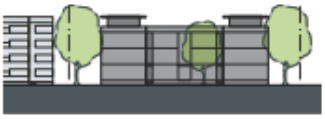
SEPP Housing (Chapter 4) – APARTMENT DESIGN GUIDE ASSESSMENT
DA22/0408.02 – Residential flat building (95 units) at Lot 46 DP 1264557; No. 6 Grand Parade Casuarina

Courtyard apartments

Courtyard apartments are able to fit and respond to a wide range of lot sizes, slopes, orientations and contexts

Courtyard apartments provide a centralised open space area, generally range between three and six storeys in height and are suitable in both urban and suburban settings. Their configuration depends on the context and site orientation. Courtyard apartments are a highly adaptable building type and are best used when:

- located on corner sites or sites with two or more public frontages
- located on sloping sites
- a landscaped street character is desired (by orienting the courtyard to the street)
- an urban character to the street is desired (by creating a street wall edge and orienting the courtyard to the rear)
- there is a predominant aspect or outlook.



The proposal may be best characterised as a courtyard apartment development.

The current approval is for the following:

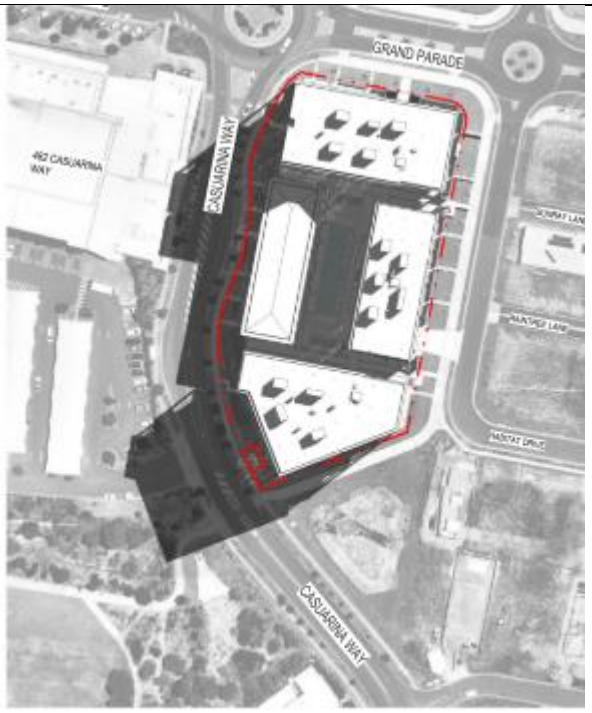
- Residential flat building comprising of 78 units including 54 x 2 bedroom units, 15 x 3 bedroom units, 5 x 3 bedroom terraces and 4 x 4 bedroom units.
- A basement car parking level with a single vehicle access point from Habitat Drive comprising of 174 car parking spaces.
- Four buildings (Buildings A, B, C and D) wrapping around the edges of the site and centred upon a communal open space courtyard.
- Buildings heights of 4 storeys (Buildings A, B and C) and 2 storeys (Building D).

The proposed modification is for:

- 4 residential flat buildings containing 96 units wrapping around a central communal open space courtyard (swimming pool):
  - 3 x 4 storey buildings
  - 1 x 2 storey building
- Single basement level providing 173 carparking spaces

PART 3 – SITING THE DEVELOPMENT	
Development objectives	**Assessment/Comment**

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)	**Acceptable** The applicant has provided Site Analysis Plans.
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)	**Acceptable** The site is a large lot with 3 street frontages and the fourth side facing a public walkway. Each building is orientated to the adjoining road/public walkway and incorporate units at ground level with some provided with direct street access. Shadowing will predominantly occur over the southern adjoining property which is Council owned operational land. Minor shadowing will fall on 14 Habitat Drive at 3pm on 21 June which contains a residential dwelling (discussed in more detail 3B-2).
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	**Acceptable** Refer to Section 3D and 4A. Shadowing will occur over the western neighbouring sites which contains a shopping centre and outdoor carpark, Council owned operational land and Council owned community land at 9am on 21 June. By 12pm, no shadowing will fall on these properties. The shadowing which is falling on the community land is minimal and contained to vegetation and therefore will not negatively impact the useability and amenity of this park. Shadowing will occur over the southern neighbouring site which is Council owned operational land over a portion of its surface throughout the day on 21 June. At 3pm on 21 June it appears there is a small area of shadowing which will fall on 14 Habitat Drive which contains a residential dwelling. This does not impact on their main POS area which is located in the rear yard, nor on the solar panels. Therefore, the overshadowing from the proposed development is considered acceptable.



