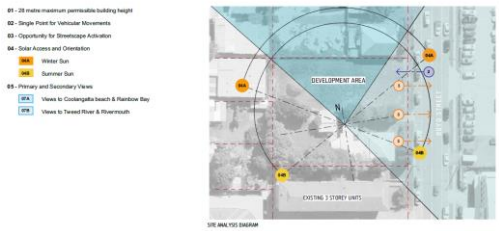
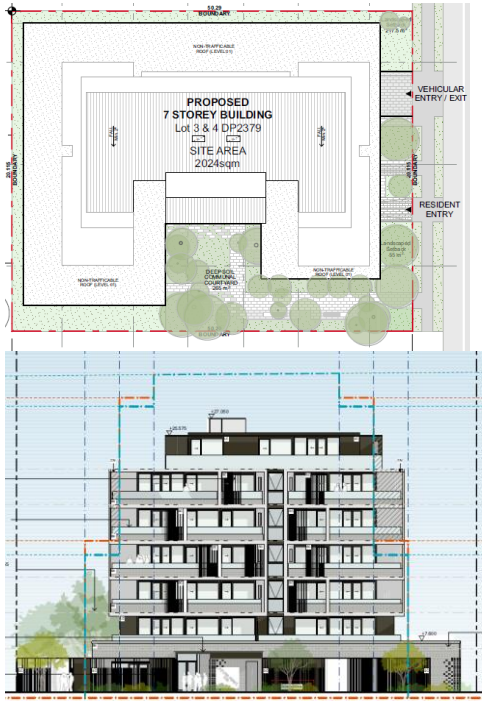
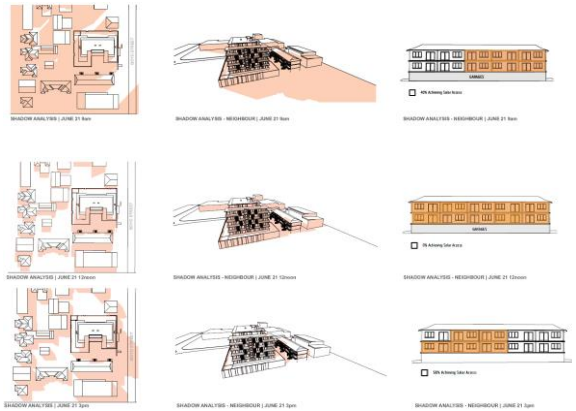
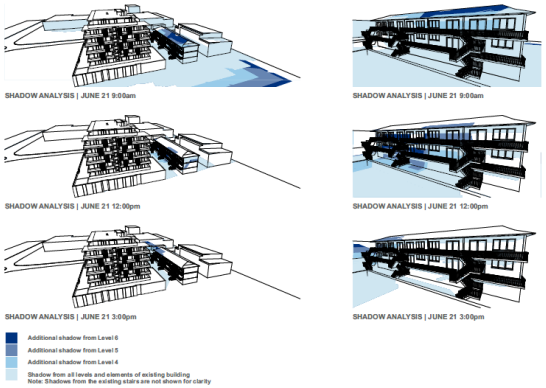
Development objectives	Assessment/Comment	Further information response/assessment comments
Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context ***Design guidance*** Each element in the Site Analysis Checklist should be addressed (see Appendix 1)	A site analysis has been submitted with the subject application which identifies the constraints and opportunities for the site. The SEE advises: *The site is located in a R3 Medium Residential Zone to the south of Tweed Heads Commercial Core. The city centre character area is defined as the Boat Harbour Precinct, which aims to make an entry statement with mixed-use development reflective of the maritime theme.* *As such, the design of the building responds to the desired future character of the area but the bulk and scale of the proposed building is broken down to respond sensitively to the opportunities and constraints of the existing surroundings.* Site Analysis 	-

Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development ***Design guidance*** Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1) Where the street frontage is to the east or west, rear buildings should be orientated to the north Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	The building is oriented towards the Boyd Street Road Reserve and offers both vehicle and pedestrian access to this elevation. The design includes side elevation balconies with small scale walkways adjacent accessible internal living spaces. These present as a wrapped outdoor living area and offer passive surveillance interaction with the streetscape. The building is set closest to the sites northern boundary includes a centralised common courtyard in an effort to massive cross ventilation and solar aspect and minimise overshadowing to the South. 	

Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter ***Design guidance*** Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access Solar access to living rooms, balconies and private open spaces of neighbours should be considered Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20% If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy Overshadowing should be minimised to the south or down hill by increased upper level setbacks It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	The subject site the South of the development is comprised of 10 residential units (on top of at grade garages). The Living areas and Private Open Space (no communal open space on site) for each unit is located along the site (37 Boyd Streets) Northern elevation (approximate 5.0m setback) Objective 3B-2 includes a number of design guidance's to minimise overshadowing of neighbouring properties. During the initial assessment of the subject application Council has noted that there was significant overshadowing. The following notes were of particular relevance to the proposed development and further detail was sought from the applicant. • *Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access* • *Solar access to living rooms, balconies and private open spaces of neighbours should be considered* • *If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy* • *Overshadowing should be minimised to the south or downhill by increased upper level setbacks*	The proposed development being a 23.95m/7 storey development results in overshadowing. At the request of Council via a formal request for information the applicant provided additional shadow analysis of the development at 30 minute intervals to enable further assessment of the development on the solar access of the adjoining site to the South. The submitted 30 minute shadow diagrams detailed that the living rooms and balcony spaces to 30% of the units will achieve a minimum of 3hrs sunlight during mid winter with 60% of the units achieving a minimum of 2hrs sunlight during mid winter. **Solar Access to Units** | Time	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Total
---	---	---	---	---	---	---	---	---	---	---	---
9:00	✓					✓					20%
9:30	✓					✓					20%
10:00	✓					✓					20%
10:30											0%
11:00											0%
11:30											0%
12:00					✓			✓		✓	30%
12:30					✓		✓	✓	✓	✓	50%
1:00					✓		✓		✓	✓	40%
1:30				✓	✓				✓	✓	40%
2:00				✓	✓	✓			✓	✓	50%
2:30			✓	✓	✓			✓	✓	✓	40%
3:00		✓	✓	✓	✓		✓	✓	✓	✓	80%
Total	**1.5 hrs**	**0.5 hrs**	**1.0 hrs**	**2.0 hrs**	**3.5 hrs**	**2.0 hrs**	**1.5 hrs**	**2.0 hrs**	**3.0 hrs**	**3.5 hrs**		 *Figure 1: Solar Access to unit - extract from CKDS Plans* The development does note meeting design guidance with this regard. THE ADG notes that achieving the design criteria may not be possible on some sites and where this is the case the development needs to *demonstrate how the constraints and orientation preclude the development meeting the design criteria and how the development meets the objective.*

