar access for the majority of the day on 21 June, requiring the provision of shade structures.</p>

3E Deep Soil Zones	Compliance	Comment
<p>Deep soil zones are to have a minimum area equivalent to 7% of the site and have a minimum dimension of 6m</p>	<p>Yes</p>	<p>The applicant has provided a deep soil diagram showing 1,744sqm of the overall site will be provided as deep soil zones (11%), and that 702sqm of the D1(b) area will be provided as deep soil (25%).</p> <p>Notwithstanding this, Council's officers are of the view the figures provided by the applicant include areas that should technically be excluded, including areas of deep soil that have dimensions of less than 3m and deep soil areas that are above an existing stormwater culvert that is 5m below ground level.</p> <p>When these areas are excluded, deep soil zones for the D1(b) area equate to approximately 219sqm or 8% of the precinct area. See discussion section of the planning report.</p>

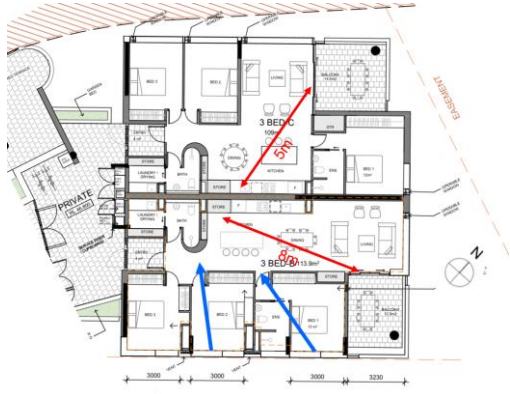
3F Visual Privacy	Compliance	Comment
<p>Up to four storeys (12 metres):</p> <ul style="list-style-type: none"> • 6m between habitable rooms / balconies • 3m between non-habitable rooms 	<p>Yes</p>	<p>The Tower and Young Street North Building are separated by 14m.</p>
<p>Five to eight storeys (25 metres):</p> <ul style="list-style-type: none"> • 9m between habitable rooms / balconies • 4.5m between non-habitable rooms 	<p>No</p>	<p>The Tower Building and Young Street North Building are separated by 14m.</p> <p>Notwithstanding this, drawings have been amended to address visual privacy between apartments.</p> <p>East-facing windows within the Young Street North Building are proposed to be constructed as casement windows using reeded (textured) glass. West-facing balconies are provided with operable, sliding privacy screens.</p>

3F Visual Privacy	Compliance	Comment
		 <p>The floor plan shows a 2-bedroom unit with a living area, kitchen, two bedrooms, a bathroom, and a balcony. It also includes storage areas and an entry lobby. The plan is labeled with grid lines A.A. through A.D. and includes notes about window treatments and concrete fins.</p>
<p>Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas.</p>	<p>Yes</p>	<p>Store rooms and entry lobbies are collocated with gallery access areas.</p>

4A Solar and Daylight Access	Compliance	Comment
<p>70% of units to receive a minimum of 2 hours of direct sunlight in midwinter to living rooms and private open spaces.</p>	<p>No</p>	<p>The applicant states that the overall development site achieves 74% compliance.</p> <p>Council's officers have reviewed the documents provided and are of the view that the true figure is 70% (262 of 372 apartments).</p> <p>The Young Street North Building achieves 62% solar compliance (13 of 21 dwellings) and the Young Street South Building achieves 100% compliance (32 dwellings).</p> <p>The Young Street North and South Buildings achieve 85% when the 2 buildings are combined.</p> <p>Despite the non-compliance, the proposal is supported when assessed against the design criteria and objectives of the ADG. See the discussion section of the planning report for detailed assessment.</p>
<p>Maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at midwinter.</p>	<p>Yes</p>	<p>All apartments within the Young Street North and South Buildings receive sunlight at midwinter.</p>

4B Natural Ventilation	Compliance	Comment
All habitable rooms are naturally ventilated.	Yes	All habitable rooms across the Young Street North and South Buildings are naturally ventilated. This includes bedrooms to 34 noise effected apartments fronting McEvoy Street and Young Street, that rely on acoustically attenuated plenums for natural ventilation.
Minimum 60% of apartments in the first nine (9) storeys of the building are naturally cross ventilated.	Yes	As noted above, 34 noise affected apartments fronting McEvoy Street and Young Street rely on acoustically attenuated plenums for natural ventilation. Plenums cannot be relied upon for natural cross ventilation and so these 34 apartments are excised from the accounting of naturally cross ventilated apartments in the development. On this basis, 100% (19 of 19 apartments) are naturally cross ventilated. See discussion section of the report.
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	[Choose an item]	Cross over apartments have maximum depths: <ul style="list-style-type: none"> • Young Street North: 13m • Young Street South: 8m

4C Ceiling Heights	Compliance	Comment
Habitable rooms: 2.7m	Yes	Floor to floor heights allow for minimum ceiling heights of 2.7m: <ul style="list-style-type: none"> • Plaza Building: 3.15m-4.7m • Tower Building: 3.15-3.4m
If located in mixed use areas – 3.3m for ground and first floor to promote future flexibility of use.	Yes	Floor to floor heights within the Young Street North Building (residential) allow for ceiling heights of 3.3m. Floor to floor heights within the Young Street South Building (commercial) allow for ceiling heights exceeding 4.2m.

