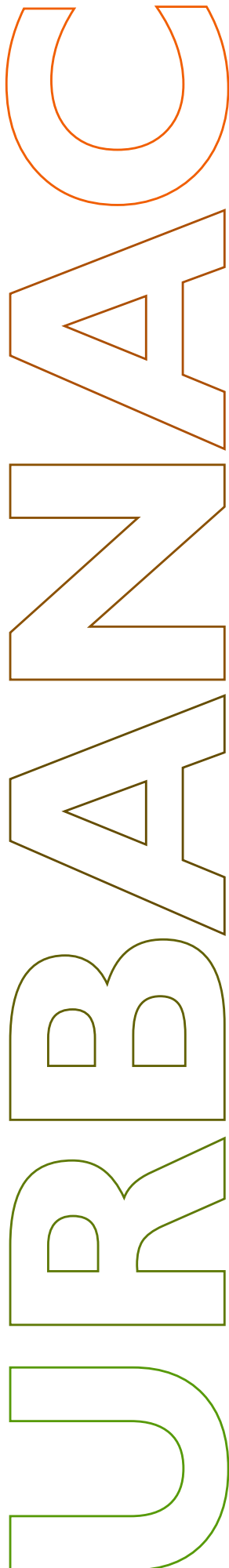


**Planning Proposal
Proposed Development
Multi-Dwelling Residential
48-54 Paradise Road, Sanctuary Point**

Urban Design Review



August 2023



Abbreviations

ADG	NSW Apartment Design Guide
Council	Shoalhaven City Council
DCP	Shoalhaven Development Control Plan 2014
EP&A Act	Environmental Planning and Assessment Act 1979
LEP	Shoalhaven Local Environmental Plan 2014
RFB	Residential Flat Building

Copyright

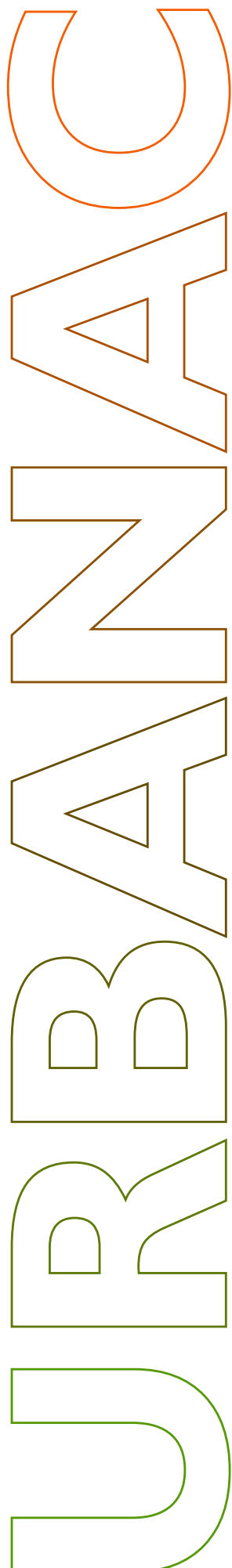
This document is subject to copyright.

Disclaimer

This report was produced by Urbanac Pty Ltd based on the client's objectives and for a specific purpose, and relies on the input of other parties and a range of publicly available information. While reasonable efforts have been made to ensure this document is correct at the time of printing, Urbanac disclaims any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document. This report is not, and must not be used as, advice of any kind in relation to any financial valuation, assessment or appraisal of property whether in its present or future state or conditions. Any person seeking financial valuation, assessment or appraisal information must not use this report, and must rely on their own independent investigations.

Document Control

Issue	Date	Details	Author
01	3/7/2023	For internal team review	AC
		Final for issue	



Contents

Executive Summary	1
1 Overview	3
1.1 Background.....	4
1.2 Documents Reviewed:	4
1.3 Methodology	4
2 The Site.....	5
2.1 The Site	6
2.2 Surrounding Land	7
3 Planning Context	8
3.1 Shoalhaven LEP.....	9
3.2 Shoalhaven DCP – Key Built Form Controls	9
3.3 Southern Regional Planning Panel	10
4 The Proposal	11
4.1 The Proposal	12
5 Urban Design Review.....	14
5.1 Context and Neighbourhood Character	15
5.2 Built Form and Scale.....	16
5.3 Density	17
5.4 Sustainability	17
5.5 Landscape	18
5.6 Amenity.....	19
5.7 Safety	19
5.8 Housing Diversity & Social Interaction.....	20
5.9 Aesthetics.....	20
6 Conclusions	21
6.1 Conclusions.....	22
Appendix 1 – Concept Massing Diagram.....	23
Appendix 2 – Concept Design Midwinter Hourly Shadow Diagrams	25

Executive Summary

Urbanac Pty Ltd was engaged by The Container Pty Ltd to undertake an urban design review of a proposal to redevelop 48-52 & 54 Paradise Beach Road Sanctuary Point on the NSW South Coast. Working collaboratively with KANNFITCH Redstone architects, and All About Planning planners the assessment was completed in mid 2023 to inform the evolving design, and to be part of the documentation in support of a planning proposal to enable a three storey medium density town house style development for the land.

The urban design assessment includes a brief summary of the site, surrounding area and the planning context in order to provide a context for the development. The remainder of the assessment is structured around the nine Design Principles contained in SEPP 65. Although SEPP 65 does not apply to the proposed development, the nine Design Principles remain a useful framework for assessing the urban design performance of the design. This process has also been used to provide input on the design in collaboration with KANNFITCH Group Pty Ltd and All About Planning to help manage and mitigate potential impacts as part of the indicative design process.

Massing Diagrams and Midwinter Hourly Shadow Diagrams have been prepared for the indicative design by KANNFITCH and are appended to this report.