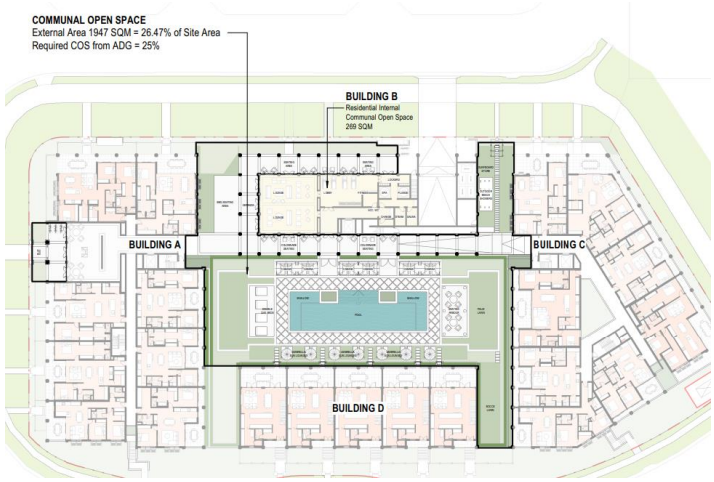
21st June 9am (Winter Solstice)

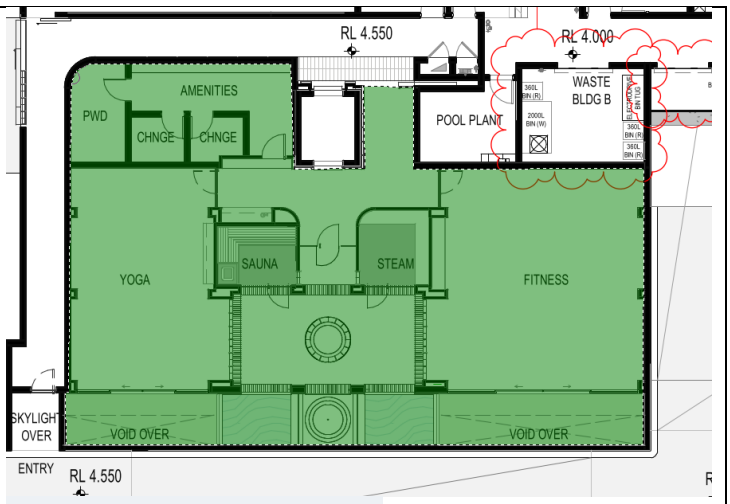
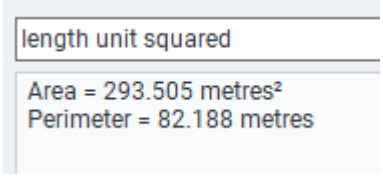
21st June 12pm (Winter Solstice)

21st June 3pm (Winter Solstice)

Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	**Acceptable**
Design guidance	
Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	In relation to Buildings A, B & D, ground floor units are located within each building and direct street access is provided to all units which are orientated to the street. Building C also has units located on ground floor with only one unit provided with direct street access to Habitat Drive. This is considered acceptable as it is similar to the original approved arrangement.
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)	Ground floor units facing public streets/spaces have their POS setback behind landscaping and a fence (based on submitted landscaping plans): Building A – 1.5m high picket fence and rendered block walls Building B – 1.5m high picket fence Building C – 1.5m high picket fence and rendered block walls Building D –rendered block wall around entry stairs
Upper level balconies and windows should overlook the public domain	The development also utilises level changes between the public footpath and dwelling entries and POS for Building D. These elements should provide privacy for the ground floor units.
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	Buildings A, B & C provide upper level balconies and windows which overlook the public domain. Building D has bedroom windows which provide views over Casuarina Way, in addition to western units in Buildings A & C. The development also has units with balconies or windows which are orientated over the communal open space area central to the four buildings.
Length of solid walls should be limited along street frontages	All street frontages have been suitably articulated through balconies, windows, archways and shading devices.
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	Ground floor units provide opportunities for casual interactions with the public domain via use of balconies and front landscaped yards. This is similar to the original approval.
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	Clear entry points are provided to the development. The development utilises a variety of path materials and widths to denote their uses, eg. Wide path for main entry, narrow paths for other pedestrian entries to the site, steppers to units, and narrow but sealed path for fire stairs.
Opportunities for people to be concealed should be minimised	Concealment opportunities are limited.

