

Assessment of Compliance against the Precinct B2 and C2 Design Guidelines for Medium Density Housing & Apartments

Objective	Assessment
2.0 Precinct B2 and C2 Vision and Objectives	
Site Access and Street Network <ul style="list-style-type: none"> The Promontory Drive provides a direct connection to Harbour Boulevard There is no direct vehicular access to lots or garages from the Promontory Drive Garage access for dwellings will primarily occur from rear lanes 	The subdivision layout is consistent with Figure 4 – Desired Future Character. There is no direct access to Promontory Drive and all garage access will occur from rear lanes.
Views and Vistas <ul style="list-style-type: none"> Vistas to the water along The Promontory Drive are provided The slope of the land towards the harbor and seaside provides opportunities for water views Apartment will be orientated toward marina or ocean views 	The subdivision will maintain the views and vistas by strategic grading in earthworks and will enhance water views from key locations of the subdivision.
Amenity <ul style="list-style-type: none"> Additional connectivity to the Boat Harbour is provided Pedestrian connections to Harbour Boulevard and the main shared pathway to the north of Precincts B2 and C2. 	The proposed layout provides adequate pedestrian connection and is supported by DA's currently under Council assessment for a overall pedestrian access strategy.
Land Use and Building Types <ul style="list-style-type: none"> A mix of medium density housing and apartments provides a variety of architectural expression within Precincts B2 and C2 complementing the coastal context. Apartments, detached studios, Fonzie Flats, and townhouses (front and rear loaded) are sited to respond to the street and reinforce the structure of the Precinct. Building heights are to be consistent with the approved concept plan as modified. 	The subdivision will provide a variety of building typologies.
3.3 Medium Density Housing Controls	
Lot Size	
To achieve an orderly subdivision pattern for Precincts B2 and C2.	The proposed subdivision pattern remains generally consistent with the pattern envisaged within the Concept Plan (Mod 1) and the UDGs, providing for future medium density development.
To deliver the desired future character envisaged for Precincts B2 and C2.	A minimum lot size of 110m ² will be provided in the future 'superlot' subdivision DAs, consistent with the key controls for medium density, noting the proposed subdivision does not provide for individual allotments rather proposes larger superlot sites for future medium density.
To enable Precincts B2 and C2 to be developed to achieve an appropriate density in accordance with the concept plan approval as modified.	The proposed subdivision will ensure the future density of Precincts B2 and C2 will be appropriate and consistent with the Concept Plan (Mod 1).
Building Height	
To ensure the height of buildings complements the streetscape, the medium density urban character of Precincts B2 and C2.	Future development will not exceed the maximum height/storeys approved under the Concept Plan (Mod 1).

To ensure the height of buildings maintains reasonable amenity to neighbouring properties in terms of visual bulk, access to sunlight, privacy and views.	The amenity impacts of future development on neighbouring properties will be assessed during the detailed DA stage.
To protect identified public view corridors.	The proposed subdivision currently protects public view corridors
Setbacks	
To provide setbacks that reinforce the desired streetscape pattern and to allow for landscaping and open space to enhance the streetscape.	The proposed subdivision can support the necessary setback requirements as outlined within the Precinct B2 and C2 UDG for any future built form.
To ensure view corridors are maintained.	
To maximise usable north facing private open space where possible.	
To provide adequate solar access, visual privacy and appropriate building bulk.	
To ensure that the siting of buildings provides adequate separation for the amenity of residents and adjoining properties.	
To reinforce corner locations.	

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To maximise amenity and minimise noise impacts for residents from busy roads.		
Private Open Space		
Dwellings provide appropriately sized private open space and balconies to enhance residential amenity.	Private open space and balconies are appropriately located to enhance liveability for residents.	The proposed subdivision supports the necessary private open space requirements as outlined within the Precinct B2 and C2 UDG. Future DAs must provide a minimum of 16m² of POS with a minimum unobstructed dimension of 3m.
Private open space and balconies are appropriately located to enhance liveability for residents.		
To provide Private Open Space that integrates with indoor living areas to promote outdoor living and functionality.		
Solar Access		
To enhance amenity by optimising sunlight to habitable rooms and private open spaces having regard to lot orientation, design constraints and opportunities.	It is expected future detailed DAs will comply with the solar access requirements as outlined within the Precinct B2 and C2 UDG.	
Car Parking		
Car parking is provided appropriate for the scale of the development.	Parking located on residential lots will be provided in the future detailed DA stages.	
Storage		
To provide adequate, well designed storage in each dwelling.	Storage requirements as outlined within the Precinct B2 and C2 UDG will be addressed in the future detailed DA stages.	
To allow flexibility for different residents' design and taste.		
Corner Lots		
Ensure development on corner lots reinforces this location by addressing both streets at ground and upper levels.	Future subdivision should appropriately consider future development and detailed DAs must provide a minimum secondary street (side) setback of 2m.	
3.4 Apartments		
Key Controls – Medium Density Apartments		
N/A		
4.1 Building Facades, Street Frontage & Character		
N/A		
4.2 Garages and Driveways		
N/A		
4.3 Roof Design		
N/A		
4.4 Universal Design and Sustainability		
N/A		

Objective	Assessment
4.5 Exterior Design Palette	
N/A	
4.6 Sun Shading and Other Details	
N/A	
4.7 Walls and Fences	
N/A	
4.8 Service Areas and Auxiliary Structures for Medium Density Dwellings	
N/A	
4.9 Site Distance for Driveways and Footpaths	
N/A	
5.1 Landscaping	
N/A	
5.2 Front Landscaping	
N/A	
5.3 Rear Landscaping	
N/A	