The assessment has found the proposal:

- Will help to deliver residential growth to Sanctuary Point (noting redevelopment pressure from Huskisson and Vincentia is starting to spread into the area) in a building

that exhibits good design having regard to the objectives of the planning controls

- Is on a site well suited to increased density being within walking distance of all local services, with flow-on economic benefits to the local shopping strip.
- Is a good fit for the character of the area capable of producing a contemporary town house development that can achieve a good scale relationship and interface with existing lower density development and likely future development
- Can result in a building that uses a range of techniques to competently manage the impacts of increased density
- Can result in a building with:
 - A high level of internal amenity for its occupants with excellent solar access and exceptional cross ventilation for its dwellings
 - Acceptable impact on solar access to adjacent development between 9am and 3pm in midwinter
 - Good separations to existing adjacent development
- Can deliver a high quality landscape design
- Competently manages the nine design principles embodied in State Environmental Planning Policy 65
- Responds well to the Shoalhaven DCP 2014
- Demonstrates good design quality

The proposed design is considered to be compatible with the character of the area and will be a harmonious addition to the area.

The proposed design is accordingly recommended to Council and the Department of Planning for approval.

1

Overview

This section provides an overview and background to the report.

1.1 Background

Urbanac Pty Ltd was engaged by The Container Pty Ltd to undertake an urban design review of a proposal to redevelop 48-52 & 54 Paradise Beach Road Sanctuary Point on the NSW South Coast. Working collaboratively with KANNFINCH Redstone architects, and All About Planning planners the assessment was completed in mid 2023 to inform the evolving design, and to be part of the documentation in support of a planning proposal to enable a three storey and 2½ storey medium density town house style development for the land.

The Planning Proposal seeks to:

- Rezone the land from R2 Low Density Residential and SP2 Infrastructure (Place of Public Worship) to R2 Low Density Residential
- Utilise the provisions of Schedule 1 Additional Permitted Uses to introduce multi dwelling housing as a permitted land use with consent on the site
- Change the maximum height of the buildings from part 8.5m (R2 zoned land) to 11m and introduce a 11m building height for the area currently zoned SP2 zoned land.
- Utilise the provisions of Schedule 1 Additional Permitted Uses, and include the following objectives to this new development type and standard:
 - a. To provide for the housing needs of the community within a multi dwelling housing environment.
 - b. To ensure a desirable transition in building height from the site to the adjoining low density residential properties (west/south west to the east/south east). The building height shall transition to a lower height adjacent to the adjoining low density residential properties.

1.2 Documents Reviewed:

The following documents formed part of the assessment:

- Architectural Sketch Plans prepared by KANNFINCH architects dated 14 July 2023 Rev A:
- Midwinter Hourly Shadow Diagrams have been prepared for the indicative design by Kannfinch and are appended to this report.

1.3 Methodology

This report provides an urban design review of an indicative design for the site and the ways the design can manage and mitigates potential impacts.

Section 1, this section, provides an overview and background to the report.

Section 2 provides a description of the site and its context.

Section 3 provides an overview of planning context, and focuses on the primary planning controls for built form on the block that the planning proposal proposes to amend.

Section 4 provides a high level summary of the indicative design for the site and its key attributes.

Section 5 is an urban design review of the indicative design focusing on the built form and the interfaces with the adjacent properties to identify how a development on the subject site can deliver a high quality urban design outcome and integrate with adjacent development on the adjoining sites and the wider block.

The review uses the framework established by *State Environmental Planning Policy No 65–Design Quality of Residential Apartment Development* Design Principles to evaluate the urban design performance of the proposed development. This approach recognises that although State Environmental Planning Policy 65 and the ADG do not apply to the proposed development, the design principles establish a broad framework for assessment that can be usefully applied to the site, and because they represent a set of principles that can be considered when introducing denser building forms into an established neighbourhood.

This process has also included collaboration with the architectural design and planning teams to inform the design and to ensure potential impacts have been well managed in the indicative design process.

Section 6 provides conclusions and any recommendations.

2

The Site

This section provides an overview of the site and its context.

2.1 The Site

The land is located at 48-52 & 54 Paradise Beach Road Sanctuary Point NSW. It is rectangular in shape, with an area of approximately 2,415qm. The site has a street frontage of approximately 61m to Paradise Road the, major feeder road into Sanctuary Point local centre (which is approximately 150m to the south east.), and a depth of approximately 40m

Legally, the site comprises 2 parcels of land:

- Lot 80 of DP817353 and
- Lot 921 of DP27856

The site is developed and contains a place of public worship, the St Peter's Anglican Church building, a simple weatherboard and brick structure with a metal deck roof, and verandas on two sides occupying approximately 17% of the site. There is an at-grade bitumen and gravel carpark on the eastern side of the site. The site is generally level and cleared of vegetation other than lawn, and one mature tree between the church building and the carparking area.

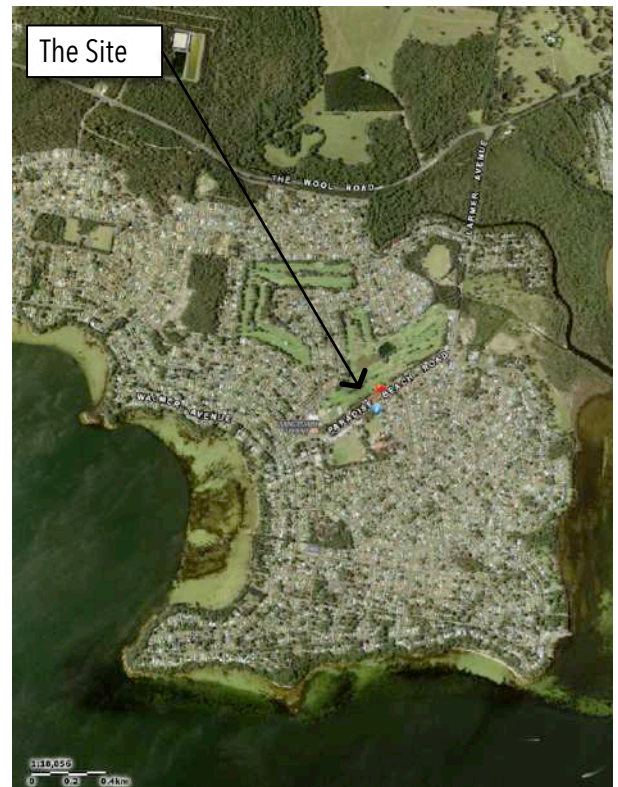


Figure 1 Aerial Photo of Sanctuary Point

Source: Six maps



Figure 2 The subject site - aerial photo

Source: Six maps

2.2 Surrounding Land

The subject site sits at the interface of different residential typologies and community infrastructure uses on the main access road into Sanctuary Point.



