**STATE ENVIRONMENTAL PLANNING POLICY No. 65**

**DESIGN QUALITY OF RESIDENTIAL APARTMENT BUILDINGS**

**COMPLIANCE TABLE**

The residential components of the development (including the seniors housing component) are defined as residential apartment development to which the SEPP applies under clause 4. The following table deals with the applicable provisions of the SEPP, noting that there is no design review panel for the MidCoast Local Government Area.

| Clause | Requirement | Response | Compliance |
|---|---|---|---|
| 29 | In determining an application for development consent modification for a residential flat building, a consent authority must consider:<br>• Advice of design review panel (if any).<br>• Evaluation against the design quality principles.<br>• The Apartment Design Guide. | • There is no design review panel.<br>• The consent and subsequent modifications have included discussion of the design quality principles<br>• The current proposal included an assessment against the provisions of the Apartment Design Guide (copies attached). | The required assessments have been undertaken. |
| 30 | Provides that if certain measures within the Apartment Design Guide are met, consent must not be refused on the basis of those matters. The relevant measures are:<br>• Parking numbers where requirements of Part 3J are met.<br>• Internal floor space where the provisions of Part 4D are met.<br>• Ceiling heights where the requirements of 4C are met. | With regard to these items:<br>• Parking is provided to meet the Council parking requirements and is well hidden and screened in accordance with the Guide.<br>• The apartment floor areas all exceed the minimum areas specified in the Guide.<br>• The ceiling height of the apartments exceeds the minimum height specified in the Guide. | Complies |

The application was supported with a design quality statement, discussion of the Design Quality principles and assessment against the Apartment Design Guide.

24 February 2022

SEPP 65 Design Verification Statement
for
SOLARIS - Proposed Mixed Use Development, Forster Civic Precinct
Cnr Lake, West and Middle Street, Forster

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I, Michael Kisluk, Managing Director of TVS Architects, verify that I contributed to the design of the proposed development and that the design quality principles set out in Schedule 1 of SEPP No. 65 - Design Quality of Residential Apartment Development are satisfied.

*Signature:*

*Name:* **Michael Kisluk** B.Arch FRAIA
Managing Director

*Registration:* Registered Architect
NSW No. 11201
QLD No. 4715
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|---|---|---|---|---|
| **PROPOSED MIXED USE DEVELOPMENT** | | | | |
| **APARTMENT DESIGN GUIDELINES COMPLIANCE** | | | | |
| SOLARIS | | | | |
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| REV A | | | | |
| 27-Feb-23 | | | | |

| Objective | Design Criteria | Compliance in design |
|---|---|---|
| **PART 3 - SITING** | | |
| 3A-1 - Detail | Plans address all aspects of Site Analysis | Detailed architectural plans have been provided. |
| 3B-1 – Building types and layouts | Define street frontage, orientate to sun | Buildings have been sited to front onto the north facing street and have provided public domain access to this frontage to achieve maximum solar access and use of site.<br>The Buildings to the west of the site are provided on the boundary to provide a street presence applicable to the site area and topography. |
| 3B-2- Overshadowing to neighbour minimised | Neighbouring sites should maintain adequate from solar access | The buildings are set off from the neighbouring sites to not impact the solar access. |
| 3C-1 - Private and public domain interface | Development should transition and blend in with the street and public domain areas, provide surveillance opportunities etc | The proposal provides a unique opportunity to incorporate a significant bulk of the ground level of the development as community uses. The scheme therefore extends the public interface of the ground level uses into the surrounding streets which will link to the commercial uses beyond. |
| 3C- 2 - Amenity of public domain enhanced | Development should transition and blend in with the street and public domain areas, provide surveillance opportunities etc | All ground level aspects to the road frontages are activated with retail and commercial uses. |