	• *A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter* <u>Tweed Shire Council assessment comments:</u> Objective 3D does not apply as the adjoining site does not have any *Communal* or *public open space*. In accordance with the Design criteria for Objective 4A: 2. 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 midwinter 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter **Request for further information required:** The shadow plans submitted with the application do not demonstrate compliance with this control. The plans demonstrate units being unshaded at the beginning of a time interval (i.e. 9am) and then shadowed at the next time interval (i.e. 12.00 noon). To enable Council to understand/assess the complete impact in relation to shadow and solar access for the adjoining site to the south further detail is required. 1. Please submit to Council a shadow analysis at 30 minute intervals to enable further assessment of the development on the	The objective of the control is that the *overshadowing of neighbouring properties is minimised.* In response to this variation the following is advised: The development has an east facing front boundary. The adjoining site to the south was constructed in the 1970's and only allows for a 5.0m northern side setback in a R3 zone with a mapped height limit of 28.0m. A number of units within this adjoining residential development are currently significantly overshadowed by dense vegetation positioned along the site's southern boundary:  Due to the extent of this existing impact, the proposal does not significantly accentuate the existing level of overshadowing to the adjoining development to the south.

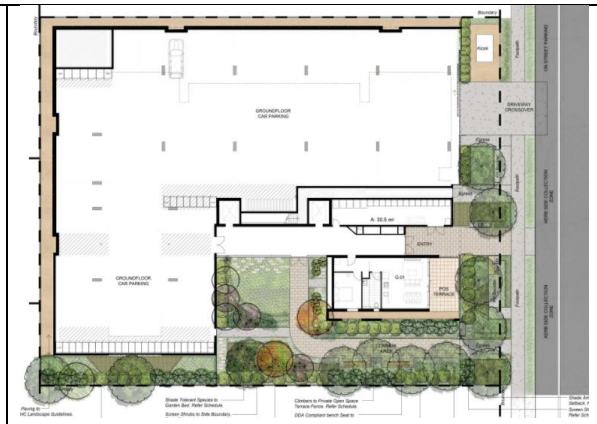
	solar access of the adjoining site to the South. The shadow plans should highlight the component of the proposed development which is resulting in the shadow being cast. The plans should also include an internal sun diagram for the units of southern development. *It was noted by Council that overshadowing of the adjoining southern development may be unavoidable regardless of building height, Setbacks etc. and that this site (37 Boyd Street) may be redeveloped in accordance with the current controls at a later point in time.* 	The development is largely compliant with the built form controls specified in the DCP. The development is significantly below the maximum permissible building height under the LEP which allows for buildings up to 28.0m/9-storeys in height. The submitted solar analysis plans have detailed that only minimal shadow is cast from levels 4 and above, with the bulk of the shadow due to the sites orientation being from the lower levels of the development (refer to attachment 2 – for more detail):  The "U" shape design of the proposed building, with its built form carved away at the south/west, is deliberate design element to both enhance solar amenity of the proposed development and an effort to enhance solar access to the adjacent residential building to the south. The proposed building's GFA amounts to only 62% of the allowable GFA under the LEP and only 52% under the bonus provisions of the

		Affordable Rental Housing SEPP (it is considered that these controls anticipate that a site would be developed in accordance with its prescribed building envelope, and overshadowing is unavoidable as a result of compliance with the built form controls, in this instance particularly due to the site's orientation to Boyd Street). The development is setback a minimum of 8.2m from the sites southern boundary with level 6 being setback 13.0m. Given the sites zoning and size - increasing the setbacks including the lower levels would make the proposed development of affordable housing potentially unviable (based on the shadow analysis plans a three (3) or four (4) storey development would result in overshadowing). Whilst it is noted that overshadowing does not comply the development is considered to be designed to minimise the extent of overshadowing based on the aforementioned points. Accordingly, meeting the objectives of the control. Additionally, the SEPP advises that a *maximum of 15% of apartments in a building receive **no direct** sunlight between 9am and 3pm at mid winter* The proposed development complies with this design guide as all units receive some natural sunlight during 9am and 3pm at mid winter.

Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security ***Design guidance*** Terraces, balconies and courtyard apartments should have direct street entry, where appropriate Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1) Upper level balconies and windows should overlook the public domain Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m Length of solid walls should be limited along street frontages Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • architectural detailing • changes in materials • plant species • colours Opportunities for people to be concealed should be minimised	The building is oriented to the east which is the Boyd Street frontage. The transition between the public and private domain is considered to not compromise safety and security. The development is generally at grade with the road level fronting the site ranging from 2.88m RL to 3.07m RL. The floor level of the development is proposed to be 3.1m. The development allows at ground level landscaping, screening, clearly identifiable entrances for vehicle and pedestrian. The submitted plans depict a screened security gate to prevent access to the parking for those non-residents (or guests of residents). The development is setback at the closest point approximately 4.0m. The ground floor unit allows for a setback of 4.2m to the POS area and 7.6m to the building line. The upper levels offer balconies and internal living areas which are oriented for passive surveillance of the Boyd Street area. The landscaping and omission of fencing at ground level encourages interaction between residents and the public whilst still identifying boundaries between public and private space. Additionally, the construction of pedestrian footpath within the road reserve will be required under any consent. The applicant's SEE advises the following: *The building presents to Boyd Street to the East. The single storey podium level has been designed to tie in with the scale of neighbouring residential developments and is activated by a ground floor unit and signified residential entry point. The*	-

ground floor car parking sleeves these areas with only the car park entry presenting to the street to maximse streetscape activation and retain the amenity of the public domain.