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	**Generally acceptable** Landscaping is proposed between the property boundary and buildings. This will assist to screen the sub-basement carparking underneath Building D. Planters are also proposed on Level 02and 04 which will assist to soften the built form. Additional planters are proposed at the end of internal walkways. Mailboxes proposed at southern side of driveway entry point which can be accessed via pedestrian gate between buildings B and C. Underground carpark vents have been integrated into the development with two supply air louvre located within Building A and adjacent to Building D facing Casuarina Way. Services are located in the basement, with a bin hold, pool plant and comms room located adjacent to the driveway. These have been integrated into the design of the building, with only the bin hold room having doors facing the street, although this is setback behind landscaping, mailboxes and booster. Level paths provided for pedestrian access points from Grand Parade and Habitat Drive. Durable materials of rendered concrete and aluminium screens are utilised. The site adjoins a drainage reserve. No direct access is available to the reserve. Fencing and planting delineates between the site boundary and public land. Building C is suitably articulated to address the public reserve and does not include any blank walls. Basement carparking is generally located below natural ground level, with the Casuarina Way frontage being filled and landscaped to artificially ensure basement is below ground level.

Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	**Acceptable** Lot size: 7354.m^2 Control: 1838.5m^2 or 25%
Design criteria	Originally approved: • Open communal space – 1947m2 or 26.2% • Internal community facilities – 230m2 
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	It is noted that the COS includes pathways, visitor bike parking and entry to lobby including landscaping which would not typically considered acceptable as COS. However, for consistency with the original assessment and determination, such elements have been counted towards the modified COS.
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	Proposed: • Open communal space – 2031m2 or 27.6%  • Indoor communal facilities – 293.5m2

	  The proposed modification is resulting in an increase to outdoor COS which is considered appropriate given the increase in unit numbers. It is noted that fitness facilities for residents has been relocated to the basement which whilst providing community facilities for the site, given it is located in the basement, it is of a lower quality than what was originally approved. There is only a very slight reduction (less than 0.6m2) to the size of indoor community facilities which is not considered detrimental to the development. The principal area of COS being the swimming pool will receive 2hrs of direct sunlight between 12pm and 2pm on 21 June.
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	**Generally acceptable** COS provides a range of facilities for residents which also cater to a variety of age groups and activities. COS incorporates both exposed and undercover areas which provide additional choices in inclement weather.

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	**Acceptable** The COS is located on the Ground Floor with balconies from all levels overlooking the area. The basement fitness facilities are only accessible to residents and therefore remain secure.
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	No public open space has been provided. This is considered acceptable.

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

Acceptable
Lot size: 7354m²
Control: 7% or 514.78m²
Minimum dimensions: 6m

Design guidance:
- minimum 15% of the site where greater than 1,500m² (or 1,103.1m²)

Originally approved:
7.3% of site (537m2) which achieved required 6m min dimension

It is noted that the basement plan has been utilised which does not consider roof and balcony overhangs, which are generally not areas counted towards deep soil zones. However, during the assessment it was considered that tree roots could still inhibit this area and therefore they were included.

Proposed:
7.04% of the site (518m2) which meets the minimum dimension of 6m.

This is a decrease of 19m2 in compliant dimensioned (6m) deep soil zones, however the modified design still complies with the deep soil zone control.

There is no vegetation on site. There are street trees surrounding the site. Potentially there may need to be removal of street trees to accommodate proposed development, however this will be dealt with via Condition 33 which requires a street landscaping plan be provided to

