**Attachments B & C- *Compliance Tables***

*-* *Attachment B – ADG Compliance table*

*- Attachment C- WLEP & WDCP Compliance table*

Application: DA/882/2021 (PAN -125315) PPSHCC-86– Central Coast

Address: 19 Bias Avenue and 1 Harbour Street Bateau Bay (known as Nareen Gardens)

Proposal: Seniors Housing Development comprising demolition works, construction of a residential care facility (RACF) with independent living units (ILU’s) with associated on-site support services and communal facilities, car parking, landscaping, and other ancillary works under SEPP (HSPD) 2004.

***Attachment B*** - ***Apartment Design Guide – Compliance Table***

|  |  |  |
| --- | --- | --- |
| **Guidelines** | **Considerations** | **Comment** |
| Apartment type | A combination of perimeter block apartments, tower apartments and courtyard apartments in “one” building. | - 6 x buildings (up to 4 storey) in garden setting utilising internal road network. |
| Building Height | Complies with Council’s height controls | SEPP (HSPD) prevails |
| Floor Space Ratio | Complies with Council’s FSR controls | Complies with SEPP (HSPD) |
| Building Depth | 12-18m glass to glass | Generally, complies |
| Building Separation | Minimum separation distances for buildings are: *Up to four storeys (approximately 12m):* * 12m between habitable rooms/balconies
* 9m between habitable and non-habitable rooms
* 6m between non-habitable rooms
 | CompliesBlock 1 - Block 3: 12.6 mBlock 3 - RACF: 13.1 mBlock 1 - Block 2: 20.7 mBlock 2 - Block 5: 12.16 mBlock 5 - Block 6: 12.49 m |
| **Guideline objective** | **Design Criteria and Guidance** | **Comment** |
|  |
| **Orientation*** Building types and layouts respond to the streetscape and site while optimising solar access within the development.
* Overshadowing of neighbouring properties is minimised during mid-winter
 | Buildings along the street frontage define the street & include direct access from street. Street frontage east or west – rear buildings oriented to north.Street frontage north or south, minimise overshadowing & buildings behind street frontage be oriented to the east and west. | - Development relies on internal road network, minimal impact on existing roads.- Relation of buildings to internal “streets” create “village” within existing residential zone- Built form orientated to gain maximum solar access to living areas. Building separation maximizes solar access to units & open spaces.- Overshadowing is minimal to adjacent development and building heights adjacent to eastern boundary (2 storey) and setbacks exceed DCP. |
| **Public Domain Interface**  | Transition between private and public domain is achieved without compromising safety and security. Amenity of the public domain is retained and enhanced | Private, public, community and private areas of buildings have been defined and managed. There are landscaped buffer zones between residential private spaces and external public spaces. Landscapingadjacent residents are low level to provide passive surveillance.Minimal roads and dedicated footpaths provide ease of pedestrian movement between public and private areas. The general public cannot access private areas.The development remains open to the adjacent community. There are substantial landscaping areas throughout the site, including pathways leading to pocket parks. |
| **Communal and public open space** | Communal Open Space (COS):-* 25% of the site
* 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 & 3 pm on 21 June (mid-winter).
* Solar access should be provided year-round along with protection from strong winds.
* A minimum dimension of 3m.
* Co-located with deep soil areas
* Direct, equitable access provided to COS areas from common circulation areas, entries and lobbies
* COS incorporate some of the following:

• seating for individuals or groups• barbecue areas• play equipment or play areas• swimming pools, gyms, tennis courts or common rooms* Visual impacts of services (ventilation, duct outlets, carpark exhaust electrical substations and detention tanks) should be minimised.
* COS be readily visible from habitable rooms and private open space areas.
* COS be well lit
* Range of recreational activities should be provided for people of all ages.
* Boundaries should be clearly defined between public open space and private areas
 | Complies26% (9942m²) of the site area provided.At least 50% direct sunlight to the principal usable part of COS between 9am-1pm which is 4 hours. After 2pm more than 50% of the area is in shade midwinter.The COS is co-located with deep soil and has a minimum dimension of 5m and direct, equitable access provided to COS. Area for children, and family groups, with a range of activities available including BBQ areas, children’s playground, community gardens, and exercise stations. |
| **Deep soil zones** | * Min 7% of site
* Min dimension 3m (for sites under 1500m²)
 | Complies 28.7% (10,984m²) provided. |
| **Visual Privacy** | 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:Up to 12m (4 storeys):6m (habitable rooms)3m (non-habitable rooms)Note: Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out above) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping. | Generally, compliesADG recommended separation between buildings providedBlock 1 - Block 3: 12.6 mBlock 3 - RACF: 13.1 mBlock 1 - Block 2: 20.7 mBlock 2 - Block 5: 12.16 mBlock 5 - Block 6: 12.49 mHowever, the latest amendments include an internal separation distance between the newly created voids in Blocks 2 and 5 of 9m which is less than 12m apart. However, these units are dual aspect, and these windows are highlight windows and are considered satisfactory as this is not the primary aspect for these units. |
| **Pedestrian access and entries** | * Connects to and addresses the public domain
* Accessible and easy to identify.
* Large sites provide pedestrian links for access to streets and connection to destinations.
 | The proposal is satisfactory and complies. All building entries connect to pathways which lead to common space and the wider public realm. Cores line up with architectural element, forming clearly identifiable entrance points. The main entry to the site provides a walkable connection between the new “village” & the adjacent streets to the north and south of the site. This area then leads to public transport, & infrastructure such as shopping & medical facilities. |
| **Vehicle access** | Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes | Complies. The new internal roads have been kept to a minimum, providing direct access to parking & service areas. Pedestrians can move aroundthe site with minimal road crossings. |
| Bicycle and car parking | For developments in the following locations:* On sites that are within 800m of a railway station or light rail station in Sydney Metropolitan Area; or
* On land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre.

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 it the lesser.The car parking needs for a development must be provided off street. Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas. Direct, clearly visible and well-lit access should be provided into common circulation areas. A clearly defined and visible lobby or waiting area should be provided to lifts and stairs. For larger car parks, safe pedestrian access should be clearly defined, and circulation areas have good lighting, colour, line marking and/or bollards. Protrusion of car parks should not exceed 1m above ground level. | The site is not land within 800m of a rail station of land zoned B3 or B4 or within a regional centre. Car Parking Spaces provided exceeds the requirements of theSeniors SEPP with 155 car spaces provided for the ILU’s.Parking for a Community Bus, Ambulances, motorcycles, bicycles, and mobility scooters have been provided. The resident parking areas are safe, with a security access system. There is no underground parking. Major parking areas are screened. Soft landscaping has been provided adjacent on grade parking for visitors. Ground floor parking is bounded by a mix of solid walls, perforated screens, landscaping and Ground Floor Apartments.Each building includes a clearly defined and identified foyer that services a maximum of 6 units per floor. |
| Solar & Daylight Access | * Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
* In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am and 3pm at mid-winter.
* A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter
 | Complies70% of all units (126 units out of 180 units) receive 3 hours of direct sunlight midwinterOnly 4% of apartments received little to no direct sunlight mid-winter. |
| Natural Ventilation | 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.Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line | Complies as some units include the provision of openable skylights to all roof units. There is no cross over apartments. |
| Ceiling Heights | Ceiling height achieves sufficient natural ventilation and daylight access. Ceilings are to comply with minimum ceiling heights set out under 4C-1. | CompliesAll habitable rooms are to have 2.7m ceilings.All non-habitable rooms are to have 2.4m ceilings. There a no 2 storey apartments. |
| Apartment size & layout | The layout of rooms within an apartment is functional, well organized and provides a high standard of amenity.* Apartments are required to have the minimum internal areas as set out under 4D-1.

additional bathroom 5m² 4th bedroom and further bathroom – extra 12m² * 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.

Environmental performance of the apartment is maximised.1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height.2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.Apartment layouts are designed to accommodate a variety of household activities and needs.The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts | CompliesLayout of rooms is functional, articulated to make best use of the design’s character and provide a high standard of amenity. All units have been designed to be accessible, and follow Uniting’s Design Guidelines, which provide a high standard of amenity.The unit sizes comply with the minimum areas for the number of bedrooms. All habitable rooms have operable windows in excess of the 10% minimum requirement.5.15m max depth (for single room) from closest window is achieved in most cases. Some rooms have been extended to gain direct solaraccess.Layouts are compact but flexible.There are no cross over or cross through apartments. |
| Private Open Space & Balconies | All apartments are required to have primary balconies with minimum area and depth as set out under 4E-1.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. | Complies. All balconies and courtyards within the block buildings meet the minimum dimensions and minimum areas. However, a number of units within the Assisted Living Units on Level 3 of the RACF do not strictly comply with the required minimum area. A condition will be recommended requiring compliance be achieved for these balconies prior to issue of the CC. |
| Common circulation & spaces | Maximum number of apartments off a circulation core on a single level is 8.For buildings of 10 storeys and over, the maximum number of apartments sharing a lift is 40 | Generally, complies. There are 12 units per level with 2 lift cores with a door situated midway between the lift cores. Although this does not strictly comply were the door to be unsecured and open, this arrangement is needed to allow for staff to readily travel between units to provide care services. This is considered satisfactory as it is understood that suitable security will be in place and the site is to be centrally managed unlike typical RFB’s and the common circulation spaces will promote safety and social interaction between residents.  |
| Storage | Adequate, well designed storage is provided in each apartment. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is to be provided as setout under 4G-1. * At least 50% of the required storage is to be located within the apartment.

