



Wednesday, 6 September 2023

General Manager
Mid Coast Council
4 Breese Parade
FORSTER NSW 2430

APARTMENT DESIGN GUIDE FOR THE RESIDENTIAL FLAT BUILDING

IN THE PROPOSED RESIDENTIAL DEVELOPMENT AT 86-92 OLD BAR ROAD, OLD BAR

Prepared by;

Milton Lloyd
Registered Architect 7960
Principal and Director
Mijollo International Pty. Ltd.



INTERNATIONAL

| Objective | Design Criteria | Compliance |
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| PART 3 – SITING THE DEVELOPMENT | | |
| 3A – Site Analysis | | |
| 3A – 1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context | Apartment building is located at the top of the hill to maximise solar access, natural ventilation and outlook. It is located in the centre of the development minimising its impact on the neighbouring houses and is adjacent to a large outdoor common open space. | Yes. |
| 3B Orientation | | |
| 3B – 1 Building types and layouts respond to the streetscape and site while optimising solar access within the development | The north south axis fits well into the orientation of the overall site and allows maximum solar access and eliminates south facing units. | Yes. |
| 3B – 2 Overshadowing of neighbouring properties is minimised during mid- winter | Building is set well back from neighbouring boundaries and surrounded by the road network and open space. | Yes. |
| 3C Public Domain Interface | | |
| 3C – 1 Transition between private and public domain is achieved without compromising safety and security | There is a very clear definition of public to common to private space achieved with fencing and landscaping. | Yes. |
| 3C – 2 Amenity of the public domain is retained and enhanced | The public domain is street based and landscaped and provided with footpaths and landscaping to reference the streetscape of the immediate surroundings. | Yes. |
| 3D Communal and Public Open Space | | |

2040 Old Bar Road Apartment Design Guide – Compliance Table Wednesday, 6 September 2023



INTERNATIONAL

| Objective | Design Criteria | Compliance | | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------|---------------------------------|--------------------------|---|----|-----------------------------------------|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 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 9am and 3pm on 21 June | Yes. Yes. | | | | | | | | |
| 3D – 2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting | The communal open space is large, flat and square in shape, allowing for a wide variety of uses. | Yes. | | | | | | | | |
| 3D – 3 Communal open space is designed to maximise safety | The communal open space is overlooked by apartments, achieving passive security. | Yes. | | | | | | | | |
| 3D – 4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood | A public street is being provided, following Council requirements. | No public open spaces provided. | | | | | | | | |
| 3E – Deep Soil Zones | | | | | | | | | | |
| 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 | 1. Deep soil zones are to meet the following minimum requirements: <table border="1"> <thead> <tr> <th>Site area</th><th>Minimum dimension</th><th>Deep soil zone (% of site area)</th></tr> </thead> <tbody> <tr> <td>< than 650m²</td><td>-</td><td rowspan="2">7%</td></tr> <tr> <td>650m² . 1,500m²</td><td>3m</td></tr> </tbody> </table> | Site area | Minimum dimension | Deep soil zone (% of site area) | < than 650m ² | - | 7% | 650m ² . 1,500m ² | 3m | Yes. Landscaped area adjacent to RFB is 1,390 square metres in area with a minimum dimension of approximately 30 metres. The Strata Plan 3 area is 3534.6 square metres. |
| Site area | Minimum dimension | Deep soil zone (% of site area) | | | | | | | | |
| < than 650m ² | - | 7% | | | | | | | | |
| 650m ² . 1,500m ² | 3m | | | | | | | | | |