	Council which identifies street trees for protection and removal. Large deep soil zones areas are provided along Casuarina Way which will allow for mature tree plantings.
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	**Not Complaint but considered acceptable on merit** Building height: 4 storeys • 6m between habitable & blank walls • 9m between habitable & non-habitable • 12m between habitable & habitable Approved: • Building A to Building B Level 01 - 11.3m Level 02-03 - 7.7m Level 04 – 7.7m • Building B to Building C Level 01 – 6.5m Level 02-03 – 6.5m Level 04 – 6.5m • Building C to Building D Level 01 – 7.4m Level 02 – 7.4m • Building A to Building D Level 01 – 7.4m Level 02 – 7.4m • Building B to Building D (across COS) Level 01 – 27.6m Level 02 – 22.8m Based on the above, a number of non-compliances (red) were approved. Based on the plans the following separation distances are proposed (non-compliances in red): • Building A to Building B Level 01-04 – 7.53m Stairs 6.7m (Levels 01-04) The separation distance on L01 is decreased due to the replacement of communal open space on the ground floor of Building B with units. Whilst the other levels are decreasing in separation distance from 7.7m to 7.53m, this is only a minor decrease. Windows which fall within this area will be fitted with screens which will ensure visual privacy between units. Balconies do not fall within this area. Balconies are located overlooking Habitat Drive and will be 7.53m apart. Balconies in Building B will have screening to their northern side (facing Building A) which ensures visual privacy between balcony spaces. • Building B to Building C Level 01 – 7.53m Level 02-04 – 7.53m Stairs 6.7m (Levels 01-04) The separation distance is increasing by 1.03m from originally approved. Again, screening has been utilised to ensure visual privacy between windows and balcony areas.

	• Building C to Building D Level 01 – 7.2m Level 02 – 7.2m • Building A to Building D Level 01 – 7.2m Level 02 – 7.2m The separation distance is decreasing from Buildings C and A to D from 7.4m to 7.2m. The distance is compliant on L01 as it is a blank wall at this level for Building D. Level 02 however contains a single narrow window associated with the living room. This is considered to increase amenity for residents through additional ventilation and daylight access. This window is to be fitted with a screen which will ensure visual privacy between units. • Building B to Building D (across COS) Level 01 – 28.2m Level 02 – 21m Based on the above, the changes to separation distances are considered acceptable. The subject lot is separated by a drainage reserve (approx. 11m) from the nearest R2 Low Density zoned lot, which exceeds the required 9m distance when adjacent to a lower density zone.

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	**Acceptable** The external COS is located on Ground Floor at the centre of the 4 buildings. COS is separated from adjoining POS through the use of landscaping and gates. The following measures have been utilised to increase privacy for residents on lower levels: • Landscaping at ground level (Level 01) • Solid planters on Level 02 • Solid wall (Level 01 of Building B) • Screens (Level 02 of Building D) Such measures ensure a balance between privacy and sunlight access and views. The apartment layouts predominantly place non-habitable spaces adjacent to the common circulation areas where possible. All unit balconies adjoin combined living rooms of units. Windows between Buildings A, B & C are directly opposite each other, however screening has been utilised to ensure privacy for these windows. Sunlight and ventilation access is predominantly from the east which is unaffected by screening proposed. Bedroom windows have been located opposite butler pantry windows which also increase privacy in terms of room usage. Appropriate use of screening between balconies has been used to ensure privacy between units.
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	**Acceptable** The design provides 1 main formal access point from Grand Parade with an additional 2 access points from Habitat Drive. Units in Buildings A, B and D located at ground floor are also provided with direct street access where possible. Access hierarchy is delineated through pathway material and width. Once inside the development, clear pedestrian access is provided between the buildings and lift lobbies through the use of path hierarchy. Units in Building D each have access at ground level.

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	**Acceptable** Main building access (Building A) is visible from the public domain. Internally, lift lobbies and stairwells are visible from pathways prior to entering the buildings. Pathways surrounding the COS including ramps to accommodate gradient changes for overland flow paths. Minimal ramps are proposed within the basement level to accommodate changes from RL 4.55m AHD to RL 4.0m AHD. Steps and ramps have been integrated into the design. Garage door provided to carpark entry point to manage access. It is likely that all pedestrian access points would be secured through keypads/card readers. 'Way finding' maps are not considered necessary for the proposed development.
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	Not applicable to the subject 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	**Acceptable** 2-way access provided via Habitat Drive via a single driveway crossover which has been integrated into Building B. An automatic garage door is proposed which is setback behind the building line. The carpark entry maintains the dominant lines of the building with the access placed on a secondary street frontage. No additional driveway hardstand area is proposed. Headlight glare to units should be minimised through the landscaping and fencing proposed. The unit which could be most affected would be Unit 311 in Building C, however landscaping is proposed along the northern side of the balcony. Residents would also have the opportunity to install screening to the balcony to further reduce any glare into living area. Vehicle entry point is not located in close proximity to an intersection, and is in a similar location to originally approved. Garbage will be collected from the Habitat Drive frontage. A bin hold room is located adjacent to the driveway entry point for easy storage prior to collection, however this is screened from view and sits behind landscaping, mailboxes and booters. Separate pedestrian access is provided.
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	