Figure 3 Looking towards the subject from the north-east along Paradise Beach Road



Figure 4 Looking towards the subject from the south-west along Paradise Beach Road - the library is on the right



Figure 5 Looking South East to subject site across Paradise Beach Road



Figure 6 Surrounding development - opposite the site on Paradise Beach Rd and
Figure 7 looking west towards the subject site from the street behind - Giles Crescent

Source: All images from Google Map

3

Planning Context

This section provides a brief overview of the local planning controls given in the LEP and DCP and a summary of the Southern Regional Planning Panel determination.

3.1 Shoalhaven LEP

3.1.1 Zoning

The land is zoned R2 and SP2 Infrastructure (Place of Public Worship).

The Planning Proposal, the subject of this report seeks to change the zoning to be R2 for the whole site. The R2 Zone objectives are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide an environment primarily for detached housing and to ensure that other development is compatible with that environment.

Multi-dwelling housing is currently prohibited. The planning proposal that is the subject of this report seeks to utilise the provisions of Schedule 1 Additional Permitted Uses to introduce multi dwelling Development Standards

FSR

The land is not identified in the FSR Map and so the standard does not apply to the land.

Height of Buildings

The height of buildings development standard for the land is currently a mix of 8.5m (54 Paradise Beach Road) and undefined for the remainder of the site, which defaults to a height of 11m pursuant to Clause 4.3 (2A).

The planning proposal that is the subject of this report seeks to make the height of buildings standard for the entire site 11m.

3.2 Shoalhaven DCP - Key Built Form Controls

Shoalhaven DCP 2014 Chapter G13: Medium Density and Other Residential Development contains the principal built form controls that will apply to the proposed multi dwelling housing. Key controls for the proposed development include:

Setback Built Form Controls

Table 4 provides setback controls for multi dwelling housing, summarised below.

Front Setback <i>Primary road frontage</i>	Side Setback <i>No road frontage and to public reserve</i>	Rear Setback <i>Including to public reserve</i>
<i>Ground level –</i> <ul style="list-style-type: none"> • 4.5m to verandahs, awnings and patios. • 5.5m to dwellings. <i>First storey - A further 1m from the dwelling setback at the ground level.</i>	<i>1.2m to dwellings for wall lengths less than 50% of side the boundary.</i> <i>2m to dwellings for wall lengths greater than 50% of side boundary.</i> <i>900mm to detached nonhabitable outbuildings.</i>	<i>900mm to detached non-habitable outbuildings.</i>

Landscape Controls

Section 5.1.4 Landscaping requires:

- 10% of the site as formal gardens with deep soil
- A further 20% of the site for landscaping 40% or more of which should be deep soil

Building Separation Controls

Section A14.5 Separation distances for dwellings with three or more storeys shall meet the following minimum standards:

- 9m between walls with windows to habitable rooms, where adequate privacy and solar access is demonstrated.
- 12m between walls with windows to habitable rooms.

3.3 Southern Regional Planning Panel

The Strategic Planning Panel of the Southern Regional Planning Panel considered proposed changes to the zoning and height controls for the site on 24 March 2023 following a refusal of a planning proposal by Shoalhaven Council.

Strategic Merit

The Panel agreed that the Planning Proposal to rezone the site to enable greater residential density had Strategic Merit given that:

- The SP2 Infrastructure zoning, which, in part, applies to the site is generally redundant;
- The site is located partly on R2 zoned land and located opposite R3 residentially zoned land. Under these circumstances the renewal of the site for residential development would be consistent with both the existing and future desired character of the area;
- The uplift would also provide for a transition of land use from the institutional and commercial and retail uses to the west and south west to the lower residential densities to the east and south east;
- The Planning Proposal would provide additional housing and housing choice within an existing urban framework with access to services; and
- The Planning Proposal is consistent with applicable strategic planning documents, particularly as they relate to the general objectives for housing. These include the Illawarra Shoalhaven Regional Plan, the Shoalhaven 2032 Community Strategic Plan, the Shoalhaven 2040 Local Strategic Planning Statement, and the Jervis Bay Settlement Strategy, 2003.

Site Specific Merit

The Panel also agreed that the proposal had Site Specific merit, subject to minor changes. The Panel did not support the development of a residential flat building on the site with a 13m height limit. The Panel agreed that such a built form would have adverse amenity impacts on adjoining residences immediately to the east and south east of the site and would generally be out of character with the existing and future desired character of the area. In addition, the Panel did not support the proposed retail activity at ground level of the proposed residential flat building given its distance from Sanctuary Point and its potential to undermine the retail and community core of Sanctuary Point village.

The Panel did however note the transitional nature of the site and its juxtaposition between the R2 Low Density Residential and R3 Medium Density Residential zones and the 8m (R2)

and 11m (R3) height controls applicable to those zones. In this respect the Panel considered that the site should be rezoned R2 with an Additional Permitted Use of multi dwelling housing to enable multi-dwelling housing with a predominant 11m height limit (consistent with the existing 11m height limit on approximately 50% of the site currently zoned SP2) but with a transition in height to the east/south east to ensure any resultant-built form appropriately addresses the low-density residential properties adjoining the eastern/south eastern boundary of the site. This height control could be achieved by a Schedule 1 Additional Permitted Use provision with an appropriate objective to achieve the desired transitions in height to the boundaries.

The Panel further concluded that any such rezoning could be complimented by appropriate setbacks for the site either through a development control plan or in assessment of any development application submitted for the development of the site.

Amended Planning Proposal

The Amended Planning Proposal the subject of this report is in line with the recommendations of the planning panel in that it seeks to:

- Rezone the land from R2 Low Density Residential and SP2 Infrastructure (Place of Public Worship) to R2 Low Density Residential
- Utilise the provisions of Schedule 1 Additional Permitted Uses to introduce multi dwelling housing as a permitted land use with consent on the site
- Change the maximum height of the buildings from part 8.5m (R2 zoned land) to 11m and introduce a 11m building height for the area currently zoned SP2 zoned land.
- Utilise the provisions of Schedule 1 Additional Permitted Uses, and include the following objectives to this new development type and standard:
 - a. To provide for the housing needs of the community within a multi dwelling housing environment.
 - b. To ensure a desirable transition in building height from the site to the adjoining low density residential properties (west/south west to the east/south east). The building height shall transition to a lower height adjacent to the adjoining low density residential properties.

