

CUSTANCE

Sept 2024

ADG DESIGN COMPLIANCE CHECKLIST

17-27 HARDWICKE STREET, RIVERWOOD – HOMES NSW

Objective		Departure Notes	Compliance												
Part 3	SITING & DEVELOPMENT														
3A	Site Analysis														
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		Yes												
3B	Orientation														
3B-2	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.		Yes												
3C	Public Domain Interface														
3C-1	Transition between private and public domain is achieved without compromising safety and security		Yes												
3D	Communal and Public Open Space														
3D-1	Communal open space has a minimum area equal to 25% of the site.		Yes												
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).		Yes Front and rear												
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.		Yes												
3D-3	Communal open space is designed to maximise safety.		Yes												
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.		Yes												
3E	Deep Soil Zones														
3E-1	<div>Deep soil zones are to meet the following minimum requirements:</div> <table><tr><th>Site Area</th><th>Min Dim</th><th>DSZ (% site area)</th></tr><tr><td>Less than 650m2</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>6502-1,500m2</td><td>3m</td></tr><tr><td>Greater than 1,500m2</td><td>6m</td></tr><tr><td>Greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></table>	Site Area	Min Dim	DSZ (% site area)	Less than 650m2	-	7%	6502-1,500m2	3m	Greater than 1,500m2	6m	Greater than 1,500m ² with significant existing tree cover	6m		Yes 797m2 (15% of site)
Site Area	Min Dim	DSZ (% site area)													
Less than 650m2	-	7%													
6502-1,500m2	3m														
Greater than 1,500m2	6m														
Greater than 1,500m ² with significant existing tree cover	6m														

3F	Visual Privacy																	
3F-1	<div>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</div> <table><tr><th>Building Height</th><th>Habitable Rooms & Balconies</th><th>Non - habitable rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25m</td><td>12m</td><td>6m</td></tr><tr><td></td><td></td><td></td></tr></table>	Building Height	Habitable Rooms & Balconies	Non - habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m	12m	6m					Yes
Building Height	Habitable Rooms & Balconies	Non - habitable rooms																
Up to 12m (4 storeys)	6m	3m																
Up to 25m (5-8 storeys)	9m	4.5m																
Over 25m	12m	6m																
3G	Pedestrian Access and Entries																	
3G-1	Building entries and pedestrian access connects to and addresses the public domain.		Yes															
3G-2	Access, entries and pathways are accessible and easy to identify.		Yes															
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations.		Yes															
3H	Vehicle Access																	
3H1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Yes Parking located behind the building. One driveway separated from pedestrian access from street															
3J	Bicycle and Car Parking																	
3J-1	<div>For development in the following locations:<ul style="list-style-type: none">• on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or• on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre</div> <div>SEPP Housing overrides parking numbers</div>		Yes Sepp Housing requires 0.4:1 for 1 beds 0.5:1 for 2 beds															
3J-2	Parking and facilities are provided for other modes of transport.		N/A															
3J-3	Carpark design and access is safe and secure		Yes															
3J-4	Visual and environmental impacts of underground car parking are minimised.		N/A															
3J-5	Visual and environmental impacts of ongrade car parking are minimised.		Yes															
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised		N/A															
PART 4	DESIGN THE BUILDING																	
4A	Solar and Daylight Access																	

4A-1	<p>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</p> <p>Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at midwinter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.</p>		Yes 100% living and POS receive solar access of 2hrs or more as required in the Homes NSW Design Requirements and ADG
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.		N/A
4A-2	Daylight access is maximised where sunlight is limited.		Yes
4A-3	Design incorporates shading and glare control, particularly for warmer months		Yes Shading provided where required
4B	Natural Ventilation		
4B-1	All habitable rooms are naturally ventilated.		Yes
4B-2	The layout and design of single aspect apartments maximises natural ventilation.		Yes
4B-3	<p>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</p> <p>At least 60% of apartments are naturally cross ventilated in the first 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.</p>		Yes Yes, all apartments have cross ventilation due to the recessed landscape areas between units
	Overall depth of a cross-over or cross through apartment does not exceed 18m, measured glass line to glass line.		Yes
4C	Ceiling Heights		
4C-1	<p>Ceiling height achieves sufficient natural ventilation and daylight access.</p> <p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Min. Ceiling Height – Habitable Rm = 2.7m – Non-Habitable Rm = 2.4m These minimums do not preclude higher ceilings if desired.</p>		Yes Habitable spaces 2.7 ceilings Non-habitable 2.4m
4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		Yes
4C-3	<p>Ceiling heights contribute to the flexibility of building use over the life of the building.</p> <p>Apartments are required to have the following minimum internal areas:</p> <p>Min. Internal Area - Studio = 35m² - 1 b/r unit = 50m²</p>		Yes All apartments comply with minimum size areas