Additional storage is conveniently located, accessible and nominated for individual apartments. | Complies.All apartments are provided with storage external to kitchens and bedrooms and will also have access to storage areas at the ground level that comply with the minimum areas.  |
| Acoustic Privacy | Noise transfer is minimised through the siting of buildings and building layout. Noise impacts are mitigated within apartments through layout and acoustic treatments. | Complies. The potential for future noise impacts has been considered in the design and layout for each dwelling. The development will comply with the minimum sound insulation ratings between various occupancies specified under the NCC.  |
| Noise Pollution | In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings. Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission. | Complies. The site does not adjoin a main road or rail line or other potentially noisy environment. A noise impact assessment has been prepared to address potential noise impacts associated with the proposal. |
| Apartment mix | A range of apartment types and sizes is provided to cater for different household types now and into the future. The apartment mix is distributed to suitable locations within the building. | Complies. The development includes a mix of individual apartments (1, 2 & 3 Bedrooms) and Residential Aged Care with individual rooms. There are different apartment types which further vary the design and layout of these units. |
| Ground floor apartments | Street frontage activity is maximised where ground floor apartments are located. Design of ground floor apartments delivers amenity and safety for residents. | Complies. The amended plans included ground floor units to all blocks to better activate the areas at ground level around the buildings. Ground Floor apartments are able to be seen by other residents for passive surveillance. Landscaping has been used to provide privacyfrom adjacent pedestrian pathways |
| Facades | Building facades provide visual interest along the street while respecting the character of the local area. Building functions are expressed by the façade. | Complies. The facades use a minimal palette consistent with modern coastal architecture and sits comfortably with the newer residences in the precinct. The facades are articulated with a mix of balcony balustrade details (solid and glazed), building recesses, and screening. |
| Roof Design | Roof treatments are integrated into the building design and positively respond to the street. Opportunities to use roof space for residential accommodation and open space are maximised. Roof design incorporates sustainability features. | Complies. Roofs are metal deck at a very low pitch which minimises the visual impact. The use of roof spaces is not proposed. PV panels incorporated into roof design. |
| Landscape Design | Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. | Complies. The landscape design and species selection is comprehensive makes intelligent use of native species for all garden spaces, and in accordance with council guidelines. The proposed landscape design is an integral part of the development. Careful consideration of the existing and new streetscapes has been behind design decisions. Where possible existing trees have been retained, with new trees integrating with the existing. Landscaping has been used to define community spaces, and privacy screening for neighbours. |
| Planting on structures | Appropriate soil profiles are provided. Plant growth is optimised with appropriate selection and maintenance. Planting on structures contributes to the quality and amenity of communal and public open spaces | Complies. The landscape plan includes satisfactory planting on structures for the RACF building. The raised planters in the courtyards are to provide privacy between common areas and private areas and will be planted with suitable shrub species and will include a minimum of 500mm-600mm light weight soil media to promote plant growth. |
| Adaptive Reuse | New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place. Adapted buildings provide residential amenity while not precluding future adaptive reuse. | N/A |
| Mixed use | Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement. Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents. | Complies. The mix of uses on the site is for the provision of a range of aged care services and housing options for seniors residents.The interconnection of pathways and community open spaces provide an active internal “street” which provides ease of movement. |
| Universal design | Universal design features are included in apartment design to promote flexible housing for all community members. A variety of apartments with adaptabledesigns are provided. Apartment layouts are flexible and accommodate a range of lifestyle needs. | Complies with the provisions of the SEPP. The apartments are 100% adaptable and there is a range of apartment layouts to suit a range of lifestyle needs. |
| Energy Efficiency | Development incorporates passive environmental design. Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer. Adequate natural ventilation minimises the need for mechanical ventilation. | Complies subject to conditions. The proposal has been designed to incorporate passive solar design and good thermal qualities. Living area windows have been located on the outer most walls of the units to maximise solar access. |
| Water Management & Conservation | Potable water use is minimised. Urban stormwater is treated on site before being discharged to receiving waters. Flood management systems are integrated into site design. | Complies. Water efficient appliances, fittings and fixtures will be installed in compliance with the BASIX assessment throughout the development. No on-site rainwater tank is proposed. |
| Waste Management | Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents. Domestic waste is minimised by providing safe and convenient source separation and recycling. | Complies. Waste storage rooms are included within all buildings except for Block6 and a central collection point for the ILU’s. Satisfactory waste storage and collection arrangements are proposed.  |
| Building Maintenance | Building design detail provides protection from weathering. Systems and access enable ease of maintenance. Material selection reduces ongoing maintenance costs. | Complies. Materials selection specified are robust and durable. |