The Panel determined the proposed changes to the LEP should be submitted for gateway determination because it has demonstrated strategic merit and, subject to minor changes, site specific merit.

4

The Proposal

This section provides a high level overview of the proposed indicative development supporting the planning proposal, currently at conceptual design stage.

4.1 The Proposal

It is proposed to demolish all existing development on the land construct an architecturally designed multi dwelling development with a three storey terrace style building form along the street frontage, and two smaller two storey built forms towards the rear of the site, separated by a shared path pedestrian and vehicle access.

The proposed development provides

- 14 Townhouses
 - Eight 3-Bedroom plus Study
 - Six 2-Bedroom plus Study
- Parking for 26 cars in a half level below ground basement

The three storey form of the front building is articulated to express individual terraces each of which has a direct street entry. The top floor of this building is a contemporary expression of an attic space with an expression referencing a roof space rather than appearing as a full floor.

The rear buildings are two and a half storeys with a smaller overall massing, set above a half level below ground parking basement.

The basement level does not extend more than 1m above the natural ground level at the rear of the site. Between the front and rear buildings the top of the half level basement is a landscaped roof element providing private open space areas, communal open space areas and high quality building separation.

A variety of building materials are proposed drawing on references to the local area, which will ensure a positive contribution is made to the streetscape.

Vehicular access to the site is proposed two vehicle crossings to Paradise Beach Road, the only street frontage.