| Objective | Design Criteria | Compliance in design |
|---|---|---|
| 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping | 1. Communal open space has a minimum area equal to 25% of the site<br>2. 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) | The control aims at creating a consolidated open landscaped space within the site for a typical residential flat building. Alternate options are provided for sites within business / commercial zones.<br>25% of the site area = 3,038m$^2$<br>Development achieves = 2116m$^2$ Total planters (1,130m$^2$ at ground + 181m$^2$ at L1 + 206m$^2$ at L2 + 599m$^2$ at L3) plus hard stand communal open space, the Total being well in excess of 3,038m$^2$<br>The proposed use, zoning and location does not necessitate large areas of communal private open space given the significant community uses, ground level activation and commercial / retail uses of the site which are commensurate with the site's location and the zoning.<br>Removing the ground level hardscape, retail and community areas to achieve this control would be a loss for the development.<br>The development provides for communal open space on terraced locations and within large private open decks.<br>Additional indoor recreation is proposed at 967m2.<br>The open space areas for residents on the podiums are a mix of North, South, East and West facing spaces. Balconies of units and ground level plazas are north facing and receive significant access to sunlight. |
| 3D-2 – Communal open space | Communal open space provides adequate facilities | Significant facilities are provided in the public domain area of the development. |
| 3D-3 - Communal space is safe | Communal open space well-lit and overlooked | A Crime Prevention Through Environmental Design report was prepared. The proposal was reviewed by the Local Police. The scheme is acceptable. |
| 3D-4 - Public open space | Well connected | Significant design has been undertaken to ensure the public open space areas are well designed and integrated into the surrounding areas. |
| 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality | 7% of site area for DSZ<br>Acknowledging the site's location in Forster Town Centre and the significant<br>ground level coverage of non-residential uses, it is not practicable to | The proposal provides deep soil areas of 5% of the site area.<br>With non-residential uses at ground level, basement and podium parking, significant public domain works, the proposal provides suitable DSZ planting in the context. |

| Objective | Design Criteria | Compliance in design |
|---|---|---|
| 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy | Adequate separation distances shared equitably between neighbouring sites.<br>For habitable rooms and balconies, 6m for 4 storeys, 9m for 5-8 storeys and<br>12m for 9+ storeys. For non-habitable rooms, 3m for 4 storeys, 4.5m for 5-8 storeys and 6m for 9+ storeys. Separation distances for buildings on the same site should combine required building separations depending on the type of room. | The four towers maintain a strict separation distance of at least 3m from each other.<br>Building A – B – 8.52m between walls (6.29m between slab edges)<br>Building B – C – 5.01m between walls (4.63m between slabedges)<br>Building C – D – 5.48m between walls (3.48m between slab edges)<br>Unit windows and flank walls are orientated and screened to ensure the setbacks are complied with. |
| 3F-2 – privacy whilst maintaining views and light | | Privacy solutions include a detailed orientation of the units and balconies in relation to one another and do not interfere with the other's privacy, light or views. |
| 3G-1, 3G-2 – Building entries | Connect to public domain; Easy to identify; Accessible | All building entries are adequately located. Residential apartments lobby are between retail units to blend in within the street, but are set back to not promote security issues or street dominance. |
| 3G-3 – Pedestrian links to streets | | The proposal provides active and suitable ground level interfaces and public domain areas. The development links to neighbouring areas and commercial centres, and links logically to the adjoining bus stop and C2C path link. |
| 3H-1 – Vehicle access | Designed and located to achieve safety, minimise conflicts, high quality streetscapes | Access points are located logically, minimise pedestrian conflict and provide adequate access.<br>Internal conflict issues are apparent.<br>The scheme requires some internal traffic management devices. |
| 3J – 1, 3J -2, 3J-3, 3J-4 - parking | Provide minimal convenient, secure and hidden parking, provide off street parking | Adequate off street parking is provided with calculation for mixed uses. |
| ***Part 4 - Building*** | | |
| 4A - Solar and daylight access | Living and private open spaces of at least 70% of apartments are to receive a minimum of 3 hours direct sunlight between 9am and 3pm midwinter.<br>A maximum of 15% of apartments receive no direct sunlight between 9am and 3pm midwinter. | 88.5% of the proposed units receive the required 3 hours of sunlight in mid-winter. |