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	**Acceptable** **DCP A2 prevails.** DCP A2 requires the following: Car Parking spaces • 1 per each 1 bed unit • 1.5 per each 2 bed unit • 2 per each 3 or more bed units • 1 space per 4 units for visitors 169.5 spaces required: • 145.5 Resident • 24 Visitor 173 spaces provided: • 149 Resident • 24 Visitor Bicycle Parking spaces • Residents – 1 per unit • Visitors – 1 per 8 units (TDCP A2) 108 spaces required: • 96 Resident • 12 Visitor 108 spaces provided: • 96 Resident • 12 Visitor
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	**Acceptable** Sufficient bicycle parking provided. This DCP does not require any motorcycle parking, and none is provided, except as accommodated within carparking spaces. The development also includes 2 EV charging spaces.

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	**Acceptable** Supporting facilities can be accessed without crossing car parking spaces. Waste storage is located within basement. Basement layout is generally well organised with clear area to wait for lifts. However the following issues are identified which need to be addressed: • No access between Building B lift and Building B Waste Storage area. • Storage areas below Building C are inaccessible when cars are parked RFI issued. **RFI Response:** Amended plans have been submitted which indicate: • Access (with steps) between Building B lift and waste room. If residents have issues traversing the steps, residents could access Building A waste room. • Storage areas have been reconsidered and the plan demonstrates that appropriate access is available to all storage areas
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	**Acceptable** One basement level with two way circulation is provided in a logical format. Due to the slope of the site, the basement protrudes above ground level along the Casuarina Way frontage. The basement generally exceeds the natural ground level by less than 1m, except below Building D which is 1.2m. However this maintains consistency with the original approval. The applicant is proposing to place fill along the Casuarina Way frontage so the basement level will not be exposed, but will sit below landscaping. Carpark ventilation louvers are provided which are integrated into the design and landscaping of the development.

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	Not applicable - On grade car parking is not proposed.
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 – No on grade or above ground car parking is not proposed.

PART 4 – DESIGNING THE BUILDING

Development objectives	Assessment/Comment
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	**Acceptable** Number of Units: 96 Control: 70% or 68 units The approved development was considered to provide 70.8% (56 of 79) apartments that achieved the required solar access in midwinter. In reviewing the relied upon solar access plans (dated 15.12.23), it appears that no units within the development would receive 3hrs of sunlight into their living rooms on 21 June, rather it seems that this control was considered satisfied if sunlight was on the balcony or reached the living room doors. Whilst this proposal increases the number of units from 79 to 96, the solar access diagrams remain similar and therefore the proposed modification remains consistent with the amount of solar access provided per the original approval.
Objective 4A-2 Daylight access is maximised where sunlight is limited ***Design guidance*** Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms Where courtyards are used : • use is restricted to kitchens, bathrooms and service areas • building services are concealed with appropriate detailing and materials to visible walls • courtyards are fully open to the sky • access is provided to the light well from a communal area for cleaning and maintenance • acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved Opportunities for reflected light into apartments are optimised through: • reflective exterior surfaces on buildings opposite south facing windows • positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light • integrating light shelves into the design • light coloured internal finishes	**Acceptable** The design incorporates Clerestory for Units on Level 04. It is acknowledged that all units are provided with extensive glazing where possible to ensure access to daylight is maximised. No courtyards, skylights or high level windows are proposed.

Development objectives	Assessment/Comment
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months ***Design guidance*** A number of the following design features are used: • balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas • shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting • horizontal shading to north facing windows • vertical shading to east and particularly west facing windows • operable shading to allow adjustment and choice • high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)	**Acceptable** All balconies are roofed and based on the solar studies provided, will receive shading in summer, particularly the hot western sun. Windows with minimal eaves will also have screening which will ensure weather protection. The original approval included operable screens to Level 4 whilst remaining screens are fixed. The proposed modification maintains similar screening as originally approved.
Objective 4B-1 All habitable rooms are naturally ventilated ***Design guidance*** The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms Depths of habitable rooms support natural ventilation The area of unobstructed window openings should be equal to at least 5% of the floor area served Light wells are not the primary air source for habitable rooms Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • adjustable windows with large effective openable areas • a variety of window types that provide safety and flexibility such as awnings and louvres • windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	**Acceptable** All habitable rooms provided with an openable window/door. Corridors in Buildings A & C are also provided with louvers at each end. The original assessment of ADG did not require or consider the 5% window opening requirement. Therefore it is not considered appropriate to require such items as part of the modification.