	<p>- 2 b/r unit = 70m² - 3 b/r unit = 90m²</p> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</p>		
	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.		Yes
4D-2	<p>Environmental performance of the apartment is maximised.</p> <p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</p>		Yes
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.		Yes Additional side windows are provided for improved amenity
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs		Yes
	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).		Yes
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		Yes
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.		N/A
4E	Private Open Space and Balconies		
4E-1	<p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p> <p>All apartments are required to have primary balconies as follows: Min. Balcony Areas / Depths - Studio = 4m³ / no min. depth - 1 b/r unit = 8m³ / 2m - 2 b/r unit = 10m³ / 2m - 3 b/r unit = 12m³ / 2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p>		Yes
	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 15m ² and a minimum depth of 3m.		Yes
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents		Yes
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		Yes

4E-4	Private open space and balcony design maximises safety.		Yes
4F	Common Circulation and Spaces		
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.		Yes
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.		N/A
	Daylight & natural ventilation to be provided to CCS above ground level. Windows should be at ends of corridors or next to core.		Yes Windows located along the walkways and foyers
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.		Yes
4G	Storage		
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: Min. Storage Areas – Studio = 4m ³ – 1 b/r unit = 6m ³ – 2 b/r unit = 8m ³ – 3 b/r unit = 10m ³ At least 50% of the required storage is to be located within the apartment.	Storage areas provided on drawing pack Basement parking not available to provide all storage required	Areas not achieved however 50% will be in the units
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments		Yes
4H	Acoustic Privacy		
4H-1	Noise transfer is minimised through the siting of buildings and building layout.		Yes
4H-2	Noise transfer is minimised through the siting of buildings and building layout.		Yes
4J	Noise and Pollution		
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.		Yes
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.		N/A
4K	Apartment Mix		
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.		Yes 1 and 2 beds provided in accordance with brief
4K-2	A range of apartment types and sizes is provided to cater for different household types now and into the future.	3 beds not provided	No

4L	Ground Floor Apartments		
4L-1	Street frontage activity is maximised where ground floor apartments are located.		Yes
4L-2	Design of ground floor apartments delivers amenity and safety for residents.		Yes
4M	Facades		
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.		Yes
4M-2	Building functions are expressed by the façade.		Yes
4N	Roof Design		
4N-1	Roof treatments are integrated into the building design and positively respond to the street.		N/A flat roof
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.	Not utilised due to roof being used for PV's / services	No
4N-3	Roof design incorporates sustainability features.		Yes PV's installed
4O	Landscape Design	Refer to Landscape drawings and design statement	
4O-1	Landscape design is viable and sustainable.		Yes
4O-2	Landscape design contributes to the streetscape and amenity		Yes
4P	Planting and Structures	Refer to Landscape drawings and design statement	
4P-1	Appropriate soil profiles are provided.		Yes
4P-2	Plant growth is optimised with appropriate selection and maintenance.		Yes
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.		Yes
4Q	Universal Design		
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.		Yes 100% Accessible apartments
4Q-2	A variety of apartments with adaptable designs are provided.		Yes
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs		Yes Open plan
4R	Adaptive Reuse		
4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.		N/A
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse		N/A
4S	Mixed Use		
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.		N/A
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.		Yes

4T	Awnings and Signage		
4T-3	Planting on structures contributes to the quality and amenity of communal and public open spaces		Yes
4U	Energy Efficiency		
4U-1	Development incorporates passive environmental design		Yes Ventilation, solar, energy, water, thermal insulation, shading
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.		Refer to BASIX
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.		Yes Fans provided to living and main bed
4V	Water Management and Conservation		
4V-1	Potable water use is minimised		Yes Wels rated fittings
4V-2	Urban stormwater is treated on site before being discharged to receiving waters		Yes Refer to civil – detention and rainwater provided
4V-3	Flood management systems are integrated into site design		Yes Refer to civil – detention and rainwater provided
4W	Waste Management		
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.		Yes Refer to UFD report
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.		Yes Refer to UFD report
4X	Building Maintenance		
4X-1	Building design detail provides protection from weathering		Yes Robust external materials specified