| Objective | Design Criteria | Compliance in design |
|---|---|---|
| 4B - Natural ventilation | At least 60% of units are to be naturally cross ventilated in the first 9 storeys of a building. For buildings at 10 storeys or greater, the building is only deemed to be cross ventilated if the balconies cannot be fully enclosed.<br>Overall depth of a cross-over or cross- through apartment does not exceed 18m, measured glass line to glass line. | 63.5% of units achieve ventilation compliance.<br><br>- 96 of the 200 units (48%) strictly comply with achieving cross ventilation on at least 2 sides.<br>- 24 units comply with alternate solutions (2G type units with windows in the rear to an open corridor) which are justifiable options given the limited orientations and lack of corner locations.<br>- 7 units on level 6 of Building A have roof vents<br><br>- Ventilation for many of the units receive cross ventilation through 'breezeway entrances' through the main unit entry door, through open fire escape doors and access corridors. The use of the breezeway is achieved through secure louvre screens and fire doors on magnetic latches.<br>Although the use of breezeway entrances relies on the shared corridor area, our feedback from built examples is that residents highly value and regulary use them. The times when residents choose to close the entry fire door to achieve acoustic and odour privacy are relatively infrequent.<br><br>The final result is 73% of the units meeting the cross-ventilation requirements if the breezeway doors are considered. |
| 4C - Ceiling heights | For habitable rooms – 2.7m. For non-habitable rooms – 2.4m.<br>If located in a mixed use areas – 3.3m for ground and first floor to promote future flexible use. | Proposed ceiling heights range between 2.9-3m. No units are proposed on the ground or first floors. |
| 4D - Apartment size and layout | Apartments are required to have the following internal size:<br>- 1 bedroom – 50m2<br>- 2 bedroom – 70m2<br>- 3 bedroom – 90m2<br>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal areas by 5m2 each. | The units have the following internal areas:<br>- 1 bed/2 bath: 77m2<br>- 2 bed/1 bath: 108.5m2<br>- 2 bed/2 bath: 84 - 107m2<br>- 3 bed/2 bath: 109 -152m2<br>- 3 bed/3 bath: 348 - 378m2<br>- 4 Bed/4 bath: 340 - 440m2 |
| | Every habitable room must have an external window with a minimum glass area of not less than 10% of the floor area of the room | Additional information provided by TVS Architects confirmed that all units exceed the 10% window glass to floor area ratio requirement. |

| Objective | Design Criteria | Compliance in design |
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| | Where the kitchen, living and dining are combined in an open plan layout, the maximum habitable room depth is 8m from a window | Approximate maximum habitable room depths for the 'typical units' are as follows:<br>- Units 1A.1, 3A.1, 3A.2, 3B.1. 3C.1: 9m<br>- Units 2A.1, 2A.2: 10m<br>- Unit 2F.1: 14m<br>- Unit 2G: 8m<br>- Unit 2H: 4m<br>- Unit 2I: 9m<br>-Unit 2K: 6.5m<br>- Unit 3B.2: 11m<br>- Unit 3C: 11m<br>- Unit 3D/3D.1: 12m<br>- Unit 3E: 6m<br>- Unit 3F: 6m<br>- Unit 3H: 8m<br>- Unit 3I: 4m |
| | Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) | Bedrooms in the proposed units range between 10m2 and 20m2. |
| | Bedrooms have a minimum dimension of 3m (excluding wardrobe space) | The units generally comply, except for irregular shaped bedrooms in typical Units 3A.1, 3A.2, 3C.1, 3D.1, 3E and 2F.1. |
| | Living rooms or combined living/dining rooms have a minimum width of:<br>- 3.6m for 1 bedroom apartments - 4m for 2 and 3 bedroom apartments | Combined living/dining rooms in the units exceed 4m in width. |
| | The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts | Each unit has a minimum width of approximately 7.5m. |
| 4E - Balcony area | The primary balcony is to be:<br>- 1 bedroom – 8m2 with a minimum depth of 2m<br>- 2 bedroom – 10m2 with a minimum depth of 2m<br>- 3 bedroom – 12m2 with a minimum depth of 2.4m<br>For units at ground or podium levels, a private open space area of 15m2 with a minimum depth of 3m is required. | Each unit contains a balcony over 16m2 in area with most of the areas in excess of 2m in width and only small areas less than 2m at the end of the angled balconies. |