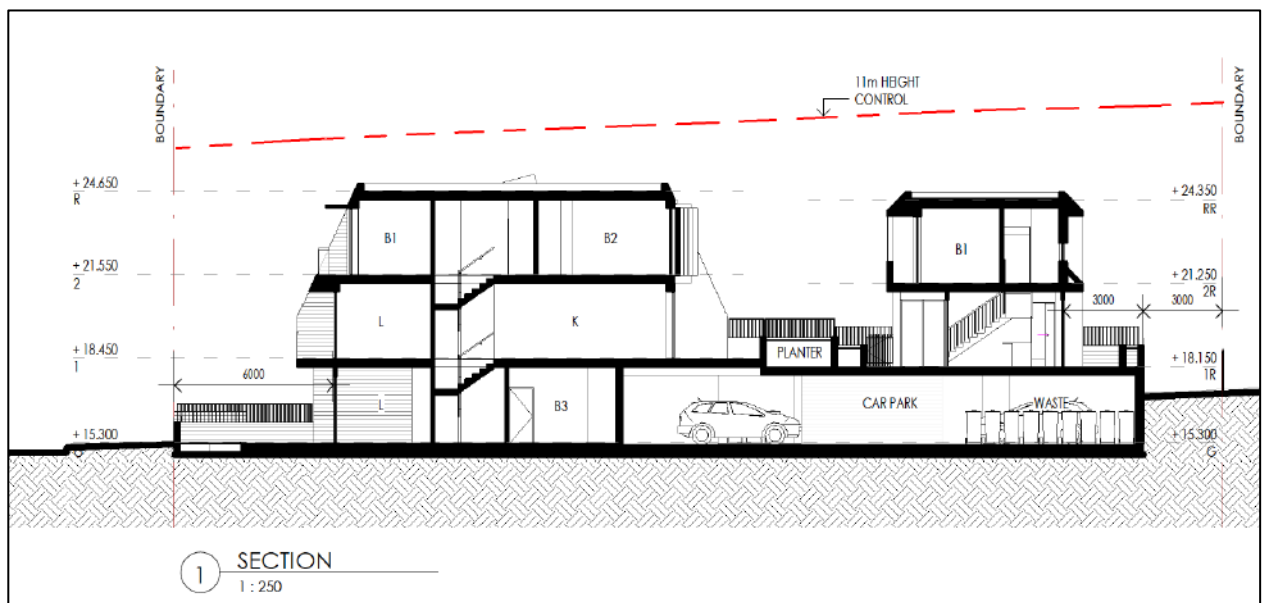


Figure 8 Indicative Cross Section

Source: KANFINCH

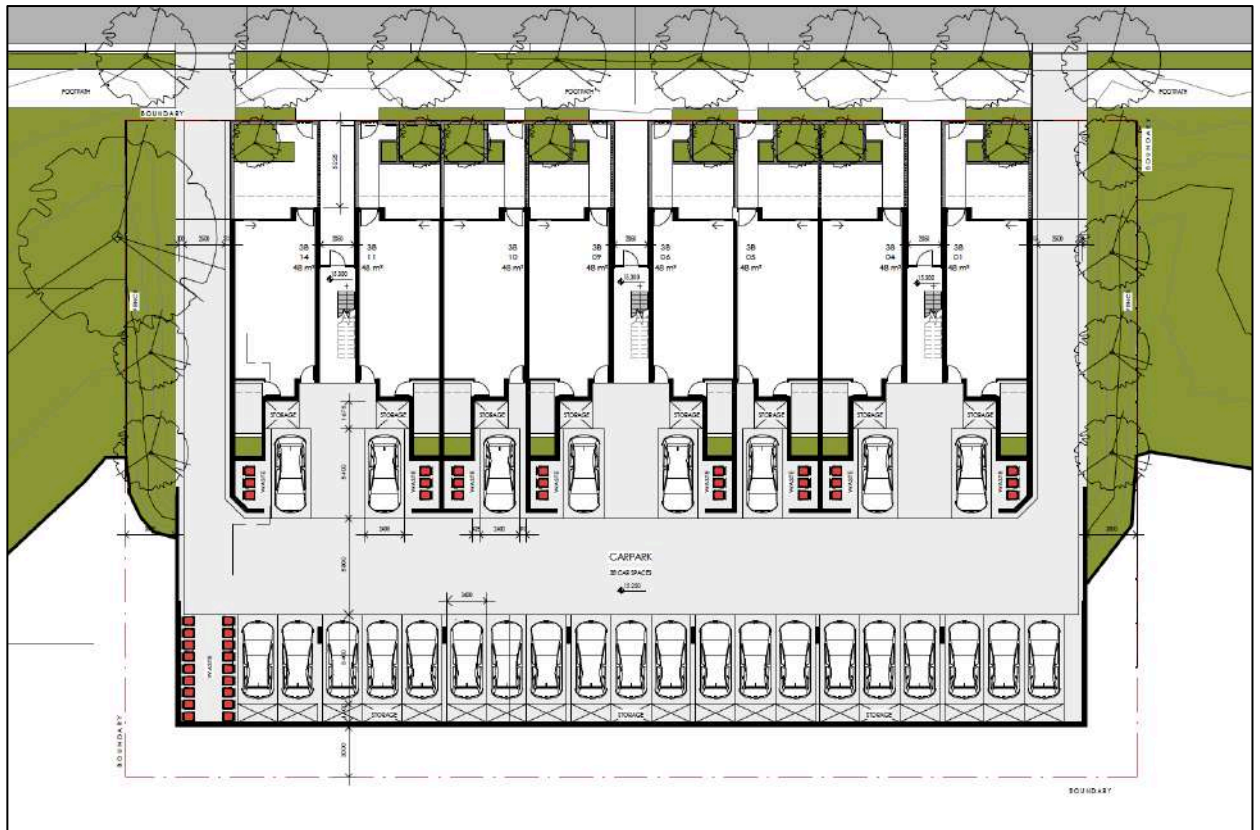


Figure 9 Indicative Ground Level Plan

Source: KANNFINCH

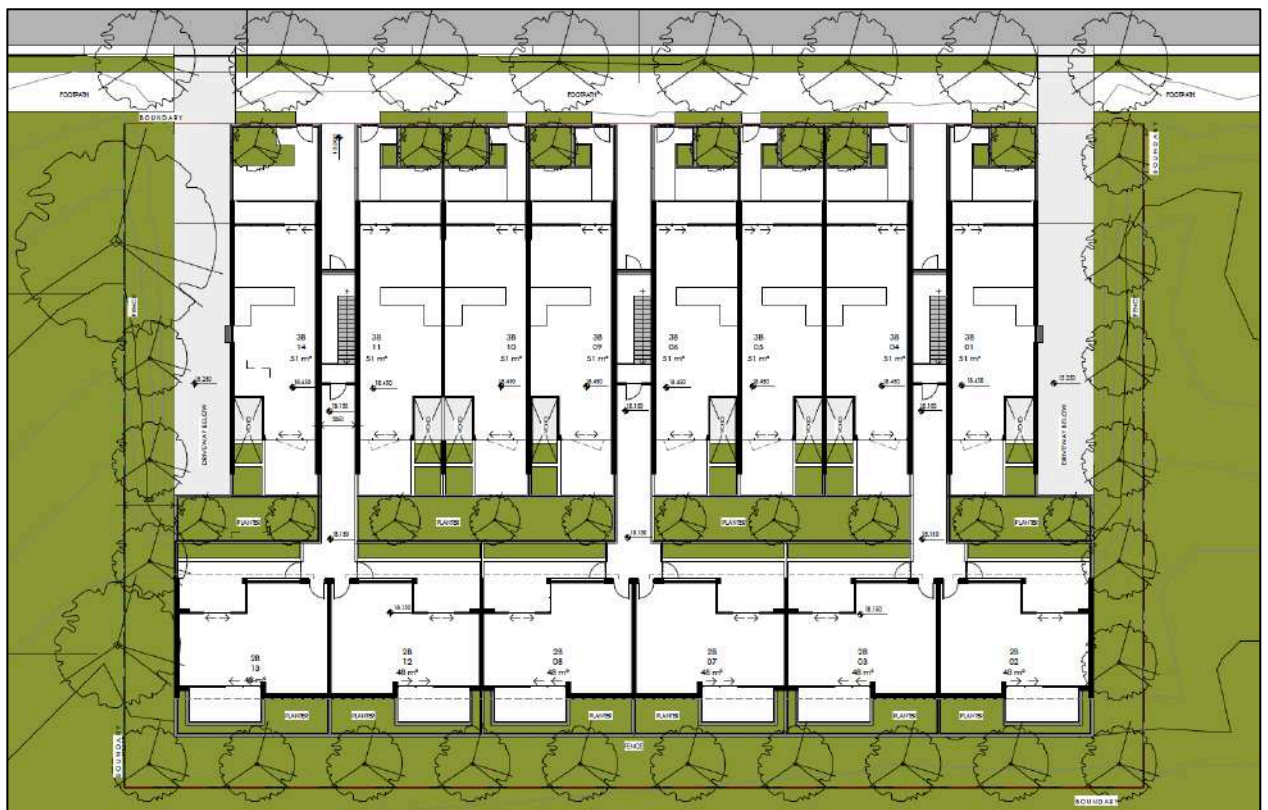


Figure 10 Indicative Mid Level Plan

Source: KANNFINCH

5

Urban Design Review

This section reviews the key built form elements of the concept design against the nine design principles of State Environmental Planning Policy No 65.

5.1 Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

The site marks the edge of the low density suburban development bounded on its western side by Paradise Beach Road. This area comprises mostly older stock of single detached dwellings of 1-2 storeys often fairly large and with pitched roofing, achieving an equivalent height of 2-3 storeys.

Along Paradise Beach Road, on the opposite side is the higher density residential zone, sandwiched between the road and the gold links, providing good amenity with an outlook onto green space from their rear boundaries. Residential flat buildings are permitted in this zone, and there is a mixture of scales from single dwelling houses to older style RFB's.

Adjacent to the site is the community infrastructure zone centred around the public school and its extensive grounds, and with small community use buildings fronting Paradise Beach Road, including the Council's library located next door to the site in a temporary building to be relocated in the near future.

Further south along Paradise Beach Road is the Sanctuary Point shopping strip – an older style single storey collection of shops, including a small supermarket and a parking area separated from the street.

