

ANNEXURE 3

NSW Apartment Design Guide Compliance Checklist

prepared by
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Various Allotments
Terralong, Akuna and Shoalhaven Streets
Kiama

SUMMARY OF NSW ADG COMPLIANCE ISSUES ARISING FROM BHI ASSESSMENT

Akuna Street, Terralong Street and Shoalhaven Street, Kiama

NSW ADG Guideline	Applicant's Response	Comments	Compliance Yes / No
3A Site Analysis 3A-1 <i>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.</i>	Refer Architectural submission and supporting Statement of Environmental Effects.	Drawing A-002 is a Site Analysis Plan included in the Architectural drawing set which defines opportunities and constraints of the site and the relationship to the surrounding context. Section 2.0 of the SEE prepared by TCG Planning describes the site and its context.	Yes
3B Orientation 3B-1 <i>Building types and layouts respond to the streetscape and site while optimising solar access within the development</i> 3B-2 <i>Overshadowing of neighbouring properties is minimised during mid-winter</i>	<p>Primary living and balcony areas of the majority of apartments are oriented to north, north east and north west and are articulated to respond to streetscape.</p> <p>Rear setback is maximised and meets the required ADG design criteria.</p>	<p>The building along Akuna and Shoalhaven Streets define the street frontage and incorporate direct pedestrian access to these street frontages. Building are oriented 90 degree to Akuna Street – except Building D & E – although articulation of this building will provide similar effect.</p> <p>Primary living and open space balconies of majority of apartments do orient between north-west to north-east.</p> <p>The shadow diagrams that support the development application demonstrate the proposal will not lead to excessive overshadowing of neighbouring properties having regard to the provisions of Section 4A of the ADG.</p>	<p>Yes</p> <p>Yes</p>

NSW ADG Guideline	Applicant's Response	Comments	Compliance Yes / No
3C Public Domain Interface			
3C-1 <i>Transition between private and public domain is achieved without compromising safety and security</i>	The residential entries to all buildings are clear and direct from each of the respective street frontages.	Each of the residential apartment buildings or towers have separate direct pedestrian access to the street frontage. Wall length of buildings have been limited by braking the development into separate buildings or towers. The appearance of these towers are further broken up by the use of articulation in façade treatment to provide further vertical proportion.	Yes
3C-2 <i>Amenity of the public domain is retained and enhanced</i>	The proposal includes new landscaping to the street frontages and establishing new footpaths and kerbs.	The edges to the development to Akuna Street are softened by landscaping. The revised proposal also includes retention of significant existing trees along this street frontage. Car parking ramps and entrances are generally internalised except for the main commercial car park entrance to Shoalhaven Street. Residential car parking will encroach above ground level – however this occurs generally to the north of the site and these parts of the development will be internalised and will not be visually prominent within the broader landscape.	Yes

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NSW ADG Guideline	Applicant's Response	Comments	Compliance Yes / No
3D-2 Communal open space can be used for a range of activities	The communal spaces comprise of soft landscaping, decking, seating, hard stand areas which will encourage a variety of uses and activities.	The communal open space areas are situated adjacent to the apartments buildings or towers, and are overlooked by units. The spaces provide a combination of soft and hardstand areas, including areas for seating. The proposal includes a communal room in Building D & E which will also provide a shared covered indoor communal open space.	Yes
3D-3 Safety of communal open space is maximised	The communal space is readily visible from the majority of apartment habitable rooms and balconies	The communal open space areas are overlooked from living and balconies of apartments providing informal security.	Yes
3D-4 Public open space, where provided, responds to the existing pattern and uses of the neighbourhood	N/A	Public open space not provided by revised proposal.	N/A
3E Deep Soil Zones 3E-1 Deep soil zones are suitable for healthy plant and tree growth, improve residential amenity and promote management of water and air quality	Because the ground floor areas are commercial uses, there is no opportunity for deep soil zones. However, substantial planter beds at residential podium level are provided.	Section 3E of the ADG recognises that achieving this design criteria may not be possible where: <ul style="list-style-type: none"> • The location and building typology have limited or no space for deep soil at ground level (eg. CBDs, constrained sites, high density areas, or in centres); • There is 100% site coverage or non-residential uses at ground level. The ADG therefore recognises that it is difficult to achieve deep soil zones for development sites such as the subject site. The ADG does require in these circumstances that acceptable stormwater management be achieved. Stormwater management is addressed in Section 5.6.6.2 of this report.	No, but justified