***Attachment C******- WLEP and DCP Planning Controls Compliance Table***

**Application No**. DA/882/2021 (PAN -125315) PPSHCC-86– Central Coast

**Description of Land:** 19 Bias Avenue & 1 Harbour Street Bateau Bay

**Proposed Development** Seniors Housing Development comprising demolition works, construction of a residential care facility (RACF) with independent living units (ILU’s) with associated on-site support services and communal facilities, car parking, landscaping, and other ancillary works.

**Zoning** R1 and R2 under Wyong LEP 2013

|  |
| --- |
| **Numerical Compliance Table (Relevant controls)** |
| **Control** | **Proposed** | **Required** | **Compliance** |
| **Site Area -**19 Bias Ave (R1 zone)1 Harbour Street (R2 zone) | 38,240m² (total)37,617m² 623m²  | --- | - |
| **Height** R1 zoned landR2 zone (part Block 6)1 Harbour Street | 16.4m (RACF) 12.33m (Block 1)11.85m (Block 2) 15.19m (Block 3) 11.02m (Block 5) --9.75m (Block 6) (floor to ceiling height is 7.87m)  | Ceiling height (R1) 7m and 2 storeys (DCP) for RFB.Max 10m building height for dwelling house (DCP)-Max 8m height (SEPP)but not standards | SEPP (HSPD) prevails and does not limit maximum height in the R1 zone.Yes, complies with SEPP. |
| **FSR** - RACF\*- ILU\*\*(1 Harbour St site excluded)FSR (1 Harbour St only) | 0.87:1 (total)1:1 0.81:10.42:1 | -1:1 for RACF (SEPP)0.6:1 (WDCP) plus0.5 bonus (SEPP HSPD = 1.1:10.5:1 | Yes |
| **Gross Floor Area*** RACF\*
* ILU\*\*

R1 zoneR2 zone (part Block 6)On-site Support services | 33,265m² (total) 12,484m² 20,781m²  33,002m²263m²451m² (excluded from FSR) | -As dictated by the above FSR maximums under SEPP (HSPD) | Yes |
| **Building setbacks minimum**(DCP Ch 2.4)Front * Bias Ave
* Altona Ave