ATTACHMENT 3 – DA19/0865 - residential flat building comprising 40 units for social housing (NRPP)
33 Boyd Street TWEED HEADS



Objective 3C-2 Amenity of the public domain is retained and enhanced ***Design guidance*** Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided The visual prominence of underground car park vents should be minimised and located at a low level where possible Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels Durable, graffiti resistant and easily cleanable materials should be used Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • street access, pedestrian paths and building entries which are clearly defined • paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space • minimal use of blank walls, fences and ground level parking On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking		The development will result in the improvement of the Public domain. The development will be conditioned to provide a 1.2m footpath in the Road Reserve. Both the site plan and landscape plan demonstrate landscaped setbacks. Mail boxes are perpendicular to the front pedestrian access. The entrance is roofed with an awnining that is setback 1.8m from the boundary. Parking is via single 5.4m wide access way and is secured with a screened door for security and is considered consistent with other screening offered onsite and offers a level of visual interested and articulation of the front façade. Hydrant boosters are located in the front setback. Waste collection and all other storage and services are out of view. Ramping is minimised due to the ground levels.	

Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping ***Design criteria*** 1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 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) ***Design guidance*** Communal open space should be consolidated into a well designed, easily identified and usable area Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions Communal open space should be co-located with deep soil areas Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies Where communal open space cannot be provided at ground level, it should be provided on a podium or roof Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: • provide communal spaces elsewhere such as a landscaped roof top terrace or a common room • provide larger balconies or increased private open space for apartments • demonstrate good proximity to public open space and facilities and/or provide contributions to public open space		The nominated communal open space is co-located and easily identified and useable. The location is accessed via the foyer area and also by a gate at the front building line. The space complies with the minimum depth requirements of 3.0m. The area is at ground level and is comprised of the DSZ (which measures approximately 8.0m x 7.5m) The development seeks a minor variation to the minimum requirement of 25% of land area for communal space. The subject site has a total land area of 2024sqm. Accordingly, 25% of this equates to a requirement of 506sqm being required for communal open space. An extract from submitted landscape plan and the site plan with the communal open space area highlighted in red:	

Common Open Space Areas:

The common open space area of this development will be located on the ground floor for communal use by all residents of this residential flat building development.

The landscape intent for the common space terrace areas will include the following:

- Shade/amenity tree planting in deep soil zones (where practical)
- Passive recreation areas such as break-out spaces, small paved courtyards for activities such as meditation, functions and communal barbeques etc.
- Furniture elements that include fixed park seats & DDA Compliant Table Settings,
- Common open space areas to be located in areas that provide suitable solar access
- Buffer planting to provide a physical separation between private open space terrace areas and common open space terrace areas.
- Garden Beds to be minimum 1000mm and (permeable) paving to boundary where distance to building is less than 1500mm as per LAHC Landscape Guidelines.

The area highlight red above equates to 261sqm which is approximately 13% with an additional 165sqm (8%) of landscaped area within the setback to Boyd street, resulting in a total of 21% and a slight variation to the required 25%.

Additionally it is noted that the development does not achieve a minimum of 50% direct sunlight to the communal open space area for a minimum of 2 hours at June 21.

The ADG advises that where developments cannot meet the design criteria they should:

- Provide communal spaces elsewhere such as roof top terrace or a common room.

	The proposed development does not include for any roof top terrace communal space. • Provide larger balconies or increase POS areas *Larger balconies and private open space to all units have been provided for increased amenity and solar access for residents.* • Demonstrate good proximity to public open space and facilities and/or provide contributions to public Open space. *Below is a 450m/5 minute pedshed. Within a 5 minute walk from the site is a large RE – Recreation area, the Wharf area and a smaller scale public park near the Terranora inlet.*  The development is located within the Tweed CBD area. The development has demonstrated that the site is within an acceptable distance (5	

	minutes' walk) to a range of formal and informal public open spaces. The development provides compliant solar access for the proposed dwellings and their associated POS. The variation with this regard is not considered to warrant refusal as the development meets the allowances to the ADG controls: The site is located within an R3, 28 storey development area. The location of the communal open space to the south, whilst not ideal for solar access to the area minimises overshadowing to the adjoining site to the south and increases opportunity for the development to comply with the solar access requirements for the units and their private open space areas.	

Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting ***Design guidance*** Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: • seating for individuals or groups • barbecue areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	The submitted landscape and site Plan and site plan detail landscaping and bench seating for individuals. The applicant's SEE advises the following: *The communal space has been scaled appropriately to the proposed development site and provides opportunities for passive visual amenity by the residents as they circulate throughout the development. The proposed landscaping was designed for active use by the residents as well with the provision of seating areas, sheltered areas, gardening and bbq facilities.* <u>TSC initial assessment comments:</u> The SEE advises *"the communal space has been scaled appropriately to the proposed development site and provides opportunities for passive visual amenity by the residents as they circulate throughout the development. The proposed landscaping was designed for active use by the residents as well with the provision of seating areas, sheltered areas, gardening and bbq facilities".* Upon review of the submitted Plans and Landscaping Plan no detail is included which details sheltered areas or BBQ facilities. **Request for further information:** Please provide a further response with this regard. This may include amended site and landscape plans which demonstrate that the communal open space area will be designed to allow for range of use/activities.	Amended plans have been submitted detailing seating areas with several tables and benches included within the centralised space with connection to the lawn area. The applicant's response advises that by locating the seating and open lawn area in this central space there is a strong connection to the entry foyer for surveillance and usability. Additionally the applicant has advised that the NSW LAHC generally do not provide BBQ facilities as part of their facilities due to ongoing issues that have been experienced on past projects. For this reason, BBQ facilities have not been included within the revised plans. The development is acceptable with this regard.