NSW ADG Guideline	Applicant's Response	Comments	Compliance Yes / No
3F Visual Privacy 3F-1 <i>Visual separation distances are shared equitably between neighbouring sites, providing reasonable levels of external and internal visual privacy</i>	The proposed buildings do not adjoin any residential properties.	The design criteria specifies minimum separation distances between windows and balconies to ensure visual privacy is achieved. For buildings up to 12 m or 4 storey a separation distance of 6 m is provided. The revised proposed has been further modified and now satisfies this requirement to site boundaries. Separation distances between buildings on the same site should combine required separation site distances. The development satisfies this requirement.	Yes
3F-2 <i>Site and building design elements increase privacy without compromising access to light and air, balance outlook and views from habitable rooms and private open space</i>	Communal spaces, common areas and access paths are separated from private open space by screen fencing and landscaping.	Communal open space areas are separated from private open space areas by screen fencing and landscaping. Balconies are also located in front of living rooms further increasing privacy.	Yes
3G Pedestrian Access and Entries 3G-1 <i>Building entries and pedestrian access connects to and addresses the items public domain</i>	The pedestrian entry pathway and lobbys are directly visible and universally accessible from the respective street frontages of each building.	Each of the residential apartment towers has separate access to street frontages of both Akuna and Shoalhaven Streets activating these street frontages. Building entrances will be clearly legible from the street frontage in each case.	Yes
3G-2 <i>Access, entries and pathways are accessible and easy to identify</i>	The primary entry lobbies to each building are clearly visible from each public frontage and fully accessible to comply to AS1428.1.	Building access areas will be clearly visible from street frontages and communal open space areas.	Yes

NSW ADG Guideline	Applicant's Response	Comments	Compliance Yes / No
3G-3 <i>Pedestrian links through developments provide access to streets and connect destinations</i>	The development makes provision for access through links, including north south links from Terralong to Akuna Street and	The development does provide pedestrian linkages from Akuna through to Terralong Street.	Yes
3H Vehicle Access 3H-1 <i>Vehicle access points are designed and located to achieve safety and high quality streetscapes</i>	The vehicular access point was selected and coordinated with the consulting traffic engineer.	The vehicle access points have been selected in a manner to minimise pedestrian conflicts. The residential apartment parking access is via an existing laneway off Akuna Street; while the main commercial car park access points access from Shoalhaven Street. Locating the entrance off the Akuna laneway will ensure minimal disruption to the Akuna Streetscape.	Yes
3J Bicycle and Car Parking 3J-1 <i>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</i>	Carparking is provided in accordance with the Kiama Municipal Council DCP guidelines.	The revised proposal has been further modified to ensure bicycle parking is consistent with Council's DCP guidelines. Bicycle parking is all undercover and easily accessible.	Yes
3J-2 <i>Parking and facilities are provided for other modes of transport</i>	Motor bike and bicycle parking are provided.	The development includes parking for motorbike as well as bicycle parking.	
3J-3 <i>Car park design and access is safe and secure</i>	Carpark design is in accordance with AS2890 and compliant	Car parking satisfies Council's DCP and AS 2890. Council's Development Engineer raises no objections to layout configuration.	
3J-4 <i>Visual and environmental impacts of underground car parking are minimised</i>	The visual impact is minimised to the carparking by sinking the basement under ground level as much as possible.	Basement car parks will intrude above ground level. This occurs along the northern part of the development and will be largely screened from view by development along Terralong Street. These areas do not occur along street frontages.	

NSW ADG Guideline	Applicant's Response	Comments	Compliance Yes / No
3J-5 <i>Visual and environmental impacts of on-grade car parking are minimised</i>	N/A	The development does not provide on-grade parking.	N/A
3J-6 <i>Visual and environmental impacts of above ground enclosed car parking are minimised</i>	N/A	The development does not provide above ground enclosed parking.	N/A
4A Solar and Daylight Access			
4A-1 <i>Optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</i>	72 apartments (72%) receive the minimum 3 hours of sun between 9am and 3pm mid-winter. Also refer Section 4 – Compliance Summary Table for more information.	Detailed sunlight access diagrams are supplied with the revised proposal. Over 70% of apartments received the requisite level of direct sunlight. 10% of apartments will received no direct sunlight which is less that the maximum requirement of 15%.	Yes
4A-2 <i>Daylight access is maximised where sunlight is limited</i>	There are no south orientated apartments.	The development does not include any apartments which are limited to a southerly orientation. As a result, all apartments will receive direct sunlight.	Yes
4A-3 <i>Design incorporates shading and glare control, particularly for warmer months</i>	Window sun hoods, balcony projections and roof overhangs provide glare and shadow control.	The revised proposal makes provision for window sun hoods, balcony projections and roof overhangs provide glare and shadow control to control sunlight access during warmer months.	Yes
4B Natural Ventilation			
4B-1 <i>All habitable rooms are naturally ventilated</i>	Habitable rooms have operable windows.	All habitable rooms will have operable windows to assist natural ventilation. The north-south orientation of units will also allow prevailing winds to provide natural ventilation.	Yes
4B-2 <i>Natural ventilation for single aspect apartments is maximised</i>	All habitable rooms are provided with full height sliding doors orientated to the north.		Yes