Over time it is expected the R3 zone would increasingly include more residential flat buildings at a height of up to 11m as the development pressure on the more popular Huskisson and Vincentia destinations spills over to Sanctuary Point.

The proposed townhouse multi dwelling housing is considered to be a suitable form to sit alongside R2 low density residential forms (many of which in this part of Sanctuary Point are relatively tall at two storeys with pitched roofs), and opposite R3 medium density residential, and successfully manage interfaces and mitigate impacts.



Figure 11 Indicative street view

Source: KANFINCH

5.2 Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The site has good dimensions sufficient to support a town house style development with three major forms – a front building addressing Paradise Beach Road and two lower buildings at the rear of the site separated by a wide landscaped space and set back from side and rear boundaries.

Front setbacks of 6m at the ground level are provided, exceeding the DCP minimum requirement and broadly matching the prevailing front setbacks along Paradise Beach Road. This allows for landscaped front gardens that will ensure a landscaped setting for the building in keeping with the character of its context.

In order to ensure a satisfactory transition to adjacent R2 zones dwellings on Paradise Beach Road, most of which are 2 storey with pitched roofs, it is recommended that the side and rear boundary setbacks be increased above the DCP minimum size to 3m providing a suitable space for a scale transition that includes screening planting.

The height of up to 11m is sufficient to provide for a front building that provides a high quality streetscape response complying with all DCP built form controls and presenting as a three storey form. At the rear of the site, where there is a need for a more sensitive interface to lower rise dwellings a 2½ storey form is provided taking advantage of the fall in the site with parking in a half-basement, together with 3m landscaped setbacks above the DCP minimum requirements.

This partly below ground semi-basement is supported as it will manage onsite and offsite vehicle noise and other impacts and will be screened by landscaping at its edges. This semi-basement element is also covered with rooftop planting providing private open space and communal open space circulation areas for the development's dwellings.

Above the carpark level, built form setbacks to side and rear boundaries are increased to 6m mitigating against potential visual privacy impacts and achieving the high level of separation normally only required by the higher design standards of the NSW Apartment Design Guide between habitable room windows.

Building length on the front and rear buildings is managed by clear building breaks providing well designed access for occupants and visitors.

Accordingly it is considered the proposed design can deliver an appropriate built form and scale for its location, achieving a harmonious fit with well managed impacts.



Figure 12 Indicative Street View

Source: KANFINCH

5.3 Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The proposal for multi dwelling housing on the site allows for a modest increased height and density compared to the existing development on the site and adjoining properties. This density is considered an appropriate reflection of the desire for growth in population in the area.

The proposed development will address this need for growth by:

- Providing additional housing and increased housing choice in the area
- Supporting a greater range of housing choice with proximate access to services.

The proposed design can deliver 14 dwellings – eight 3-Bedroom plus Study and 6 2-Bedroom plus Study.

Accordingly it is considered the proposed design can deliver an appropriate density for its location with a good design quality in terms of density.

5.4 Sustainability

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

The proposed design can achieve a high degree of passive sustainability through the building design. The indicative design indicates:

- The orientation is generally north and north west providing for solar access in the rooms facing the street and in the front rooms of the rear buildings
- All dwellings are capable of being naturally cross ventilated
- Shallow depth of rooms will allow for good natural ventilation
- There are significant deep soil planting zones in the street and boundary setbacks allowing for the planting of screening vegetation and ideally one or more canopy trees providing canopy, habitat, microclimate and groundwater recharge.
- The design includes passive solar design techniques including deep roof overhangs, use of pergolas and external sun shading.
- In addition to BASIX commitments a range of other initiatives can be considered including solar rooftop PV generation, solar or heat pump hot water systems, rainwater harvesting, ceiling fans in bedrooms, etc.

Accordingly it is considered the proposed design can achieve a good design quality in terms of sustainability.

5.5 Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

The proposed design provides a high quality of landscape design. Overall the building can sit within, rather than above, the landscaping, with existing vegetation in the local context demonstrating excellent prospects for healthy sustained growth as the landscaping matures.

Key features of the landscape design include:

- Space for a canopy trees in the front garden in the deep soil setback area
- Adequate space in the setback areas to provide screening vegetation to adjacent dwellings for visual privacy.
- A high quality rooftop garden in the space between the front and rear buildings on top of the half basement carparking structure
- Appropriate materials and species selection, with a focus on locally indigenous species will be able to provide habitat as well as drought tolerant species

Accordingly it is considered the proposed design can achieve a good design quality in terms of landscape.



Figure 13 Top View showing landscaped setbacks

Source: KANFINCH

5.6 Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The proposed development provides a high level of amenity to future residents by providing good fundamentals of environmental design in the project, which maximises solar access and natural ventilation, and minimises the need for artificial lighting, ventilation and heating.

Key features include:

- All dwellings facing the street have excellent solar access prospects
- Well considered setbacks manage visual privacy and outlook, with good opportunities for multilayered screening planting in the deep soil setback areas
- North facing and north east facing living areas can be maximised with the proposed building massing
- Minimal visual privacy impacts for adjacent sites due to the greater than DCP minimum setbacks with sufficient space for layered screening vegetation
- Good separation distances between built forms within the site containing high quality landscaping over the semi-basement car parking structure.

Accordingly, it is considered the proposed design can achieve a good design quality in terms of amenity.

5.7 Safety

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

The design demonstrates there are no significant issues of safety and security inherent in the proposed development:

- Clear pedestrian entry from the street is provided for all the dwellings facing the street, and shared direct access from the street to the rear building dwellings on top of the carpark half basement contributing to passive surveillance and territorial control of the street and within the property, enhancing safety
- Vehicle access is provided via the only street frontage on Paradise Beach Road using a one way system to minimise the width of vehicle crossovers at each end of the front building connecting to a half basement at the rear of the site.
- The proposed development will also provide for improved passive surveillance and territorial control of area around the Public School grounds during school hours as well as outside school hours providing for increased community safety and security.

Accordingly, it is considered the proposal can result in a building that demonstrates good design in terms of safety.