Objective 3D-3 **Communal open space is designed to maximise safety** ***Design guidance*** Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: • bay windows • corner windows • balconies Communal open space should be well lit Where communal open space/facilities are provided for children and young people they are safe and contained	The design of the communal outdoor space provides a safe environment through apartment layouts that promote sight lines and visibility of the public domain. The communal courtyard is centralised within the site and as such is not physically accessible to the public. The restricted access to residents and their visitors will maintain safety through the site.	-

Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood ***Design guidance*** The public open space should be well connected with public streets along at least one edge The public open space should be connected with nearby parks and other landscape elements Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid Solar access should be provided year round along with protection from strong winds Opportunities for a range of recreational activities should be provided for people of all ages A positive address and active frontages should be provided adjacent to public open space Boundaries should be clearly defined between public open space and private areas	The development does not propose any formal Public Open Space. However the development includes a landscaped front setback which is responsive to the street and neighbourhood. The site is located adjoining residential allotments and adjacent to larger scale commercial developments (car sales and services and medical centre). The development is considered to connect with the Boyd Street Road reserve. Boundaries are clearly defined.	-

Objective 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 ***Design criteria*** 1. Deep soil zones are to meet the following minimum requirements: Site area / Minimum dimensions / Deep soil zone (% of site area) less than 650m² / - / 7% 650m² - 1,500m² / 3m greater than 1,500m² / 6m greater than 1,500m² with significant existing tree cover / 6m ***Design guidance*** On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: • 10% of the site as deep soil on sites with an area of 650m² - 1,500m² • 15% of the site as deep soil on sites greater than 1,500m² Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: • basement and sub basement car park design that is consolidated beneath building footprints • use of increased front and side setbacks • adequate clearance around trees to ensure long term health • co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil Achieving the design criteria may not be possible on some sites including where: • the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) • there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure		The development site is 2024sqm. Accordingly, is required to provide a DSZ of 7% and have minimum dimensions of 6.0m. The development includes within the communal open space a DSZ (compliant with the required 6.0m dimensions) nominated tree planting of 7.6m x 8.0m. The nominated DSZ equates to approximately 62sqm. In addition there is a second DSZ which has dimensions of approximately 5.0m x 6.0m (slight variation to the required 6.0m dimension) and a total area of 30sqm. The development is required to provide 121sqm of DSZ. (7%).Combining the two areas the development achieves a total of 92sqm (4%) of generally compliant DSZ areas. The design guidance acknowledges that on higher density sites achieving the criteria may not be possible. Where the 7% DSZ cannot be achieved acceptable stormwater must be provided. The stormwater is managed by use of rainwater & detention tanks with the landscape irrigated from the rainwater tanks. Councils Flooding and Stormwater Engineer has reviewed the development and provided support of the proposed and appropriate conditions with this regard.	

Objective 3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

Design criteria

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:

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

Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)

Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties

Design guidance

Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance

For residential buildings next to commercial buildings, separation distances should be measured as follows:

- for retail, office spaces and commercial balconies use the habitable room distances
- for service and plant areas use the non-habitable room distances

New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include:

- site layout and building orientation to minimise privacy impacts (see also section 3B Orientation)
- on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)

Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)

Direct lines of sight should be avoided for windows and balconies across corners

No separation is required between blank walls

The development is for a 23.95 (7 storey) building.

Accordingly the development is to be setback as follows from the boundary.

Up to four (4) stories:
6.0m for habitable rooms and balconies and 3.0m for non-habitable rooms

Storey five (5) – seven (7)
9.0m for habitable rooms and balconies and 4.5m for non-habitable rooms.

Level	Rear	Habitable	**Complies**	Comments
GF	1.5m	no separation dist. for blank walls	**yes**	Unit G.01 is located at the front of the site and has a solid end wall into the courtyard area
1	6.2m to balcony 7.7m to habitable rooms	Yes	**Yes**	
2	6.2m to balcony 7.7m to habitable rooms	Yes	**Yes**	
3	6.2m to balcony 7.7m to habitable rooms	Yes	**Yes**	
4	6.2m to balcony 7.7m to habitable rooms	Yes	**No**	Level 4 is technically the fifth storey with a floor level of 13.2m. Accordingly should be 9.0m from the rear boundary. The existing buildings on the two sites which share the rear boundary (west of the site) are single storey and setback 1.9m and 14.5m, resulting in building

					separations of 8.1m and 20.7m respectively. No future medium density development on the lots would be permitted as close as the existing 1.5m setback which allows for an 8.0m building separation. A condition requiring screening has been applied.	
	5	6.2m to balcony 7.7m to habitable rooms	Yes	**No**	The required setback is 9.0m from the rear boundary. The existing buildings on the two sites which share the rear boundary (west of the site) are single storey and setback 1.9m and 14.5m, resulting in building separations of 8.1m and 20.7m respectively. No future medium density development on the lots would be permitted as close as the existing 1.5m setback which allows for an 8.0m building separation. A condition requiring screening has been applied.	
	6	8.6m to balcony 9.5m to habitable rooms	Yes	**No**	The required setback is 9.0m from the rear boundary. The development seeks a variation of 400mm to the balcony. Habitable rooms are compliant. The existing buildings on the two sites which share the rear boundary (west of the site) are single storey and setback 1.9m and 14.5m, resulting in building separations of 8.1m and 20.7m respectively. No future medium density development on the lots would be	

				permitted as close as the existing 1.5m setback which allows for an 8.0m building separation. A condition requiring screening has been applied.

Level	Northern side	Habitable	**Comp**	Comments
GF	1.5m	GF parking	**yes**	Unit G.01 is located at the front of the site and has a solid end wall into the courtyard area
1	6.2m @ closest point to balconies	Yes		
2	6.2m @ closest point to balconies	Yes		
3	6.2m @ closest point to balconies	Yes		
4	6.2m @ closest point to balconies	Yes	**No**	The required side setback at this height is required to be 9.0m. The development falls short of this requirement by 2.8m The site to the north is comprised of a single storey residential dwelling house which has an existing setback of approximately 1.3m. Should the site to the north be developed in accordance with the R3 zone and higher density any

				development would be subject to the same setbacks as this application. Whilst it is acknowledged that the development seeks a variation of 2.8m if the development also includes a setback similar (6m) then there will be a 12m separation between buildings. A condition requiring screening has been applied.
5	6.2m @ closest point to balconies	Yes	**No**	As above
6	8.4m @ closest point to balconies	Yes	**No**	*600mm variation* – comments noted as above – minor and considered ok A condition requiring screening has been applied.