Eastern Side - (Lakin St lots)Western Side –(Saltwater Ck)Northern Side(adjoins other Council easement and RACF) | ----ILU Block 6:9.9m (ground)8.17m (L1)-ILU Block 2:6.6m-16.7m (ground)7.7m-16.6m (L1)9.1m-19m (L2)-ILU Block 1:8m-10.8m (ground)6.9m- 9.8m (L1)10m-13m (L2)-ILU Blocks 2 & 5 9m (ground)9.5m terrace (L1)14.7m building (L1)14.6m (L2)12.9m roof (L2)-ILU Block 6 (east)6.2m-14m(ground)6.2m- 13.5m(L1)-ILU Block 1 (west)18m-21m (all 3levels)ILU Block 3 (west)18m-23m (all 4levels)-RACF (west)20m-44m(all 4levels)-RACF (north)9.6m-23m(all 4levels)- | -----6m (2 storey)6m (2 storey)--7.5m (3+ storey)7.5m (3+ storey)7.5m (3+ storey)--7.5m (3 storey)7.5m (3+ storey)7.5m (3+ storey)--6m6m6m6m6m--4.5m4.5m--6m-6m-6m--6m- | -----YesYes--No, 12%YesYes--YesNo, 8%Yes--YesYesYesYesYes--YesYes--YesYesYes--Yes--Yes- |
| **Site coverage (soft/natural landscaping)**All Landscaped Area (DCP Ch 2.4 - Cl.3.2 & 6.2.1) | 17260m² (soft landscaping) | Min 25% of site at ground level (9560m²) | Yes |
| **Deep soil planting** **- DCP Ch 2.4 -** (ie.50% of the required soft landscaped area)**- SEPP 65 ADG** - 7% site areaand 3m min dimension | 10,984m² (deep soil)28.7% of site area | DCPMin 4780m² (50% of 9560m²) or 12.5% siteADG2676.8m² (7% site) | Yes |
| **Affordable units** | 23 units (12%) | 10% (18 units)  | Yes |
| **Parking (SEPP - HSPD)**- RACF\*- ILU\*\* Residential     | 263 spaces-70 RACF staff20 RACF visitor1 Ambulance--133 spaces:-Block 1 - 27 spaces-Block 2 - 28 spaces-Block 3 -35 spaces-Block 5 - 28 spaces-Block 6 - 15 spaces22 ALA/ILU resident-4 Ambulance18 visitor spaces | SEPP - Min 88 spaces-RACF = 52 spaces1space/10 beds (16 spaces) & 1space/2 staff (35 spaces)1 ambulance**-**ILU’s =36 spaces1 space/5 dwellings for social housing provider----Not specifiedNot specified | Yes |
| **Parking (WDCP)****Dwelling Units (180)**1 Bedroom (71)2 Bedroom (71)3 Bedroom (38)Visitor-**Residential Care facility** | 263 spaces155 spaces---18 spaces4 ambulance spaces20 spaces70 spaces1 Ambulance space | 213 spacesWDCP(71) 1 space (1 Bed)(85) 1.2 space (2 Bed)(57) 1.5 space (3 Bed)(36) 1space/5 units-(32) 1 space/5 Beds PLUS(35) 1 space/2 staffPLUS adequate spaces to be provided for staffService Requirements including Ambulance – 2 spaces | SEPP prevails |
| Enclosed spaces (residential) | 133 ILU covered spaces 22 covered spaces for LILU/ALA residents 17 covered RACF visitors | WDCP Min 1 enclosed space/dwelling | SEPP prevails |
| Visitor Parking (WDCP) | 38 spaces-18 residential visitor -20 RACF visitor | 1 space/5 units (180 units =36 spaces) Not required under SEPP  | SEPP prevails |
| - Washbay space (visitor)- Accessible spaces ILU- Accessible spaces RACF- Motorcycle parking- Bicycle parking- Caravan- Bus Parking- Ambulance bay- Scooter parking- Loading Dock | 2 spaces (B2 &B5)15 accessible ILU’s4 accessible RACF6 motorcycle spaces11 bicycle spaces2 caravan spaces1 bus space5 ambulance spaces Provided at RACF entry1 loading dock RACF1 loading area waste | 1 wash bay spaceMin 1 accessible visitor- 1 mc space/50 spaces1/3 dwellings (30)--1 of 2 service spacesNot required2 of 2 service spaces required | YesYesYesYesNo --YesYesSatisfactory-conditions |
| Parking spaces design (SEPP-HSPD) | 15 accessible spaces for the ILU’s (including 6 spaces having a space dimension of 3.8m and 9 spaces designed in accordance with AS 2890.6 (2009) with a shared space). | Dimensions to comply with AS28905% parking widened to 3.8m | No, Clause 4.6 provided |
| Car park design | Complies | To enter & exit in a forward direction | Yes |
| **Cross Ventilation****(SEPP 65)** | 60% | 60% of units to be naturally cross ventilated. | Yes, subject to conditions requiring openable skylights to be installed on the rooftop units. |
| **Solar access for proposed dwellings (internal)****(DCP Ch 2.4 & ADG)** | 70% of all units (126 units out of 180 units) receive 3 hours of direct sunlight midwinter | 70% of apartments receive 3 hours direct sunlight between 9am - 3pm mid-winter. In dense urban areas a minimum of 2 hours. | Yes |
| **Solar access for existing adjoining dwellings (external)****(DCP Ch 2.4)** | 75% of the POS of adjoining dwellings receive 3-4hrs solar access btn 10am-2pm midwinter | 75% POS of adjoining dwellings to receive 3hrs solar access btn 9am-3pm midwinter | Yes |
| **Max dwellings with a southerly aspect (DCP Ch.2.4)** | 6 units (3%) have a southerly aspect only. There are also 2 more units that don’t receive any sunlight. These are all the ALA’s on Level 3 of the RACF building. This represents 4% (8) of units that receive no direct sunlight between 9am-3pm midwinter. | DCP- Max 10% (18) dwellings with a southerly aspect (DCP)ADG - A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter. | Yes |
| **Separation distances for visual privacy** (external)between on site & external building/s)**Up to 4 storeys****(DCP Ch2.4 and ADG)** | Blocks 2 & 5 comply. 9.2-11.7m between habitable room (bedroom Block 6) and habitable room (kitchen window 9.2m and a living area window 11.7m at 1A Harbour Street) but complies with 6m to the boundary under the ADG. | •12m between habitable rooms/ balconies (DCP) ADG is 6m separation • 9m btn habitable and non-habitable rooms (DCP)• 6m between non-habitable rooms (DCP) ADG 3m separation. | Complies for Blocks 2 & 5 except Block 6(23% variation) but overlooking addressed by other means |
| **Separation distances for visual privacy** (internally)**Up to 4 storeys** | Block 1-Block 3: 12.6 mBlock 3-RACF: 13.1 mBlock 1-Block 2: 20.7 mBlock 2-Block 5: 12.16 mBlock 5-Block 6: 12.49 m | ADG6m (12m combined)9m (18m combined) | Complies |
| **Units accessible from a single core (SEPP 65)** |  10 units in the ALA’s in the RACF building (L3)12 units in the ILU’s Blocks | Max 8 units | No 33% variation |
| **Private open space****- Balconies** (ADG & DCP Ch 2.4)**:*** Min dimension
* Directly accessible from living area
* Min grade
* Solar access
* Min area