5.8 Housing Diversity & Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

The proposed development provides:

- 14 Townhouses
 - Eight 3-Bedroom plus Study
 - Six 2-Bedroom plus Study
- Parking for 26 cars in a half level basement capped with rooftop planting

The provision of town house style accommodation will provide additional housing choice for the area, complementing single dwelling houses and older housing stock that currently dominate the area.

The landscaped separation space between the front and rear buildings on the top of the half basement roof provides good opportunities for social interaction with communal open space landscaping and shared access pathways.

Accordingly it is considered the proposed development can achieve good design in terms of housing diversity and social interaction.

5.9 Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The design has a regular form with a clear internal layout and structure. The elevational composition is scaled to express individual dwellings within the overall form of the front building to create a well managed scale interface to neighbouring low density residential, and managing the overall building massing.

The rear building is similarly articulated with a deep recess expressing the upper levels of the buildings into two distinct forms, and with a lower height at only 2½ storeys (around 8.5m) on a half level basement, creating a scale that interfaces well with the adjacent single detached dwelling houses in adjoining blocks.

The top floor of the front townhouses takes the form of a contemporary attic in a sloped roof form ensuring this part of the built form has the feel of a roof element rather than a full additional floor, achieving a harmonious fit with adjacent dwelling houses most of which have pitched roofs.

There should be a mix of natural and resilient finishes in the final design. Use of facebrick is encouraged to reference nearby existing development, although this can be used as a base or highlight feature, rather than as a predominant elevational material.

Overall, it is considered the proposal can result in a building that demonstrates good design in terms of aesthetics subject to final assessment at the development application stage.

6

Conclusions

This section provides conclusions and recommendations.

6.1 Conclusions

The assessment has found the proposal:

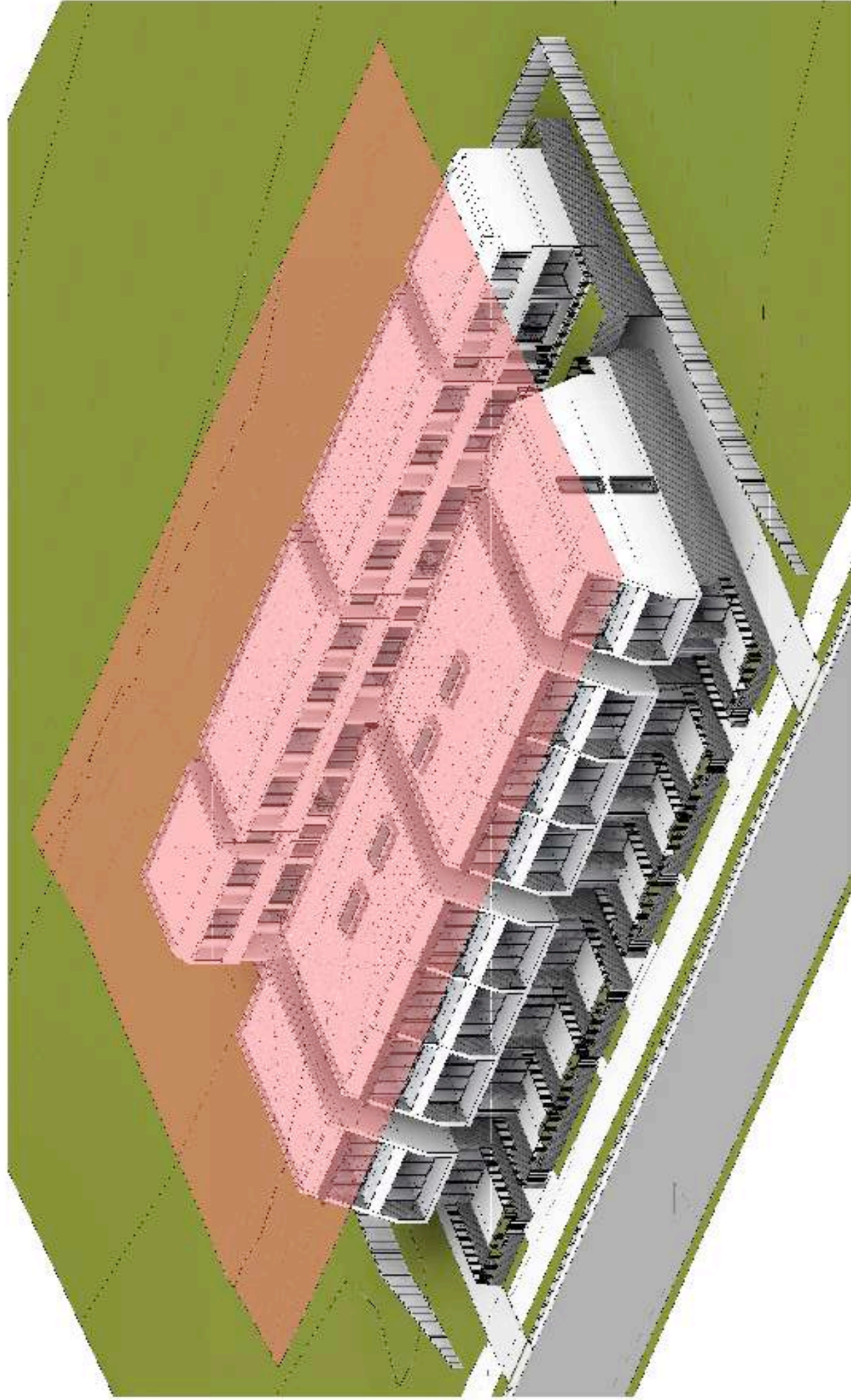
- Will help to deliver residential growth to Sanctuary Point (noting redevelopment pressure from Huskisson and Vincentia is starting to spread into the area) in a building that exhibits good design having regard to the objectives of the planning controls and the NSW Apartment Design Guide
- Is on a site well suited to increased density being within walking distance of all local services, with flow-on economic benefits to the local shopping strip.
- Is a good fit for the character of the area capable of producing a contemporary town house development that can achieve a good scale relationship and interface with existing lower density development and likely future development well within the prevailing height limit
- Can result in a building that uses a range of techniques to competently manage the impacts of increased density
- Can result in a building with:
 - A high level of internal amenity for its occupants with excellent solar access and exceptional cross ventilation for its dwellings
 - Acceptable impact on solar access to adjacent development between 9am and 3pm in midwinter
 - Good separations to existing adjacent development
- Can deliver a high quality landscape design with generous gardens and screening vegetation
- Competently manages the nine design principles embodied in State Environmental Planning Policy 65
- Responds well to the Shoalhaven DCP 2014
- Demonstrates good design quality

The proposed design is considered to be compatible with the character of the area and will be a harmonious addition to its context.