Level	Southern side	Habitable	**Comp**	Comments
GF	2.8m (parking) 13.m (Foyer) 7.6m (GF Unit)	GF parking is at rear – no separation dist. For blank walls	**yes**	
1	8.2m (balcony) 10.5m (internal living)	Yes	**Yes**	
2	8.2m (balcony)	Yes	**Yes**	

	10.5m (internal living)			
3	8.2m (balcony) 10.5m (internal living)	Yes	**Yes**	
4	8.2m (balcony) 10.5m (internal living)	Yes	**No**	Should be 9 – slight variation of 700mm screens on elevations A condition requiring screening has been applied.
5	8.2m (balcony) 10.5m (internal living)	Yes	**No**	Should be 9 – slight variation of 700mm screens on elevations A condition requiring screening has been applied.
6	13.0m (balcony) 15.5m (internal living)	Yes	Yes	Exceeds the setback requirement by 4.0m

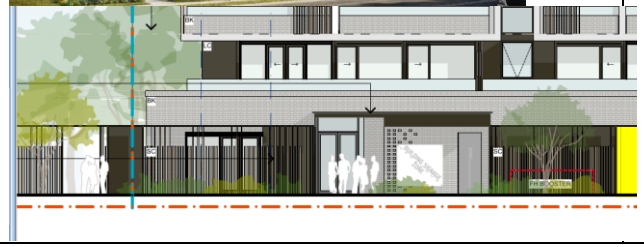
Objective 3F-2 **Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space** ***Design guidance*** Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: • setbacks • solid or partially solid balustrades to balconies at lower levels • fencing and/or trees and vegetation to separate spaces • screening devices • bay windows or pop out windows to provide privacy in one direction and outlook in another • raising apartments/private open space above the public domain or communal open space • planter boxes incorporated into walls and balustrades to increase visual separation • pergolas or shading devices to limit overlooking of lower apartments or private open space • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas Balconies and private terraces should be located in front of living rooms to increase internal privacy Windows should be offset from the windows of adjacent buildings Recessed balconies and/or vertical fins should be used between adjacent balconies	The development has been designed with good sightlines offering the occupants and the public a high level of surveillance, whilst considering access control, territorial reinforcement and space management. The development includes screened POS areas at the ground floor The development in its entirety includes partially solid balustrades to all balconies Screening devices are proposed. The shape of the building provides for separation. Balconies are in front of internal living areas.	-

Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain ***Design guidance*** Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge Entry locations relate to the street and subdivision pattern and the existing pedestrian network Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries		The building is oriented to the Boyd Street frontage. Multiple clearly identified entries are provided to activate the street frontage: 	-
Objective 3G-2 Access, entries and pathways are accessible and easy to identify ***Design guidance*** Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces The design of ground floors and underground car parks minimise level changes along pathways and entries Steps and ramps should be integrated into the overall building and landscape design For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3) For large developments electronic access and audio/video intercom should be provided to manage access		As above the development includes multiple clearly defined access. The main entrance to the building is larger and centralised with a roofed foyer. Access to the lifts is via this foyer. The development is generally at grade – no significant ramping is required.	-

Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations ***Design guidance*** Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate		Pedestrian access links to the road reserve – condition to be applied: Should the application be approved the development will be conditioned to require the applicant to provide a minimum 1.2m wide path along the full frontage of the site.	

Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes ***Design guidance*** Car park access should be integrated with the building's overall facade. Design solutions may include: • the materials and colour palette to minimise visibility from the street • security doors or gates at entries that minimise voids in the facade • where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed Car park entries should be located behind the building line Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout Car park entry and access should be located on secondary streets or lanes where available Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided Access point locations should avoid headlight glare to habitable rooms Adequate separation distances should be provided between vehicle entries and street intersections The width and number of vehicle access points should be limited to the minimum Visual impact of long driveways should be minimised through changing alignments and screen planting The need for large vehicles to enter or turn around within the site should be avoided Garbage collection, loading and servicing areas are screened Clear sight lines should be provided at pedestrian and vehicle crossings Traffic calming devices such as changes in paving material or textures should be used where appropriate Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: • changes in surface materials • level changes • the use of landscaping for separation		The development includes a single 5.4m vehicle access to the site. The location of the vehicle access is integrated with the building's façade The screened garage area is in line with the buildings front elevation and in keeping with the design Garbage collection areas along the road reserve have been nominated Site lines are complied with.	-

ATTACHMENT 3 – DA19/0865 - residential flat building comprising 40 units for social housing (NRPP)
33 Boyd Street TWEED HEADS



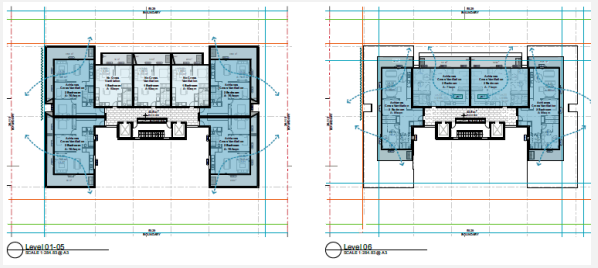
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas ***Design criteria*** 1. For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan 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 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 ***Design guidance*** Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site Where less car parking is provided in a development, council should not provide on street resident parking permits		The site is zoned R3 under the TCCLEP 2012. The development is required to provide parking in accordance with the Affordable Rental Housing SEPP. Additionally, it is noted that the development was supported by a Traffic Mana genet Plan which has been endorsed by Council's Traffic Engineer.	-
Objective 3J-2 Parking and facilities are provided for other modes of transport ***Design guidance*** Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas Conveniently located charging stations are provided for electric vehicles, where desirable		There are no requirements for bicycle parking under the Affordable Rental Housing State Environmental Planning Policy (ARHSEPP) 2009. Due to the nature of the development, 15 bicycle parking storage cages have been provided.	-