Development objectives	Assessment/Comment
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation ***Design guidance*** Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3) Natural ventilation to single aspect apartments is achieved with the following design solutions: • primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) • stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries • courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	**Acceptable** The design incorporates a number of single aspect units. The design of these units allows bedrooms and combined kitchen/dining/living areas access to natural ventilation.
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 ***Design guidance*** The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4) Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	**Acceptable** Number of Units: 96 Control: 60% or 58 units required to be cross ventilated. 50 units are cross ventilated, with a further 14 units on Level 04 accessing breezes through operable clerestory windows. This is consistent with the original approval. No cross-over or cross-through units have a depth exceeding 18m.

<table>
<tr><th>Development objectives</th><th>Assessment/Comment</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>

Acceptable

The development provides 2.4-2.7m high ceilings to all units, which differentiates between combined living space (2.7m), and other spaces (2.4m) (bedrooms, non-habitable spaces).

</td></tr>
<tr><td>

Objective 4C-2

Ceiling height increases the sense of space in apartments and provides for well proportioned rooms

Design guidance

A number of the following design solutions can be used:

- the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces
- well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings
- ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist

</td><td>

Acceptable

Standard ceiling heights are provided across the development, regardless of size of units or location.

</td></tr>
<tr><td>

Objective 4C-3

Ceiling heights contribute to the flexibility of building use over the life of the building

Design guidance

Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)

</td><td>

Not applicable – building to be continually used as housing for the life of the building.

</td></tr>
</table>

Development objectives	Assessment/Comment
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: Apartment type / Minimum internal area Studio – 35m² 1 bedroom – 50m² 2 bedroom – 70m² 3 bedroom – 90m² 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	**Acceptable** All units achieve the required minimum internal area All habitable rooms have glass window/doors for sunlight access. As previously noted, the original assessment did not consider a window schedule to assess the 10% requirement, therefore no window schedule will be requested as part of this modification.
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 ***Design guidance*** Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths All living areas and bedrooms should be located on the external face of the building Where possible: • bathrooms and laundries should have an external openable window • main living spaces should be oriented toward the primary outlook and aspect and away from noise sources	**Acceptable** Unit Types 2.1 & 3.4 exceed the 8m depth requirement (depth of 8.44m & 8.42m provided respectively), however similar units in the original approval also exceed 8m depth requirement (approved with a 8.6m depth), and therefore the proposed modification remains consistent with original approval.

Development objectives	Assessment/Comment
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	**Not acceptable** Master Bedrooms compliant with the exception of: • Master Bedroom in type 2.9 not complaint for minimum area or minimum dimensions. There is no similar type unit in the original approval. RFI issued. **RFI Response:** Revised plans submitted which indicate compliant minimum area and dimensions for Unit Type 2.9. 2nd Bedrooms are acceptable and achieve the required minimum dimensions. Combined living/dining rooms provide sufficient width with the exception of: • Type 1.1 provides a slight departure from the 3.6m required to provide 3.58m. • Type 2.3 provides a departure from the required 4m to provide 3.886m • Type 2.5 provides only 3.24m where 4m is required RFI issued **RFI Response:** Revised plans submitted which indicate compliant widths. No laundry provided in Type 1.1 or Type TH. RFI issued. **RFI Response:** Revised Plans indicate laundry in Type 1.1 or Type TH. Revised plans don't show Laundry in Type 2.5, 2.9 Apartment layouts are otherwise considered acceptable. Robes are provided to all units which provide a standard depth of 0.55m which is slightly less than required, however this has been offset by longer robes than stipulated.
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	
Design guidance	
Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	
All bedrooms allow a minimum length of 1.5m for robes	
The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high	
Apartment layouts allow flexibility over time, design solutions may include: • dimensions that facilitate a variety of furniture arrangements and removal • spaces for a range of activities and privacy levels between different spaces within the apartment • dual master apartments • dual key apartments *Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments* • room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) • efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms	