2040 Old Bar Road Apartment Design Guide – Compliance Table Wednesday, 6 September 2023



INTERNATIONAL

| Objective | Design Criteria | | | Compliance | | | | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--|-----------------|-------------------------------|---------------------|-----------------------|----|----|-------------------------|----|------|-----------------------|-----|----|------|
| | > than 1,500m ² | 6m | | | | | | | | | | | | | | |
| | Greater than 1,500m ² with significant existing tree cover | 6m | | | | | | | | | | | | | | |
| 3F – Visual Privacy | | | | | | | | | | | | | | | | |
| 3F – 1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy | 1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table> | | | Building height | Habitable rooms and balconies | Non-habitable rooms | Up to 12m (4 storeys) | 6m | 3m | Up to 25m (5-8 storeys) | 9m | 4.5m | Over 25m (9+ storeys) | 12m | 6m | Yes. |
| Building height | Habitable rooms and balconies | Non-habitable rooms | | | | | | | | | | | | | | |
| Up to 12m (4 storeys) | 6m | 3m | | | | | | | | | | | | | | |
| Up to 25m (5-8 storeys) | 9m | 4.5m | | | | | | | | | | | | | | |
| Over 25m (9+ storeys) | 12m | 6m | | | | | | | | | | | | | | |
| 3F – 2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space | As there is typically abundant distance between the apartments and other residential uses and there are no awkward internal corners, no privacy screening is proposed. | | | Yes. | | | | | | | | | | | | |
| 3G – Pedestrian Access and Entries | | | | | | | | | | | | | | | | |

2040 Old Bar Road Apartment Design Guide – Compliance Table **Wednesday, 6 September 2023**



INTERNATIONAL

| Objective | Design Criteria | Compliance |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| 3G -1 Building entries and pedestrian access connects to and addresses the public domain | The residential entry is separated from the driveway, providing a safe separation. Both access are clear and legible and well lit, with a security gate at the street to the common opens space and a separate security door to the building. | Yes. |
| 3G – 2 Access, entries and pathways are accessible and easy to identify | Pedestrian entry is clear and legible from Noroy Place and vehicular access is from side road. | Yes. |
| 3G – 3 Large sites provide pedestrian links for access to streets and connection to destinations | | NA. |
| 3H Vehicle Access | | |
| 3H – 1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes | The vehicular driveway is sufficiently away from the pedestrian entry and has direct access to the parking. | Yes. |
| 3J – Bicycle and Car Parking | | |
| 3J – 1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas | 1. For development in the following locations: <ul style="list-style-type: none"> on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre | Old Bar is a small coastal town. Car parking is provided based on limited public transport. |

2040 Old Bar Road Apartment Design Guide – Compliance Table Wednesday, 6 September 2023



INTERNATIONAL

| Objective | Design Criteria | Compliance |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| | the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street | |
| 3J – 2 Parking and facilities are provided for other modes of transport | Bicycle and motorcycle spaces are provided in the basement parking floor. | Yes. |
| 3J – 3 Car park design and access is safe and secure | The carpark will be monitored with security cameras. | Yes. |
| 3J – 4 Visual and environmental impacts of underground car parking are minimised | A roller shutter set well back from the street screens to underground parking. A geotech report has investigated the underground conditions. | Yes. |
| 3J – 5 Visual and environmental impacts of on-grade car parking are minimised | There is no above ground parking. | NA |
| 3J – 6 Visual and environmental impacts of above ground enclosed car parking are minimised | There is no above ground parking. | NA |
| PART 4 – DESIGNING THE BUILDING | | |
| Amenity | | |
| 4A – Solar and Daylight Access | | |
| 4A – 1 | 2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building | Yes. |

2040 Old Bar Road Apartment Design Guide – Compliance Table Wednesday, 6 September 2023



INTERNATIONAL

| Objective | Design Criteria | Compliance |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space | receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter | |
| 4A – 2 Daylight access is maximised where sunlight is limited | Where the apartments do not achieve the full 3 hours sunlight, all apartments have large expanses of glass and wide frontages | Yes. . |
| 4A – 3 Design incorporates shading and glare control, particularly for warmer months | The large balconies create overhangs on the east and west sides of the building. Smaller window hoods appear on the north. | Yes. |
| 4B Natural Ventilation | | |
| 4B – 1 All habitable rooms are naturally ventilated | | Yes. |
| 4B – 2 The layout and design of single aspect apartments maximises natural ventilation | The balcony forms irregularities in the building form that create unequal pockets of air pressure that lead to movement of air. | Yes. |
| 4B – 3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. | 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line | Yes. 16 / 24 apartments achieve cross ventilation. All 8 top floor apartments achieve cross ventilation via clear storey windows over the roof level. NA, There are no cross-over or cross-through apartments. |