Objective 3J-3 Car park design and access is safe and secure ***Design guidance*** Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces 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		Secure entry points have been provided, and clear open view of the parking area has been designed to minimize shaded and unseen areas. Storage, bike storage area located within the parking area. The areas are accessible within crossing a parking space to gain access. There are two lifts located within the lobby area.	-
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised ***Design guidance*** Excavation should be minimised through efficient car park layouts and ramp design Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites Natural ventilation should be provided to basement and sub basement car parking areas Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design		Not applicable	

Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised ***Design guidance*** On-grade car parking should be avoided Where on-grade car parking is unavoidable, the following design solutions are used: • parking is located on the side or rear of the lot away from the primary street frontage • cars are screened from view of streets, buildings, communal and private open space areas • safe and direct access to building entry points is provided • parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space • stormwater run-off is managed appropriately from car parking surfaces • bio-swales, rain gardens or on site detention tanks are provided, where appropriate • light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving		Off-street parking has been provided within the ground floor carpark which sleeves the main entry and ground floor unit to maintain streetscape activation. The parking area is not visible from the public domain. The parking area is ventilated and all access points are identified. It is noted that one of the accesses from the parking area is through the shared zone for parking, this is not uncommon in developments of this nature and other commercial developments.	-

Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised ***Design guidance*** Exposed parking should not be located along primary street frontages Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: • car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) • car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9) Positive street address and active frontages should be provided at ground level		Not applicable.	-

Development objectives	Assessment/Comment:	RFI response assessment/comments
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space ***Design criteria*** 1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas 2. 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 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	The development is required to provide a minimum 70% of units living rooms and associated POS areas for a minimum 3 hours. Based on the submitted detail a total of 73% (29 units) will achieved the minimum 3hrs sunlight during mid winter. Balconies and private open spaces of the remaining 27% (11 of 40) will achieve a minimum of 2hrs sunlight during mid winter.	
Objective 4B-1 All habitable rooms are naturally ventilated	Complies – All habitable rooms have access to an appropriately sized openings	
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation	The development includes total of 17 single aspect units (northern elevation). Levels 1 – 5 are comprised of 1 bedroom units and level 6 2 bedrooms. All units have the bedroom and living areas benefitted by windows/doors to the adjacent balconies to the north. – see further comments under 4d (amenity). Notwithstanding the above, the ground floor units does not strictly have a single aspect, however only has openings on the eastern elevation.	

Development objectives	Assessment/Comment:	RFI response assessment/comments
Objective 4B-3 **The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents** ***Design criteria*** 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	Objective 4B-3 includes design criteria which advises that at least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. <u>TSC assessment comments:</u> The SEPP 65 Compliance table submitted within the plans detail that 25/40 units (62%) achieve cross ventilation. Council currently determines that 22 units of the proposed 40 units have cross ventilation. This equates to 55%. **Request for further information:** Please demonstrate to Council how units G.01, L6.02 and L6.03 benefit from cross ventilation.	Additional ventilation diagrams were submitted to Council to provide clarity on the cross ventilation achieved by the units: **Cross Ventilation to Units** YES / NO G: - / 1 L1: 4 / 3 L2: 4 / 3 L3: 4 / 3 L4: 4 / 3 L5: 4 / 3 L6: 4 / - **T: 24 / 16** 60% / 40% **Total: 40 Units**  24/40 units (60%) achieve cross ventilation as shown above. The attached revised Area Schedule also clarifies the 24 units which achieve cross ventilation. It is noted that operable skylights have been added to the plans and utilised for the purpose of cross ventilation.

<table>
<tr><th>Development objectives</th><th>Assessment/Comment:</th><th>RFI response assessment/comments</th></tr>
<tr><td>

Objective 4C-1
Ceiling height achieves sufficient natural ventilation and daylight access

Design criteria

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</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 used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr>
</table>
These minimums do not preclude higher ceilings if desired

</td><td>Complies.
  </td><td></td></tr>
<tr><td>Objective 4C-2
Ceiling height increases the sense of space in apartments and provides for well proportioned rooms</td><td>Noted – ceiling heights are compliant</td><td></td></tr>
<tr><td>Objective 4C-3
Ceiling heights contribute to the flexibility of building use ov the life of the building</td><td>Noted – ceiling heights are compliant</td><td></td></tr>
</table>

<table>
<tr><th>Development objectives</th><th>Assessment/Comment:</th><th>RFI response assessment/comments</th></tr>
<tr>
<td>
Objective 4D-1
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity
Design criteria
1. Apartments are required to have the following minimum internal areas:
<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>
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
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
</td>
<td>
The layout of the apartments is considered functional.
Living areas are open plan and open onto the balcony areas.

The maximum depth of all apartments main living areas are less than 8.0m

The development includes a mix of 1 and 2 bedroom units.
All units include only 1 bathroom.

All 1 bedroom units comply with the 50sqm requirement
All 2 bedroom units comply with the 70sqm requirement

All habitable rooms have an external window all windows exceed the required 10% glass area.
</td>
<td></td>
</tr>
</table>

Development objectives	Assessment/Comment:	RFI response assessment/comments
Objective 4D-2 **Environmental performance of the apartment is maximised** ***Design criteria*** 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	All habitable rooms (bedrooms in this instance) include a ceiling height of approximately 2.7m. Accordingly are permitted a depth of 6.75m. all rooms are well below the 6.75m with most having a depth of approximately 3.0m 1. All apartments are open plan living. No habitable areas exceed 8.0m in depth from a window (7.5m)	
Objective 4D-3 **Apartment layouts are designed to accommodate a variety of household activities and needs** ***Design criteria*** 1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	The master bedrooms all comply with the minimum 10sqm (most are approx.. 11.5) All bedrooms have a minimum dimension of 3m All living rooms achieve a minimum depth of 3.6m/4.0m Complies – no apartments are deep/narrow.	