NSW ADG Guideline	Applicant's Response	Comments	Compliance Yes / No
4B-3 <i>The number of apartments with natural cross ventilation is maximised</i>	60 apartments (61%) achieve natural cross ventilation. Also refer Section 4 – Compliance Summary Table for more information.	60% of apartments have been designed to allow naturally cross ventilation.	
4C Ceiling Heights			
4C-1 <i>Ceiling height achieves sufficient natural ventilation and daylight access</i>	3.0 m floor to floor provides for 2.7 m floor to ceiling. Also refer Section 4 – Compliance Summary Table for more information.	Residential apartments levels above ground floor provide 2.7 m ceiling heights. Ground floor and first floor levels do not provide 3.3 m. Refer to Section 5.1.3 of Assessment Report for further discussion on this aspect.	No, justified.
4C-2 <i>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms</i>	Ceiling heights are maximised in habitable rooms by limiting bulkhead intrusions. The design stacks service rooms between floors to minimise lower ceilings from plumbing voids.	Habitable rooms have suitable ceiling heights.	Yes
4C-3 <i>Ceiling heights contribute to the flexibility of building use over the life of the building</i>	Given the extent of commercial uses at ground level, and the constraints imposed by the natural topography of the site, it would be unreasonable in this instance to provide further opportunity for commercial spaces at the residential levels.	Ground floor residential apartments do not provide increased ceiling height of 3.3 m. Refer to Section 5.1.3 of Assessment Report for further discussion on this aspect.	No, justified
4D Apartment Size and Layout			
4D-1 <i>Spatial arrangement and layout of apartments is functional, well organised and provides a high standard of amenity</i>	Apartments exceed the minimum internal areas described in the ADG, in this case being 53sqm for a 1 bed type, 84sqm for a 2 bed type and 116sqm for a 3 bed type.	Apartments exceed ADG recommended internal area requirements.	Yes
4D-2 <i>Environmental performance of the apartment is maximised</i>	All living areas and bedrooms are located on the external face of the building.	Habitable room depths should be limited to a maximum of 2.5 x ceiling height. With a ceiling height of 2.7 m this would require a maximum depth of 6.75 m. Habitable room depth generally consistent with this. Where exceedance occur, they consist of open plan layouts and meet Figure 4D.3 limit of 3 x ceiling height.	Yes

NSW ADG Guideline	Applicant's Response	Comments	Compliance Yes / No
<i>4D-3 Apartment layout can accommodate a variety of household activities and needs</i>	Access to bedroom, bathrooms and laundries is separated from living rooms to minimise direct openings between living and service areas. Apartment layouts provide room dimensions which facilitate a variety of furniture arrangements and spaces for a range of activities and privacy levels between them.	<ul style="list-style-type: none"> Master bedrooms exceed 10 m²; and other bedrooms exceed 9 m². Bedrooms have minimum dimension of 3 m. Living rooms have minimum widths that exceed 3.6 m for 1-bedroom apartments and 4 m for 2 & 3-bedroom apartments. 	Yes
4E Private Open Space and Balconies			
<i>4E-1 Primary private open space and balconies are appropriately sized</i>	Balconies exceed the minimum required in the ADG, in this case being 12 m ² and a minimum depth of 2.6 m for 1 bed units, 10 m ² and a minimum depth of 2.2 m for 2 bed units and 24 m ² and a minimum depth of 2.4 m for 3 bed units.	Balconies comply with or exceed the minimum requirement of ADG.	Yes
<i>4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.</i>	Primary open space and balconies are located adjacent to the living room, dining rooms and master bed room.	Primary balconies are located adjacent to living spaces; and predominantly face east, north and west orientation (at least in some part).	Yes
<i>4E-3 Private open space and balcony design is integrated into the overall architectural form and detail of the building</i>	Balconies are designed to respond to the location and to allow views towards the public and communal spaces while maintaining visual privacy. Operable screens improve amenity in terms of wind and sun control. Water and gas outlets are provided to all primary balcony spaces.	Balconies have been designed to integrate with building facades. Balconies are generally located to take advantage of views; or overlook communal open space areas; or street frontages. Water and gas outlets are provided to all primary balcony spaces.	Yes
<i>4E-4 Private open space and balcony design maximises safety</i>	Yes	Changes in ground levels and landscaping are minimised; and the detailing of balustrades will avoid opportunities for climbing and falls.	Yes