2040 Old Bar Road Apartment Design Guide – Compliance Table Wednesday, 6 September 2023



INTERNATIONAL

| Objective | Design Criteria | Compliance | | | | | | | | | | | | | | |
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| 4C – 1 Ceiling height achieves sufficient natural ventilation and daylight access | 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non- habitable rooms</td> <td>2.4m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic spaces</td> <td>1.8m at edge of room with a 30 degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed use areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> <tr> <td colspan="2">These minimums do not preclude high ceilings if desired</td> </tr> </table> | Minimum ceiling height for apartment and mixed use buildings | | Habitable rooms | 2.7m | Non- habitable rooms | 2.4m | For 2 storey apartments | 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area | Attic spaces | 1.8m at edge of room with a 30 degree minimum ceiling slope | If located in mixed use areas | 3.3m for ground and first floor to promote future flexibility of use | These minimums do not preclude high ceilings if desired | | Yes. The building has 3.1 metres floor to floor and therefore can achieve the ceiling heights. |
| Minimum ceiling height for apartment and mixed use buildings | | | | | | | | | | | | | | | | |
| Habitable rooms | 2.7m | | | | | | | | | | | | | | | |
| Non- habitable rooms | 2.4m | | | | | | | | | | | | | | | |
| For 2 storey apartments | 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area | | | | | | | | | | | | | | | |
| Attic spaces | 1.8m at edge of room with a 30 degree minimum ceiling slope | | | | | | | | | | | | | | | |
| If located in mixed use areas | 3.3m for ground and first floor to promote future flexibility of use | | | | | | | | | | | | | | | |
| These minimums do not preclude high ceilings if desired | | | | | | | | | | | | | | | | |
| 4C – 2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms | - | Yes. | | | | | | | | | | | | | | |
| 4C – 3 Ceiling heights contribute to the flexibility of building use over the life of the building | - | Yes. | | | | | | | | | | | | | | |

2040 Old Bar Road Apartment Design Guide – Compliance Table Wednesday, 6 September 2023



INTERNATIONAL

| Objective | Design Criteria | Compliance | | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------|--------|------------------|-----------|------------------|-----------|------------------|-----------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4D Apartment size and layout | | | | | | | | | | | | |
| 4D – 1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity | <p>1. Apartments are required to have the following minimum internal areas:</p> <table><tr><th>Apartment Type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each</p> <p>2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms</p> | Apartment Type | Minimum internal area | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 70m ² | 3 bedroom | 90m ² | <p>Yes.</p> <p>Apartments are 2 bedroom with areas above the minimum requirements and habitable rooms have windows well in excess of the minimum light and ventilation requirements.</p> |
| Apartment Type | Minimum internal area | | | | | | | | | | | |
| Studio | 35m ² | | | | | | | | | | | |
| 1 bedroom | 50m ² | | | | | | | | | | | |
| 2 bedroom | 70m ² | | | | | | | | | | | |
| 3 bedroom | 90m ² | | | | | | | | | | | |
| 4D – 2 Environmental performance of the apartment is maximised | <p>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p> <p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p> | <p>Yes.</p> | | | | | | | | | | |
| 4D – 3 Apartment layouts are designed to accommodate a variety of household activities and needs | <p>1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)</p> <p>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p> | <p>Yes</p> | | | | | | | | | | |