| Objective | Design Criteria | Compliance in design |
|---|---|---|
| 4F - Common circulation and spaces | Maximum of 8 apartments off a circulation core on a single level<br>For building of 10+ storeys, maximum of 40 apartments sharing a single lift | A maximum of 8 units are located off a single circulation core on each level of the proposed buildings A & B and Buildings C and D have a maximum of 7 units.<br>Double lifts have been provided in all buildings ensuring the maximum number of units/apartments sharing a lift is 30. |
| 4G - Storge | Storage is to be provided as follows:<br>- 1 bedroom – 6m3<br>- 2 bedrooms – 8m3<br>- 3+ bedrooms – 10m3<br>At least 50% of the required storage is to be located within the apartment. | Additional information provided by TVS Architects indicates that storage is provided in the units as follows:<br>- Unit 1A.1 (1 Bed) – 4.28m3 (unit) + 4.88m3 (car park) = 9.16m3<br>- Unit 2A.1 (2 Bed) – 4.03m3 (unit) + 4.88m3 (car park) = 8.91m3<br>- Unit 2A.2 (2 Bed) – 4.98m3 (unit) + 4.88m3 (car park) = 9.86m3<br>- Unit 2A.3 (2 Bed) – 4.03m3 (unit) + 4.88m3 (car park) = 8.91m3<br>- Unit 2F.1 (2 Bed) – 3.18m3 (unit) + 4.88m3 (car park) = 8.06m3<br>- Unit 2G (2 bed) - 4.11m3 (unit) + 4.88m3 (carpark) = 8.99m3<br>- Unit 2K (2 bed) - 4.0m3 (unit) + 4.88m3 (car park) = 8.88m3<br>- Unit 3A.1 (3 Bed) – 5.66m3 (unit) + 4.88m3 (car park) = 10.54m3<br>- Unit 3A.2 (3 Bed) – 5.33m3 (unit) + 4.88m3 (car park) = 10.21m3<br>- Unit 3B.1 (3 Bed) – 14.07m3 (unit)<br>- Unit 3B.2 (3 Bed) – 5.45m3 (unit) + 4.88m3 (car park) = 10.33m3<br>- Unit 3C.1 (3 Bed) – 6.22m3 (unit) + 4.88m3 (car park) = 11.10m3<br>- Unit 3D.1 (3 Bed) – 8.2m3 (unit) + 4.88m3 (car park) = 13.08m3<br>- Unit 3E (3 bed) - 5.71m3 (unit) + 4.88m3 (car park) = 10.59m3<br>- Unit 3F (3 bed) - 5.14m3 (unit) + 4.88m3 (car park) = 10.02m3<br>- Unit 3G (3 bed) - 7.15m3 (unit) + 4.88m3 (car park) = 12.03m3<br>- Unit 3h (3 bed) - 5.7m3 (unit) + 4.88m3 (car park) = 10.58m3 |