Development objectives	Assessment/Comment
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: Dwelling type / Minimum area / Minimum depth Studio apartments / 4m² / - 1 bedroom apartments / 8m² / 2m 2 bedroom apartments / 10m² / 2m 3+ bedroom apartments / 12m² / 2.4m 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 ***Design guidance*** Increased communal open space should be provided where the number or size of balconies are reduced Storage areas on balconies is additional to the minimum balcony size Balcony use may be limited in some proposals by: • consistently high wind speeds at 10 storeys and above • close proximity to road, rail or other noise sources • exposure to significant levels of aircraft noise • heritage and adaptive reuse of existing buildings In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated	**Acceptable** All units achieve the required minimum balcony areas. Ground floor apartments provide either compliant POS areas or are the same as originally approved with the exception of: • Building C - Type 2.3 which provides an area of 12.5m2 (1 unit). There is no comparable unit originally approved. It is considered that if the lounge room width was increased per above control, then the balcony area would increase and this would be considered acceptable, given the original approval included many balconies on the ground floor which were not compliant with the 15m2 requirement. RFI issued **RFI Response:** Plans revised to amend lounge room width which results in a balcony size of 12.87m2 for the ground floor unit. This is considered acceptable given that a number of ground floor POS were approved at less than 15m2. The following non-compliances are considered acceptable: • Building C - Type 2.9 which provides a minimum depth of 2.74m and an area of 13.9m2 (1 unit). There is no comparable unit originally approved. Given the balcony sizes originally approved did not comply with the 15m2 requirement, this balcony size is considered acceptable. • Building C - Type 2.1 which provides an area of 11.4m2 (2 units) which is less than originally approved (12.7m2 – inward facing and 11.8m2- outward facing). Whilst Type 2.1 is less, it is still compliant with the minimum balcony area and in the original assessment, concerns were raised in respect of privacy between COS and POS, therefore increasing the inward facing POS will decrease the depth of planters which are required to ensure plant health and provide adequate privacy and separation between areas. The outward facing unit is only a slight departure from originally approved and therefore is considered acceptable. • Building A – Inward facing Unit Type 2.2 provides an area of 11.3m2 (1 unit) which is less than originally approved for a similar balcony in the same location (13.65m2). Due to a reconfiguration to the internal layout of the unit, the balcony has reduced in dimensions. Due to the privacy concerns discussed above, it is not considered a more favourable outcome by increasing the patio at the detriment of the planter size. Therefore, such a reduction is considered acceptable, given it still complies with the minimum balcony area prescribed. This Unit Type has been changed to a 1 Bedroom Unit (with similar layout) Type 1.4. Comments are still relevant. • Building C - Type 1.1 which provides an area of 11.2m2 (1 unit). A similar balcony in the same location was approved at 13.7m2. As noted in response to others above, reducing the planter size to increase the POS will likely result in increased privacy impacts between COS and POS. Therefore the reduced balcony size is considered appropriate.

Development objectives	Assessment/Comment
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents ***Design guidance*** Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space Private open spaces and balconies predominantly face north, east or west Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	**Acceptable** All POS is adjacent to living areas. Most POS are oriented to the north, east or west.
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building ***Design guidance*** Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred Full width full height glass balustrades alone are generally not desirable Projecting balconies should be integrated into the building design and the design of soffits considered Operable screens, shutters, hoods and pergolas are used to control sunlight and wind Balustrades are set back from the building or balcony edge where overlooking or safety is an issue Downpipes and balcony drainage are integrated with the overall facade and building design Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design Ceilings of apartments below terraces should be insulated to avoid heat loss Water and gas outlets should be provided for primary balconies and private open space	**Acceptable** Balconies are provided with either solid or partially solid balustrades which allows passive surveillance opportunities over all streets, drainage reserve and internally to the site. Visual privacy is maintained for ground floor units through fencing, solid balustrades and landscaping. Screening is proposed, which appears consistent with previously approved screening. Air-conditioning condenser zones are provided on the roof of Buildings A, B & C. Air-conditioning for Building D and clothes drying areas have not been indicated, which is consistent with the original approval. It is considered that there is sufficient space for such items on balcony areas.

Development objectives	Assessment/Comment
Objective 4E-4 Private open space and balcony design maximises safety ***Design guidance*** Changes in ground levels or landscaping are minimised Design and detailing of balconies avoids opportunities for climbing and falls	**Acceptable** There is limited opportunities for climbing and falls.