2040 Old Bar Road Apartment Design Guide – Compliance Table **Wednesday, 6 September 2023**



INTERNATIONAL

| Objective | Design Criteria | Compliance | | | | | | | | | | | | | | | |
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| | <p>3. Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments <p>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</p> | | | | | | | | | | | | | | | | |
| 4E – Private Open Space and Balconies | | | | | | | | | | | | | | | | | |
| <p>4E – 1</p> <p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p> | <p>1. All apartments are required to have primary balconies as follows:</p> <table border="1"> <thead> <tr> <th>Dwelling Type</th><th>Minimum area</th><th>Minimum depth</th></tr> </thead> <tbody> <tr> <td>Studio Apartments</td><td>4m²</td><td>-</td></tr> <tr> <td>1 bedroom</td><td>8m²</td><td>2m</td></tr> <tr> <td>2 bedroom</td><td>10m²</td><td>2m</td></tr> <tr> <td>3+ bedroom</td><td>12m²</td><td>2.4m</td></tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p> <p>2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m</p> | Dwelling Type | Minimum area | Minimum depth | Studio Apartments | 4m ² | - | 1 bedroom | 8m ² | 2m | 2 bedroom | 10m ² | 2m | 3+ bedroom | 12m ² | 2.4m | Yes |
| Dwelling Type | Minimum area | Minimum depth | | | | | | | | | | | | | | | |
| Studio Apartments | 4m ² | - | | | | | | | | | | | | | | | |
| 1 bedroom | 8m ² | 2m | | | | | | | | | | | | | | | |
| 2 bedroom | 10m ² | 2m | | | | | | | | | | | | | | | |
| 3+ bedroom | 12m ² | 2.4m | | | | | | | | | | | | | | | |
| 4E – 2 | Balconies are located adjacent to living rooms and both bedrooms. | Yes. | | | | | | | | | | | | | | | |

2040 Old Bar Road Apartment Design Guide – Compliance Table **Wednesday, 6 September 2023**



INTERNATIONAL

| Objective | Design Criteria | Compliance | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|-------------------|-----|-----------|-----|
| Primary private open space and balconies are appropriately located to enhance liveability for residents | | | | | | | | |
| 4E – 3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building | The elevations have long connecting forms over the 3 residential levels that highlight the balconies. | Yes. | | | | | | |
| 4E – 4 Private open space and balcony design maximises safety | All balconies have 1 metre high balustrades. | Yes. | | | | | | |
| 4F Common Circulation and Spaces | | | | | | | | |
| 4F – 1 Common circulation spaces achieve good amenity and properly service the number of apartments | 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 | Yes. NA. | | | | | | |
| 4F – 2 Common circulation spaces promote safety and provide for social interaction between residents | There is sufficient space in front of the lift on each floor for social interaction. | Yes. | | | | | | |
| 4G Storage | | | | | | | | |
| 4G – 1 Adequate, well designed storage is provided in each apartment | 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: | Yes. For 11 of the apartments, half of the storage requirement is provided in the apartment and half in the basement. 12 storage cages are provided in the basement of generous sizes. | | | | | | |
| | <table><tr><th>Dwelling Type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr></table> | | Dwelling Type | Storage size volume | Studio apartments | 4m³ | 1 bedroom | 6m³ |
| | Dwelling Type | | Storage size volume | | | | | |
| | Studio apartments | | 4m³ | | | | | |
| 1 bedroom | 6m³ | | | | | | | |
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2040 Old Bar Road Apartment Design Guide – Compliance Table Wednesday, 6 September 2023



INTERNATIONAL

| Objective | Design Criteria | | Compliance |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|
| | 2 bedroom | 8m ³ | |
| | 3+ bedroom | 10m ³ | |
| | | | |
| 4G- 2 Additional storage is conveniently located, accessible and nominated for individual apartments. | Additional storage is provided in the parking level at the end of the individual car spaces in caged storage areas. | | Yes. |
| 4H Acoustic Privacy | | | |
| 4H – 1 Noise transfer is minimised through the siting of buildings and building layout | Most apartments have opening windows to the east and west, with large setbacks of open space to provide acoustic privacy. | | Yes |
| 4H – 2 Noise impacts are mitigated within apartments through layout and acoustic treatments | Typically, bedrooms and bathrooms are accessed down hallways, not directly off the main living spaces. This helps to mitigate acoustic impacts within apartments. | | Yes. |
| 4J Noise and Pollution | | | |
| 4J - 1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings | The building is sited with its smaller end facing Old Bar Road, which is the only significant noise source in the area. | | Yes. |
| 4J – 2 Appropriate noise shielding or attenuation techniques for the building design, construction | It is anticipated that the building will be a concrete structure, which is a material that has inherent noise attenuation properties. Additionally compliance will be required with acoustic performance. | | Yes |