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4F Common <u>Circulation and Spaces</u> 4F-1 Common circulation spaces achieve good amenity and provide for a variety of apartment types	Daylight and natural ventilation are provided to common circulation areas. All common circulation areas facilitate universal access.	<ul style="list-style-type: none"> The maximum number of apartments of a corridor is 7 (ie. less than maximum of 8). There is scope for daylight and ventilation for corridors. Longer corridors are articulated and provide multiple foyer areas with scope for windows. Primary living room or bedroom windows do not open onto common circulation corridors. 	Yes
4F-2 Common circulation promote safety and provide for social integration between residents.	Each lobby is small and compact with direct and legible access between the lift and the apartment entry door.	<ul style="list-style-type: none"> Corridor lengths are limited in length and along longer corridors are linked by lift lobbies. Common room provided in Building D & E. 	Yes
4G Storage 4G-1 Adequate, well designed storage is provided in each apartment	Storage is provided within the apartment and the basement or car parking area for each apartment.	<p>Whilst storage mix between units and car park not consistent with ADG – proposal does provide more overall storage than required.</p> <p>SEE states total storage required under ADG is 728 m²; development provides total storage of 767 m². This does not include storage area for residents provided in basement car park areas.</p>	Yes
4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments	Storage is provided in the basement carpark at the rear or side of car spaces within cages.	Storage areas are also included in basement car park areas.	Yes

NSW ADG Guideline	Applicant's Response	Comments	Compliance Yes / No
4H Acoustic <u>Privacy</u> 4H-1 Noise transfer is minimised through the siting of buildings and building layout	<p>Adequate separation is provided to adjacent buildings. Noisier areas such as lift and entries are located away from habitable areas. Party walls and floors will exceed the minimum sound impact ratings.</p>	<ul style="list-style-type: none"> Adequate separate distances provided between buildings as well as neighbouring properties. Specific noise control measures proposed for Building A residential units due to proximity to hotel with late night trading hours. Bedrooms generally located away from main circulation corridors and buffered by non-habitable spaces like bathrooms. 	Yes
4H-2 Noise impacts are mitigated through internal apartment layout and acoustic treatments	<p>Internal layout separates living areas from bedroom areas. Robe areas in bedrooms buffer bathroom walls.</p>	<p>Bedrooms and living rooms within apartments generally buffered from circulation spaces.</p> <p>Specific noise control measures proposed for Building A residential units due to proximity to hotel with late night trading hours.</p>	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 the buildings	<p>The design responds both to solar and noise requirements.</p>	<p>Specific noise control measures proposed for Building A residential units due to proximity to hotel with late night trading hours.</p> <p>Layout of apartments undertaken in a manner that ensures noise impacts from circulation spaces minimised.</p> <p>The revised proposal is supported by acoustic assessment which demonstrates residential apartments will not be unduly impacts by external noise sources.</p>	Yes