<table>
<tr><th>Development objectives</th><th>Assessment/Comment:</th><th>RFI response assessment/comments</th></tr>
<tr>
<td>
Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity
Design criteria
1. All apartments are required to have primary balconies as follows:
<table>
<tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr>
<tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr>
<tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr>
<tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr>
<tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr>
</table>
The minimum balcony depth to be counted as contributing to the balcony area is 1m
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
</td>
<td>
The development is comprised of a mix of:

1 bedroom and 2 bedroom apartments:
<table>
<tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr>
<tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr>
<tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr>
<tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr>
<tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr>
</table>
All balconies are compliant with the above requirements.

The GF unit includes a POS area with a depth of 3m and an area of approximately 18sqm.
</td>
<td></td>
</tr>
<tr>
<td>Objective 4E-2
Primary private open space and balconies are appropriately located to enhance liveability for residents</td>
<td>All POS areas and balconies are located adjoining internal living areas.
Units:
L1.01, L1.07, L2.01, L2.07, L3.01, L3.07, L4.01, L4.07, L5.01 and L5.07 include the areas on the southern elevation, with wrapped areas to Units 7 (west) and Units 1 (east). This not ideal – however generally unavoidable on Medium Density developments.</td>
<td></td>
</tr>
</table>

Development objectives	Assessment/Comment:	RFI response assessment/comments
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Complies – the recess in building mass as a result of balconies has been integrated into the overall building design and street elevation composition	-
Objective 4E-4 Private open space and balcony design maximises safety	As discussed previously the configuration of balconies and apartments will provide a good level or surveillance to public and private areas.	-
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments *Design criteria* 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	The corridors allow for access to natural sunlight and ventilation to create an inviting public space that promotes social interaction. The maximum number of units on any level is 7.	-
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents	Complies - See comment above. No unit access doors are directly opposite the lift accesses. 	-

Development objectives	Assessment/Comment:	RFI response assessment/comments

Objective 4G-1

Adequate, well designed storage is provided in each apartment

Design criteria

1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Dwelling type	Storage size volume
Studio apartments	4m³
1 bedroom apartments	6m³
2 bedroom apartments	8m³
3+ bedroom apartments	10m³

At least 50% of the required storage is to be located within the apartment

In accordance with the ADH the following storage required is:

6m³ and 8m³ (for 1 and 2 bedroom units respectively)

All units have a minimum of 50% of their storage requirements within the unit, with additional storage available in individual storage cages within the ground floor car park.

The subject application was submitted with the following table detailing areas for storage

RESIDENTIAL										
LEVEL	NAME	OCCUPANCY	INT m²	EXT m²	INT STORAGE m³	EXT STORAGE m³	SOLAR	CROSS	ADAPTABLE
GROUND									
	G.01	1 Bed	57	18.5	6.0		min. 2 HR	YES	
L1									
	L1.01	2 Bed	76.5	31.5	6.5	1.5	min. 2 HR	YES	
	L1.02	2 Bed	76.5	31.5	6.5	1.5	min. 3 HR	YES	
	L1.03	1 Bed	50	11	4.6	1.4	min. 3 HR		
	L1.04	1 Bed	50	13	4.6	1.4	min. 3 HR		
	L1.05	1 Bed	50	11	4.6	1.4	min. 3 HR		
	L1.06	2 Bed	76.5	31.5	6.5	1.5	min. 3 HR	YES	
	L1.07	2 Bed	76.5	31.5	6.5	1.5	min. 2 HR	YES	
L2									
	L2.01	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
	L2.02	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L2.03	1 Bed	50	10	4.6	1.4	min. 3 HR		
	L2.04	1 Bed	50	12	4.6	1.4	min. 3 HR		
	L2.05	1 Bed	50	9.5	4.6	1.4	min. 3 HR		
	L2.06	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L2.07	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
L3									
	L3.01	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
	L3.02	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L3.03	1 Bed	50	10	4.6	1.4	min. 3 HR		
	L3.04	1 Bed	50	12	4.6	1.4	min. 3 HR		
	L3.05	1 Bed	50	9.5	4.6	1.4	min. 3 HR		
	L3.06	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L3.07	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
L4									
	L4.01	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
	L4.02	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L4.03	1 Bed	50	10	4.6	1.4	min. 3 HR		
	L4.04	1 Bed	50	12	4.6	1.4	min. 3 HR		
	L4.05	1 Bed	50	9.5	4.6	1.4	min. 3 HR		
	L4.06	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L4.07	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
L5									
	L5.01	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
	L5.02	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L5.03	1 Bed	50	10	4.6	1.4	min. 3 HR		
	L5.04	1 Bed	50	12	4.6	1.4	min. 3 HR		
	L5.05	1 Bed	50	9.5	4.6	1.4	min. 3 HR		
	L5.06	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L5.07	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
L6									
	L6.01	2 Bed	85	33.5	5.85	1.15	min. 3 HR	YES	YES
	L6.02	2 Bed	71	17	6.15		min. 3 HR	YES	YES
	L6.03	2 Bed	71	17	6.15		min. 3 HR	YES	YES
	L6.04	2 Bed	85	34	5.85	1.15	min. 3 HR	YES	YES
							73%	63%	10%

<u>TSC assessment comments:</u>
The Statement of Environmental Effects and table on plan DA-401 advise that the development is compliant with the required area for storage. However the plans do

Revised floor plans have been added to the architectural drawings to show the location of dedicated storage areas in each unit which are additional to the storage in the kitchens/bathrooms/bedrooms. Please note the ground floor plan also shows revised storage cages to meet the storage requirements of each level. The attached revised Area Schedule also clarifies the internal and external dedicated storage areas to each unit.
The development complies with this control.