The planning proposal and the indicative design is accordingly recommended to Council and the Department of Planning for approval

Appendix 1 - Concept Massing Diagram

Source: Kannfinch



Appendix 2 - Concept Design Midwinter Hourly Shadow Diagrams

Source: Kannfinch



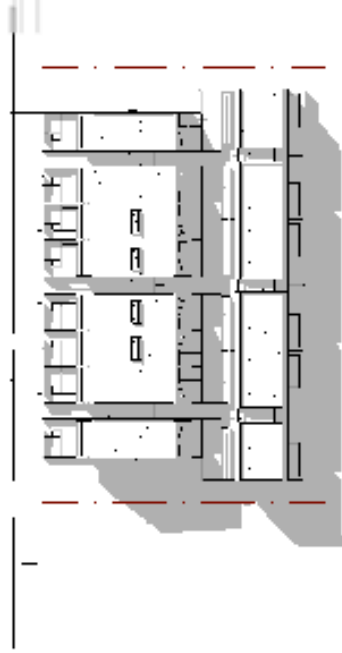
9 AM

① 9 AM
1:750



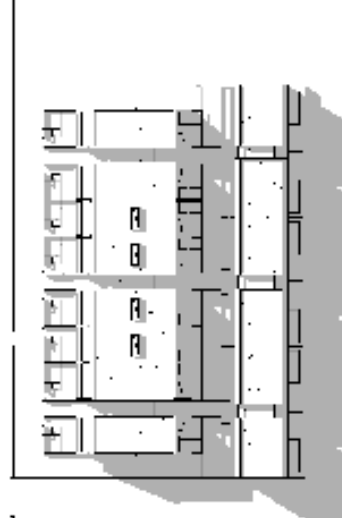
10 AM

② 10 AM
1:750



11 AM

③ 11 AM
1:750

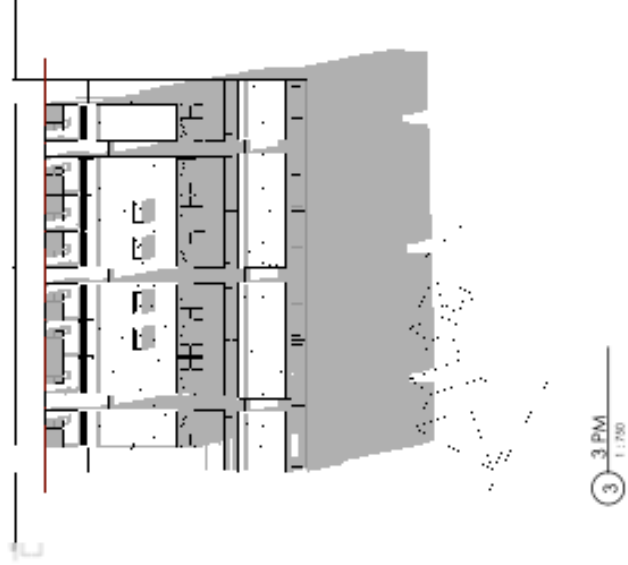
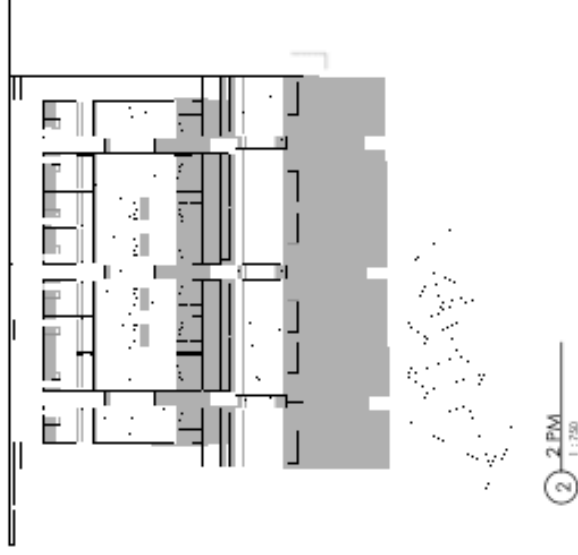
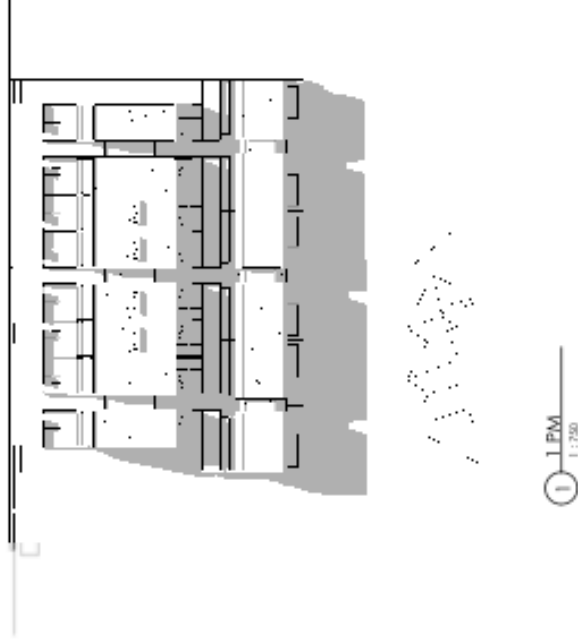


12 PM

④ 12 PM
1:750



Scale 1:750
0 3.75m 7.5m 11.25m 15m 18.75m 22.5m 26.25m 30m



URBANAC

Urbanac Pty Ltd
ABN 74614449973
30/5 Pyrmont Bridge Road,
Camperdown NSW 2050
urbanac.com.au
info@urbanac.com.au
0400906383