NSW ADG Guideline	Applicant's Response	Comments	Compliance Yes / No
4J-2 <i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</i>	A solid balcony balustrade to the lower levels fronting the road reduces the perception of noise and increases the physical separation to the road.	The revised proposal is supported by acoustic assessment which demonstrates and makes recommendations to ensure residential apartments will not be unduly impacts by external noise sources.	Yes
4K Apartment Mix			
4K-1 <i>A range of apartment types and sizes is provided to cater for different types now and into the future</i>	There are 17 apartment types ranging in size from 53 sqm to 116 sqm and configured as 1 and 3 bedroom.	The revised proposal provides: <ul style="list-style-type: none"> • 38 x 1 bedroom • 60 x 2 bedroom • 2 x 3 bedroom The development provides generally a mix of single and 2-bedroom dwellings. The larger units (3-bedroom) are located on roof level to enable larger open space. Each level includes both 1 and 2-bedroom apartment layouts.	Yes
4K-2 <i>The apartment mix is distributed to suitable locations within the building</i>	Different apartment types are located along the one level to achieve successful façade composition and optimize solar access.	The larger units (3 bedroom) are located on roof level to enable larger open space. Each level includes both 1 and 2-bedroom apartment layouts	Yes
4L Ground Floor Apartments			
4L-1 <i>Street frontage activity is maximised where ground floor apartments are located</i>	Where possible (12/25) apartments are provided direct access to the communal space.	Street access is provided to lobbies rather than direct access to apartments. Apartments with frontages to communal open space areas also gain access via lobbies. Street activation is provided by each building having its own individual access to lobbies to the street frontage (both Akuna and Shoalhaven Streets).	Yes

NSW ADG Guideline	Applicant's Response	Comments	Compliance Yes / No
<i>4L-2 Design of ground floor apartments delivers amenity and safety for residents</i>	The ground floor apartments are elevated above the Lane Way. Solid balustrades, screening and landscaping provide increased privacy whilst maintaining surveillance.	<p>In addition, living rooms with open space areas will adjoin street frontage areas providing further scope of surveillance of street frontage from ground floor apartments.</p> <p>Due to fall of land not possible to provide elevated ground floor open space areas elevated above street level due to grade of Akuna Street along frontage of site.</p> <p>Main private open space areas for units orientated away from street frontage; and landscaping along street frontage will preserve privacy and safety for ground floor apartments without obstructing casual surveillance.</p>	
4M Façades <i>4M-1 Building facades provide visual interest along the street while respecting the character of the local area</i>	The facade includes a composition of varied building elements forming a base, middle and top of the building.	<p>The building façade does provide a composition of building materials and forms to create visual interest. Furthermore, the choice of materials seeks to define a base and different levels with colour and materials palette.</p> <p>The development will represent a modern architectural aesthetic. The character of the area within which the site is situated comprises a mixture of modern residential and commercial development; although the Terralong commercial streetscape comprises a mixture of heritage buildings. This issue is further discussed in Sections 5.6.1, 5.6.2 and 5.6.3 of the Assessment Report.</p>	Yes

NSW ADG Guideline	Applicant's Response	Comments	Compliance Yes / No
4M-2 <i>Building functions are expressed by the facade</i>	All building services and rainwater pipes will be concealed within the structure.	<ul style="list-style-type: none"> Building entries are clearly defined. The Shoalhaven & Akuna Street corner is treated by the revised proposal with greater elevation – see Section 5.6.1 of Assessment Report. Apartment layout also expressed externally with faced features such as party walls and balcony walls. 	Yes
4N Roof Design			
4N-1 <i>Roof treatments are integrated into the building design and positively respond to the street</i>	The roof design is integrated into the overall form and massing of the building, providing shading and protection to the façade and visual interest.	The roof design does not provide any special features or string corners. The roof design however integrates and complements the overall building design.	Yes
4N-2 <i>Opportunities to use roof space for residential accommodation and open space are maximised</i>	All communal space are provided at podium level. Roof access would exceed the maximum permissible height.	No use of roof space. Communal open space limited to podium level. Ability to use roof areas for open space limited due to building height limitations.	Yes
4N-3 <i>Roof design incorporates sustainability features</i>	The roof design maximises solar access to the roof top apartments in winter and shade in summer.	Roof design includes eaves and overhangs which facilitate shading of windows from summer sun; but allow solar access during winter periods.	Yes
4O Landscape Design			
4O-1 <i>Landscape design is viable and sustainable</i>	The landscape design incorporates appropriately scaled trees along the street frontage and around the communal space. A balance of shrubs and hedges provide soft edges around fencing and walls.	<ul style="list-style-type: none"> Revised Proposal incorporates greater tree planting along western boundary as requested by JRPP. Revised Proposal includes retention of significant trees along Akuna Street frontage and integrating these trees into landscaping and streetscape works along this frontage. 	Yes