| Design Principle | Consistent | Comment |
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| ***Principle 1 -***<br>***Context and Neighbourhood Character***<br>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 | Yes | The site is located at the edge of the Forster town centre and is surrounded by various types of development and uses. The town's police station and courthouse is located opposite on Lake street to the west (corner of West St). A mix of commercial uses are located on adjoining properties.<br><br>The site analysis undertaken has identified the key features of the site in its context. |
| 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. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change. | | The building is within walking distance of the main street, Wallis lake boardwalk, main swimming beach and sea baths. A local bus route is located on Lake Street and the regional bus station is located in close proximity.<br><br>The vehicular entrances are located on Lake, West and Middle Streets.<br>Access within the site is organised to be clearly legible and in line with CPTED principles. Wayfinding is made clear through visual cues, spatial arrangements, finishes/materials and signage.<br>Permeability of the streetscape is achieved with extensive shopfronts along all street frontages.<br>Activation at street level is achieved through active uses such as library, community lounge, residential building entries, restaurants, cafes, retail, childcare, cinemas, nightclub and hotel. A civic plaza space is created and linked with the surrounding neighbourhood by enhanced footpath treatments.<br>Visual connection with surrounding areas is provided through orientation of buildings which respond to the context, angling and orientating to major views.<br>Future adjacent and nearby development is supported through the arrangement of buildings on the site and the scale and mix of uses, acting as a major drawcard for future development. |
| ***Principle 2-***<br>***Built Form and Scale***<br>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. | Yes | The aim of this development is to create a landmark civic precinct. The proposal is appropriate for the site and is commensurate in scale, height and articulation within the broader Forster area and considers the locality's emerging character.<br><br>The built form is influenced by the natural environment, taking cues from the materials, patterns, colours and forms of the coastal estuary, lake and headland.<br><br>Four towers resting on an organically shaped podium are separated and juxtaposed to afford visual permeability and articulation of the overall site. Appropriate modulation and articulation has been applied in the design of the built form to reduce apparent bulk and express the character of the different components making up the development.<br><br>Careful consideration has been given to provide access to views of surrounding areas from public, commercial and residential spaces. |

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| | | Each tower is within the specified height limits as indicated on the drawings.<br><br>The massing and architectural language of the facades have been carefully developed to achieve an aesthetic outcome and composition fitting within the context of the Forster environment.<br><br>*Proposed trees and the retention of existing mature trees within the streetscape & frontages assists in achieving a balance of built form and 'visual softening' while providing amenity. Existing mature trees such as the Araucaria cunninghamii, Araucaria heterophylla & Ficus macrocarpa range in height from 16 to 28m high while proposed tree species such as Lophostemon confertus & Livistona australis are able to reach to reach in the order of 20m in height.* |
| ***Principle 3-***<br>***Density***<br>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. | Yes | The design responds to the shape of the site and its location within the greater Forster context in order to minimise effect on the surrounding sites and provide the intended focal point as a civic precinct hub.<br><br>The building scale and built form massing is in line with the Council's vision for the area, responding to the height envelopes set for the site and neighbouring areas. Setbacks and heights are designed to transition the development and provide adequate solar access to adjoining properties. |
| ***Principle 4- Sustainability***<br>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. | Yes | The building design reflects a considered and efficient use of natural resources through use of materials where possible with low embodied energy, low maintenance high durability characteristics. A very high percentage of units have effective cross-flow ventilation. This is achieved through a tested breezeway entry door and open central stairs/corridors which allow residents the ability to gain natural cross ventilation without loss of visual privacy. Sun studies have informed the positioning of external sunscreens to provide shading to protect glazing form direct sunlight<br><br>Aspects of sustainability integral to the design:<br>• Selection of appropriate high durability materials<br>• Passive solar design principles via use of screening, consideration of solar aspect<br>• Natural light<br>• Energy efficient appliances<br>• Water efficient fixtures<br>• Rainwater harvesting and reuse<br>• Water sensitive urban design<br>• Collection and separation of recyclable waste<br>• Co-location of community services, supermarket, restaurants etc. in an integrated mixed use development<br>• Bicycle parking and end of trip facility to encourage active travel options<br><br>A more comprehensive ESD report is included in the Design statement within the DA drawing set. The building will incorporate energy and water efficient devises appropriate to the specification of the building and awareness of needs. Details are provided in the BASIX report.<br><br>*The landscape zones include deep soil throughout the perimeter of the site. The zones are used to incorporate amenity vegetation (eg canopy trees and understorey planting) as well WSUD measures.* |
| ***Principle 5- Landscape***<br>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 | Yes | The building and site has been designed to provide effective landscaping at ground floor, podium and upper level common arears for both public and private amenity. Extensive well considered sustainable landscape treatment has been incorporated into the design throughout. Water sensitive urban design has been integrated into the project to deal with stormwater in a way that showcases initiatives used.<br>A generous community plaza has been provided extending from the corner of Lake and West streets along Lake Street to the large civic plaza space at the Library/Community Centre entrance. These plaza areas are mostly hardstand to provide outdoor spaces for activities and outdoor dining. Planting has been provided appropriate to the use.<br><br>Refer to landscape architect's documentation for further information and details. |