**- Courtyards (DCP Ch 2.4 &ADG)*** Min dimension
* Directly accessible from living area
* Min grade
* Solar access
* Min area
 | ---2m/2.4m Yes-1:14Complies10m² (ALA units conditioned to comply)---3mYes-1:14Complies15m² | ---2m (DCP) ADG 2.4/2mAdjoining living area-1:14 Rec 3 hours mid-winter10m²/ 2 bed dwelling12m /3 bed dwelling--4.5m (DCP) 3m (ADG)Adjoining living area-1:14Rec 3 hours mid-winter15m² (ADG) & 45m² (DCP) | Yes, subject to conditions. All balconies and courtyards within the block buildings comply but a some balconies to the ALA units in the RACF do not comply with the minimum area. Compliance will be conditioned to be achieved for these balconies prior to issue of the CC. |
| **Communal Open Space** **DCP Ch.2.4*** Min 10m²/dwelling
* Min dimension
* Min 3hrs solar access

**SEPP 65** **ADG** - 25% site area- 3m min dimension- Solar access | 26% (9942m²)Behind building line9942m²Min 5mComplies --26% (9942m²)5m50% direct sunlight to principal usable part for 4 hours midwinter | 25% site area (9560m²)Not in front setback1800m² (10m²/unit) Min 5m75% of area-25% site area (9560m²)3m50% direct sunlight to principal usable part for 2 hours midwinter | Yes |
| **Laundries (Ch 2.4)** | Internal laundry for each dwelling | 1/dwelling | Yes |
| **Façade articulation** | Satisfactory  | Max 10m length & 3m in height | Yes |
| **Storage (Ch 2.4)**1-2 bedrooms3 or more bedrooms**Storage (ADG)**2 bedroom3 bedroom (50% within apartment) | -3m²6m²-8m²10m²Complies  | -3m²6m²-8m³10m³50% | Yes |
| **Basix Certificate & Nathers (SEPP BASIX)** | Certificate provided and Basix assessment report and Nathers Group Certificate  | Certificate required | Yes |
| **Letterboxes** |  Complying with SEPP Schedule 3 | Required | Yes |
| **Variety of unit sizes** | ILU’s* 36 (1 Bed)
* 67 (2 Bed)
* 37 (3 Bed)

ALA units* 35 (1 Bed)
* 4 (2 Bed)
* 1 (3 Bed)
 | Mix of 1, 2, and 3 bedroom | Yes |
| **Waste room** (DCP Ch 2.4) | Central waste room provided within each building. No chute. Management move the ILU bins from the building to the pick up area. | Screened & integratedSeparate bin rooms-Chute required over 3 storeys with lift | No but waste arrangements satisfactory subject to conditions |

\*RACF – Residential Aged Care Facility

\*\*ILU – Independent Living Units

\*\*\*ALA- Assisted Living Apartments