NSW ADG Guideline	Applicant's Response	Comments	Compliance Yes / No
<i>4O-2 Landscape design contributes to the streetscape and amenity</i>	Landscaping is proposed between the building line and the street boundary at the level change.	<ul style="list-style-type: none"> The Revised Proposal is supported by a Landscape Plan that provides for tree planting along Akuna Street frontage in conjunction with retention of existing trees; as well as tree planting within communal open space areas. Revised Proposal includes retention of significant trees along Akuna Street frontage and integrating these trees into landscaping and streetscape works along this frontage. The Revised Proposal is supported by a Landscape Plan that provides for tree planting along Akuna Street frontage in conjunction with retention of existing trees; 	Yes
4P Planting on Structure			
<i>4P-1 Appropriate soil profiles are provided open spaces</i>	Refer landscape plan	The revised proposal is supported by a Landscape Plan, prepared by a Landscape Architect, that makes provision for medium tree planting within communal open space areas.	Yes
<i>4P-2 Plant growth is optimised with appropriate selection and maintenance</i>	Refer landscape plan	The revised proposal is supported by a Landscape Plan, prepared by a Landscape Architect, that makes recommendations for plant selection. Council's Landscape Officer does not object to this landscape Plan.	Yes
<i>4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces</i>	Refer landscape plan	There does not appear to be any provision for planting on structures, other than podium level communal open space areas.	

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4Q Universal Design			
4Q-1 <i>Universal design features are included in apartment design</i>	The building achieves a benchmark 20% of the total yield incorporating the Livable Housing Standard and 25% adaptable to AS4299. Also refer Access report.	Development achieves 25% adaptable housing options.	Yes
4Q-2 <i>A variety of apartments with adaptable designs are provided</i>	As 25 adaptable units are required, three apartment types have been provided.	The Architectural drawings include a mixture of adaptable housing options.	Yes
4Q-3 <i>Apartment layouts are flexible and accommodate a range of lifestyle needs</i>	Internal structure is non-loadbearing and can be altered in future.	As detailed with respect to Section 4D-3 of the ADG, the layout includes floor areas that comply with or exceed minimum floor space requirements providing scope for flexibility for lifestyle needs.	
4R Adaptive Reuse			
4R-1 <i>New additions to existing buildings are contemporary and complementary</i>	N/A	The revised proposal involves a new development – adaptive re-use is therefore not applicable.	N/A
4R-2 <i>Adapted buildings provide residential amenity while not precluding future adaptive reuse</i>	N/A	The revised proposal involves a new development – adaptive re-use is therefore not applicable.	N/A
4S Mixed Use			
4S-1 <i>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</i>	Active street frontage uses are provided to Terralong and Shoalhaven Streets.	Development provides active street front to Terralong Street, Shoalhaven Street and part of Akuna Street. Consistent with JRPP deferral to accommodate trees along Akuna Street a greater residential presentation is provided to Akuna Street. This is also consistent with the prevailing residential use of this street frontage.	Yes

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4V Water Management and Conservation			
4V-1 Potable water use is minimised	Water efficient fittings and appliances are incorporated. Refer BASIX certificates.	Refer BASIX Certification.	Yes
4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Runoff is collected and used for re-use for irrigation. Also refer BASIX certificates.	The application is supported by a stormwater management plan prepared by Jones Nicholson.	Yes
4V-3 Flood management systems are integrated into site design	The stormwater system is designed by a suitably qualified engineer in consultation with Council.	Site not flood liable.	Yes
4W Waste Management			
4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Waste storage is located within the basement carparking area and concealed from the building entry and streetscape.	Council's EHO supports waste management approach.	Yes
4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Recycling and waste bin areas will be provided in a mechanically ventilated secure room within the basement.	Council's EHO supports waste management approach.	Yes
4X Building			
<u>Maintenance</u>			
4X-1 Building design detail provides protection from weathering	Roof overhangs protect walls, windows and openings. Architectural detailing will ensure horizontal edges will not cause drip or staining of wall surfaces.	The proposal does make provisions for: <ul style="list-style-type: none"> • Roof overhangs to protect walls • Drip lines to horizontal edges to avoid staining 	Yes
4X-2 Systems and access enable ease of maintenance	Centralised services risers are provided from common spaces. Windows are able to be cleaned from the inside or adjoining balcony areas.	<ul style="list-style-type: none"> • Centralised services risers are provided from common spaces. • Windows are able to be cleaned from the inside or adjoining balcony areas. 	Yes
4X-3 Material selection reduces ongoing maintenance costs	Robust materials and finishes are selected, refer materials and finishes schedule as part of DA submission.	The revised proposal includes robust materials and finishes particularly in locations subject to heavier wear and tear.	Yes