4D Apartment Size and Layout	Compliance	Comment
<p>Minimum unit sizes:</p> <ul style="list-style-type: none"> • Studio: 35m² • 1 bed: 50m² • 2 bed: 70m² • 3 bed: 90m² <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</p>	Yes	<p>1 bedroom: 57-66sqm 2 bedroom: 85-101sqm 3 bedroom: 142-160sqm</p>
<p>Every habitable room is to have a window in an external wall with a minimum glass area of 10% of the floor area of the room.</p>	Yes	<p>Habitable rooms are provided with external windows with minimum glass areas of 10% of the floor area of the room.</p>
<p>Habitable room depths are to be no more than 2.5 x the ceiling height.</p>	Yes	<p>All habitable rooms have depths not exceeding 6.8m, except for 5 x apartments located at the north-eastern corner of the Young Street South Building.</p> <p>Despite the non-compliance, the habitable rooms receive natural light from north-facing balconies and east-facing bedroom windows (blue arrows below).</p> 
<p>8m maximum depth for open plan layouts.</p>	Yes	<p>Open plan layouts at the north-eastern corner of the Young Street South</p>

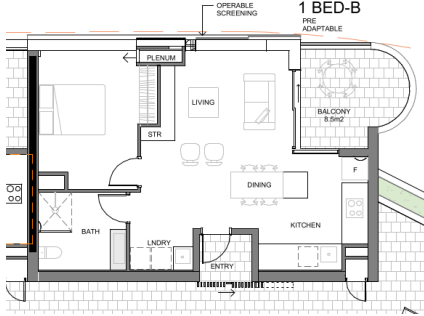
4D Apartment Size and Layout	Compliance	Comment
		Building do not exceed 8m (red arrows above).
<p>Minimum area for bedrooms (excluding wardrobes):</p> <ul style="list-style-type: none"> • master bedroom: 10m² • all other bedrooms: 9m² <p>Minimum dimension of any bedroom is 3m (excluding wardrobes).</p>	Yes	All bedrooms exceed 10sqm excluding wardrobes.
<p>Living and living/dining rooms minimum widths:</p> <ul style="list-style-type: none"> • Studio and one-bedroom: 3.6m • Two-bedroom or more: 4m 	Yes	Living/dining rooms have minimum widths exceeding 4m.
4m minimum width for cross over and cross through apartments.	Yes	Cross over and cross through apartments have minimum widths of 6m..

4E Private Open Space and Balconies	Compliance	Comment
<p>Studio apartments are to have a minimum balcony area of 4m² with a minimum depth of 1m.</p> <p>One bed apartments are to have a minimum balcony area of 8m² with a minimum depth of 2m.</p> <p>Two bed apartments are to have a minimum balcony area of 10m² with a minimum depth of 2m.</p> <p>Three bed apartments are to have a minimum balcony area of 12m² with a minimum depth of 2.4m.</p>	Yes	<p>1 bedroom apartments: 9-10sqm, 2m</p> <p>2 bedroom apartments: 10sqm, 3m</p> <p>3 bedroom apartments: 12.5-15sqm, 4m</p>

4E Private Open Space and Balconies	Compliance	Comment
<p>Private open space for apartments on ground level, on a podium, or similar, must have a minimum area of 15m² and a minimum depth of 3m.</p>	<p>[Choose an item]</p>	<p>Ground level apartments within the Young Street North Building are provided with rear yards of approximately 25sqm.</p> <p>Drawings have been amended to provide ground level apartments within the Young Street North Building with additional balconies with areas of approximately 12sqm, and that have direct access from living rooms.</p> <p>The balconies are elevated above street level and screened by landscaping, and provided with high amenity whilst allowing for passive surveillance over the Young Street footpath.</p>

4F Common Circulation and Spaces	Compliance	Comment
<p>The maximum number of apartments off a circulation core on a single level is eight (8).</p>	<p>Yes</p>	<p>Young Street North: 4 apartments</p> <p>Young Street South: 6 apartments</p>
<p>Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled.</p>	<p>Yes</p>	<p>There are no primary living room or bedroom windows that open directly onto common circulation spaces. a</p>
<p>Daylight and natural ventilation are provided to all common circulation spaces.</p>	<p>Yes</p>	<p>Corridors are provided with daylight and able to be naturally ventilated via windows at their terminus.</p>

4G Storage	Compliance	Comment
<p>Minimum storage provision facilities:</p> <ul style="list-style-type: none"> • Studio: 4m³ • 1 bed: 6m³ • 2 bed: 8m³ • 3 bed: 10m³ <p>(Minimum 50% storage area located within unit)</p>	Yes	Apartments are provided with the minimum quantum of storage within dwellings. Additional storage lockers for the Young Street North and South Buildings are provided within the basement levels of the Tower Building.

4J Noise and Pollution	Compliance	Comment
<p>Have noise and pollution been adequately considered and addressed through careful siting and layout of buildings?</p>	Yes	<p>Plenums are proposed as acoustic treatments within noise affected apartments. Works are proposed to the Pump House to mitigate noise emanating from existing plant.</p>  <p>The floor plan shows a 1 BED-B apartment with the following features: OPERABLE SCREENING, 1 BED-B, FIRE ADAPTABLE, BALCONY 8.5m², PLENUM, LIVING, STR, DINING, KITCHEN, ENTRY, BATH, and LAUNDRY. The plenum is located in the living area, and the balcony is on the right side of the unit.</p>