2040 Old Bar Road Apartment Design Guide – Compliance Table Wednesday, 6 September 2023



INTERNATIONAL

| Objective | Design Criteria | Compliance |
|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| and choice of materials are used to mitigate noise transmission | | |
| Configuration | | |
| 4K Apartment Mix | | |
| 4K – 1 A range of apartment types and sizes is provided to cater for different household types now and into the future | There are a variety of 2 bedroom layouts available in the apartment building. This forms part of the overall variety of residential product in a largely homogeneous locality. | Yes. |
| 4K – 2 The apartment mix is distributed to suitable locations within the building | As apartments are considered as a part of the overall development, they have been sighted in the correct location. | Yes. |
| 4L Ground Floor Apartments | | |
| 4L - 1 Street frontage activity is maximised where ground floor apartments are located | The ground floor apartments have gates to the western street side, which adds activity to this frontage. The common landscaped area provides an opportunity for social interaction within the community. | Yes. |
| 4L – 2 Design of ground floor apartments delivers amenity and safety for residents | The ground floor apartments have gates to the western street side, which good sight lines from the apartments. | Yes. |
| 4M Facades | | |
| 4M – 1 Building facades provide visual interest along the street while respecting the character of the local area | The long elevations of the building are set well back from the streets and are visible from the minor internal roads. The elevation from Noroy Place provides great contrast and interest with the height and adjacent open space. | Yes. |

2040 Old Bar Road Apartment Design Guide – Compliance Table Wednesday, 6 September 2023



INTERNATIONAL

| Objective | Design Criteria | Compliance |
|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 4M – 2 Building functions are expressed by the façade. | There is also a strong division of the building into 4 bays, which is then overlayed with the prominent balcony elements. | Yes. |
| 4N Roof Design | | |
| 4N – 1 Roof treatments are integrated into the building design and positively respond to the street | The roof treatment allows for the single orientation apartments to have clear storey windows to achieve cross ventilation. | Yes. |
| 4N – 2 Opportunities to use roof space for residential accommodation and open space are maximised | There is significant open space at ground level for communal interaction and the roof is dedicated to services and access to windows for ventilation of specific apartments. | NA. |
| 4N – 3 Roof design incorporates sustainability features | Roof has space for solar PV cells and solar water heater panels. | Yes. |
| 4O – Landscape Design | | |
| 4O – 1 Landscape design is viable and sustainable | Refer to separate landscape | |
| 4O – 2 Landscape design contributes to the streetscape and amenity | | |
| 4P Planting on structures | | |
| 4P – 1 Appropriate soil profiles are provided | | |
| 4P – 2 | - | |

2040 Old Bar Road Apartment Design Guide – Compliance Table **Wednesday, 6 September 2023**



INTERNATIONAL

| Objective | Design Criteria | Compliance |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Plant growth is optimised with appropriate selection and maintenance | | |
| 4P – 3 Planting on structures contributes to the quality and amenity of communal and public open spaces | There is no planting on structures as there is significant planting areas at grade. | NA. |
| 4Q Universal Design | | |
| 4Q – 1 Universal design features are included in apartment design to promote flexible housing for all community members | The building has lift access from parking to apartment and balconies on the same level as living spaces. The design allows for future adjustment of details to allow for changing lifestyles. | Yes. |
| 4Q – 2 A variety of apartments with adaptable designs are provided | Only two adaptable apartments have been provided on different levels. | Yes. |
| 4Q – 3 Apartment layouts are flexible and accommodate a range of lifestyle needs | The living, dining and kitchen are open plan in all apartments allowing for flexibility in furnishing. Some apartments have additional | Yes. |
| 4R – Adaptive Reuse | | |
| 4R – 1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place | | NA. |
| 4R – 2 Adapted buildings provide residential amenity while not precluding future adaptive reuse | | NA. |