Development objectives	Assessment/Comment:	RFI response assessment/comments
	not detail where the storage is located with the apartments. **Request for further information** Please provide additional information/amended plans which detailing the storage areas in each unit, in addition to storage in kitchens, bathrooms and bedrooms. Noting that 50% of the required storage is to be provided within each unit.	
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments	The location of additional storage is clearly defined easily accessible. Should the applicant be approved a condition has been to ensure storage is number and linked to a unit.	
Objective 4H-1 Noise transfer is minimised through the siting of buildings a building layout	The applicant's SEE advises that: *The apartments are designed to meet the acoustic requirements as outlined in the BCA through the use of acoustic insulation to provide a complimentary level of amenity. Generally living rooms are placed upon one another reducing the risk of footfall noise transfer between the dwellings. Adequate wall and floor thicknesses have been designed into the development. To allow acoustic separation to be developed in the next stage of documentation.* The development is considered to orient internal and external living area with suitable distances between occupancies.	
Objective 4H-2 Noise impacts are mitigated within apartments through layo and acoustic treatments	See comment above	

Development objectives	Assessment/Comment:	RFI response assessment/comments
Objective 4J-1 In noisy or hostile environments the impacts of external noi and pollution are minimised through the careful siting and layout of buildings	The development appropriately minimizes noise and pollution through physical separation of public and private spaces, and insulated building materials	
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials ar used to mitigate noise transmission	Screening has been proposed to minimise any amenity impacts.	
Objective 4K-1 A range of apartment types and sizes is provided to cater fo different household types now and into the future	The development includes a mix of 1 and 2 bedroom residential accommodation units. The applicants SEE advises that the development is for social housing and based on demographics is a need in the area. The introduction of additional rooms may have made the development not achievable in terms of affordability for social housing.	
Objective 4K-2 The apartment mix is distributed to suitable locations within the building	See comment above. Additionally, the applicants SEE advises: The apartment mix consisting of 1 and 2 bedroom units will cater for different household requirements taking into consideration: • The distance to public transport, employment and education centres • The current market demands and projected future demographic trends • Different household types and sizes.	
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	The ground floor unit includes a large 18sqm, 3.0m deep terrace area and has direct views towards the street. It is noted that in front of this area is a landscaped setback and screen.	

Development objectives	Assessment/Comment:	RFI response assessment/comments
		
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	Complies – the orientation of the unit and associated POS areas are directed to the street and offer passive surveillance.	
Objective 4M-1 Building facades provide visual interest along the street wh respecting the character of the local area	The façade has been designed with a mix of materials and elements to provide visual stimulation with the use of form, shadow, blades and projection. The area is gentrifying and adjacent to commercial sites and adjoining older residential developments. The development is acceptable in terms of its surrounds.	
Objective 4M-2 Building functions are expressed by the facade	Entries are clearly defined. Apartment layout is considered to be expressed externally through the façade and floor slabs.	
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	The roof design has been integrated into the overall building design with the upper level acting as a recessive element to minimize bulk and scale.	
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	The roof design has been integrated into the overall building design with the upper level acting as a recessive element to minimize bulk and scale.	
Objective 4N-3 Roof design incorporates sustainability features	The articulation of the roof forms allows for the upper level apartments to achieve access to natural lighting and ventilation. The simple roof form allows for an efficient water drainage system.	
Objective 4O-1 Landscape design is viable and sustainable	Landscaping is considered appropriate with conditions to be applied for 80% local Native species and DSZ plantings	

Development objectives	Assessment/Comment:	RFI response assessment/comments
Objective 4O-2 Landscape design contributes to the streetscape and amenity	The landscaping is considered to contribute to the street scape. Appropriate landscaping has been provided to communal outdoor spaces, designed to create a visually interesting, private and secure circulation zone to access the residential areas. 	
Objective 4P-1 Appropriate soil profiles are provided	The site provides an acceptable DSZ.	
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	A landscape plan has been submitted with the subject application and has in principle been supported by Council's Biodiversity Planner, subject to species/plant schedule. Conditions with this regard have been applied.	
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	No planting on structures is formally proposed as part of the subject application.	
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	The development provides level access from the street to the main entry and lift lobby where two lifts service all levels.	

Development objectives	Assessment/Comment:	RFI response assessment/comments
Objective 4Q-2 A variety of apartments with adaptable designs are provided	The design has achieved a minimum of 10% of units being adaptable with a range of elements meeting silver, gold and platinum livable housing standards. This provides for a diverse range of unit choices, lifestyles and caters for changing needs over time	
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	See comment above	
Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	N/A	
Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A	
Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	N/A	
Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	N/A	
Objective 4T-1 Awnings are well located and complement and integrate with the building design	The awning along Boyd Street is in keeping with the building design and has been articulated to signify the pedestrian entry.	
Objective 4T-2 Signage responds to the context and desired streetscape character	There is not specific signage proposed as part of the application.	

Development objectives	Assessment/Comment:	RFI response assessment/comments
Objective 4U-1 Development incorporates passive environmental design	The design considers ESD design principals such as appropriately designed, sized screening and orientation of units to reduce greenhouse gas emissions.	
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Thermal mass will be maximized as the roof and walls between units will be adequately insulated to the required level.	
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	The number of cross ventilated units has been maximized, by flow-through corner units.	
Objective 4V-1 Potable water use is minimised	Water efficient fittings will be used throughout the apartments and common spaces. Soft landscaping used wherever possible. Stormwater detention rainwater re-use has been provided.	
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	The proposed development incorporates an approach that is designed to meet the following general objectives: • Protect and minimise the impact of the development on the surrounding existing developments. • Reduce run-off and peak flows using the local detention measures and minimizing impervious areas, Stormwater quality would be treated through the implementation of the detention tank, which has been sized appropriately to reduce discharge from the site.	
Objective 4V-3 Flood management systems are integrated into site design	See comment above. Additionally it is noted that the site is above the 1:100 year flood level	
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Waste management plan has been prepared to minimise waste and recycle existing materials.	

Development objectives	Assessment/Comment:	RFI response assessment/comments
	Each unit has appropriately sized bins to hold the residents daily waste. A waste bin storage area is located on the ground floor and has been sized to suit the resident's weekly waste and recycling requirements. It is enclosed and screened from the streetscape, building entry and foyer. Bins will be presented to the street on collection day, with path of travel less than a 100m and a grade of less than 10%. There is adequate street frontage to accommodate the required bins.	
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	See comment above	
Objective 4X-1 Building design detail provides protection from weathering	Robust and durable materials have been selected to enhance the life of the buildings and the landscaping	
Objective 4X-2 Systems and access enable ease of maintenance	See comment above	
Objective 4X-3 Material selection reduces ongoing maintenance costs	See comment above	