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| networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management. | | *The functional layout of the landscape design is a response to the internal uses, allowing for break-out and engagement between inside & outside. The landscape design also recognises the site's context of Wallis Lake foreshore & nearby Forster CBD - Lake Street (and the associated civic plaza) is the primary pedestrian spine which provides a physical & visual connection to the Wallis Lake foreshore. Streetscape upgrades along the street frontages enhance pedestrian connectivity to the local features, including Main Beach. The 'semi-organic' spatial arrangement of design elements (which integrates with the architectural form) and incorporation of native planting interprets the natural context of the site, thereby strengthening the 'design language' of the civic centre. Culturally and ecologically significant existing trees are retained which also provide immediate shade, visual softening & amenity.* |
| ***Principle 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. | Yes | The design principles and specific requirements of SEPP65 have been complied with in regard to achieving good amenity for residents. Being an integrated living community, substantial areas of public open space has been provided at the ground floor plane. This includes a civic plaza associated with the community centre and library which links the site along Lake Street to the Wallis Lake boardwalk precinct. The community centre is collocated and it is designed to allow residents to make use of the public facility which will add activity and make the centre more sustainable. Community open space is provided in 3 separate areas providing areas of choice for a range of resident activities both passive and active. In addition to these open spaces, extensive resident facilities have been provided in the form of resident's social club (lounge with Bar and outdoor deck), small group activity rooms (craft, billiards, cards etc) and resort facilities such as sauna, spa and pool. |
| ***Principle 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. | Yes | A SPTED review has been undertaken for the project, examining opportunities for increased safety and security for the residents, users and staff. Careful consideration of access points, common areas both public and private, community gathering areas and service zones has resulted in a safe and secure development.<br><br>*The landscape design is in accordance with CPTED principles. Clear trunk trees, low understorey planting and other landscape elements are all arranged to ensure clear sightlines for the public & residents.* |
| ***Principle 8-*** ***Housing Diversity and 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, providing opportunities for social interaction amongst residents. | Yes | A mix of one, two and three bedroom apartments is provided to meet the needs of the community for a diverse range of housing stock. By proving the residential accommodation in an integrated mixed use development, the opportunity for social interaction has been greatly enhanced. Together with the provision of extensive resident's communal spaces and facilities, this affords a further enhanced living environment to enrich the living experience of residents. Larger apartments are provided on the corners of the buildings where maximum daylight and ventilation is available and on the top most levels where open space can be incorporated. |
| ***Principle 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 well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape. | Yes | The design is based on a strong design concept taking inspiration for the local natural environment and the uses proposed and the development pattern of the surrounding area. A layering of design elements responds to the uses within, giving a legibility to the functions within. The areas relating to the ground plane and the public uses are designed to reflect the organic curves of the waterways, gentling curving elements and natural materials. These curves are continued up the façade to integrate the curves into the carpark screens and cinema façade.<br>Residential areas are situated above the curved lower levels. The form is more angular, representing the forms of the headland which are solid and robust elements. The shapes and form in the residential buildings are chiselled angular forms which respond to the curved forms below in a complimentary way. A fine-tuned aesthetic results, which is tailor made to reflect the context of the site, development program and the community aspirations. |