2040 Old Bar Road Apartment Design Guide – Compliance Table **Wednesday, 6 September 2023**



INTERNATIONAL

| Objective | Design Criteria | Compliance |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 4S Mixed use | | |
| 4S – 1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement | | NA. |
| 4S – 2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents | | NA. |
| 4T Awnings and signage | | |
| 4T – 1 Awnings are well located and complement and integrate with the building design | There is an awning over the entry to the apartments building. | Yes. |
| 4T – 2 Signage responds to the context and desired streetscape character | Building signage is indicated on the elevation, discretely located on a stone wall. | Yes. |
| Performance | | |
| 4U Energy Efficiency | | |
| 4U – 1 Development incorporates passive environmental design | Significant overhangs to the east and west shade the balcony and external walls to minimise heat gain. Other windows to the north have shaded hoods to | Yes. |
| 4U – 2 | It is envisaged that the building is constructed with a concrete floor and roof slabs. These act as heat sinks+ to modulate the temperature. | Yes. |

2040 Old Bar Road Apartment Design Guide – Compliance Table Wednesday, 6 September 2023



INTERNATIONAL

| Objective | Design Criteria | Compliance |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer | | |
| 4U – 3 Adequate natural ventilation minimises the need for mechanical ventilation | The design achieves the requirements for cross ventilation and the single oriented apartments have wide frontages with variable setbacks to encourage air movement. | Yes. |
| 4V – Water Management and Conservation | | |
| 4V – 1 Potable water use is minimised | The stormwater detention has a retention system that enables the reuse of rainwater for landscape irrigation. | Yes. |
| 4V – 2 Urban stormwater is treated on site before being discharged to receiving waters | A stormwater detention system has been incorporated in the design. | Yes. |
| 4V – 3 Flood management systems are integrated into site design | The building has been sited at the top of the hill to reduce the likelihood of flooding. | Yes. |
| 4W – Waste Management | | |
| 4W – 1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents | The garbage collection is located at ground level in an enclosed room. Bins will be moved out to the street kerb on the nominated nights and returned to the room the next morning. | Yes. |
| 4W – 2 Domestic waste is minimised by providing safe and convenient source separation and recycling | A garbage room is located on each residential floor level with space for recycling and waste bins. | Yes. |
| 4X – Building Maintenance | | |

2040 Old Bar Road Apartment Design Guide – Compliance Table Wednesday, 6 September 2023



I N T E R N A T I O N A L

| Objective | Design Criteria | Compliance |
|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 4X – 1 Building design detail provides protection from weathering | Windows are designed with hoods to keep weather off the face of the window/wall junction. | Yes. |
| 4X – 2 Systems and access enable ease of maintenance | The majority of windows are accessible from balconies, which makes cleaning and maintenance an easier process. The roof is accessible for services maintenance. | Yes. |
| 4X – 3 Material selection reduces ongoing maintenance costs | Concrete floors and roof are long lasting. External walls are lightweight FC, mostly with through colour. This reduces the requirement for repainting at high level. | Yes. |

2040 Old Bar Road Apartment Design Guide – Compliance Table Wednesday, 6 September 2023



Tuesday, 31 October 2023

General Manager
Mid Coast Council
4 Breese Parade
FORSTER NSW 2430

**DA 2022 / 0847 – SUBDIVISION AND MULTI RESIDENTIAL HOUSING - STAGED
SEPP65 CERTIFICATION**

I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the Architects' Act 2003 as defined in Clause 3 of the Environmental Planning & Assessment Regulation 2000.

I directed the design of the Residential Flat Buildign in the development stated above and I confirm that the design and documentation achieves the design quality principles set out in Part 2 of the State Environmental Planning Policy No: 65 – Design Quality of Residential Flat Development.

Regards

A handwritten signature in black ink, appearing to read "Milton Lloyd", followed by a long horizontal flourish.

Milton Lloyd
Registered Architect 7960
Principal and Director
Mijollo International Pty. Ltd.