Development objectives	Assessment/Comment
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	**Generally acceptable.** The maximum number of units per level is seven or eight in Buildings B & C. Building A contains nine units on Level 02-04 which is consistent with the original approval. Louvered windows for daylight and ventilation are provided at each end of the corridors in Buildings A & C. No daylight or ventilation is provided to the corridors in Building B. Buildings A & C contain long corridors that exceed 12m. No articulation is provided, however this is consistent with the approved plans. No windows face or open onto the common circulation areas.
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	
Design guidance	
Greater than minimum requirements for corridor widths and/or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	
Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	
Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	
Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: • a series of foyer areas with windows and spaces for seating • wider areas at apartment entry doors and varied ceiling heights	
Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	
Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • sunlight and natural cross ventilation in apartments • access to ample daylight and natural ventilation in common circulation spaces • common areas for seating and gathering • generous corridors with greater than minimum ceiling heights • other innovative design solutions that provide high levels of amenity	
Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	
Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	

Development objectives	Assessment/Comment
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents ***Design guidance*** Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines Tight corners and spaces are avoided Circulation spaces should be well lit at night Legible signage should be provided for apartment numbers, common areas and general wayfinding Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space Where external galleries are provided, they are more open than closed above the balustrade along their length	**Generally acceptable.** Clear sightlines are provided to unit entries. There are no spaces for concealment. No seating in the corridors is provided. Through the amendment, the potential meeting space for residents has been removed. Any such meetings would now be required to be held offsite.
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 ***Design guidance*** Storage is accessible from either circulation or living areas Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street Left over space such as under stairs is used for storage	**Acceptable.** Storage for units is provided within the unit and basement area. At least 50% of storage requirements are provided in units. No balcony storage proposed. No basement storage has been indicated for the following units: • Type 2.1 – complaint storage provided in unit • Type 2.5 – complaint storage provided in unit • Type 2.7 – complaint storage provided in unit • Type 2.8 – complaint storage provided in unit • Type 2.10 – complaint storage provided in unit • Type 3.1 – complaint storage provided in unit • Type 3.3 – complaint storage provided in unit • Type 3.4 – complaint storage provided in unit • Type 4.1 – complaint storage provided in unit Basement storage for TH units provided within private basement area. However the basement plan indicates an excessive amount of storage areas which does not accord with the number of units, nor the number of units which are providing basement storage. Further, the layout of basement storage needs to be reviewed to ensure that storage cages are accessible when cars are parked in adjacent spaces. RFI issued. **RFI Response:** Revised plans provided which has revised storage areas and ensures that all storage cages are accessible when vehicles are in carparks. However, there are 101 storage cages which exceeds the number of units (96). A separate basement storage and parking allocation plan should be provided to ensure sufficient storage is provided and is accessible to the correct unit.

Development objectives	Assessment/Comment
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments ***Design guidance*** Storage not located in apartments is secure and clearly allocated to specific apartments Storage is provided for larger and less frequently accessed items Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible If communal storage rooms are provided they should be accessible from common circulation areas of the building Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	**Acceptable** As noted above, the applicant has not demonstrated that basement storage has been nominated for individual units and is accessible. RFI issued. **RFI Response:** A basement storage plan has not been provided however basement storage has been revised and all storage cages are accessible.
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout ***Design guidance*** Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy) Window and door openings are generally orientated away from noise sources Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources The number of party walls (walls shared with other apartments) are limited and are appropriately insulated Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms	**Acceptable** The layout of each floor is similar and therefore similar uses are stacked above each other. Similar uses have also been predominantly clustered between units, with non-habitable spaces predominantly located adjacent to communal circulation spaces. Common circulation areas are located above each other. Dividing walls between units will be adequately insulated.

Development objectives	Assessment/Comment
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments ***Design guidance*** Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: • rooms with similar noise requirements are grouped together • doors separate different use zones • wardrobes in bedrooms are co-located to act as sound buffers Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: • double or acoustic glazing • acoustic seals • use of materials with low noise penetration properties • continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements	As above comments
Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings ***Design guidance*** To minimise impacts the following design solutions may be used: • physical separation between buildings and the noise or pollution source • residential uses are located perpendicular to the noise source and where possible buffered by other uses • non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces • non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources • buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer • where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) • landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: • solar and daylight access • private open space and balconies • natural cross ventilation	Not applicable.

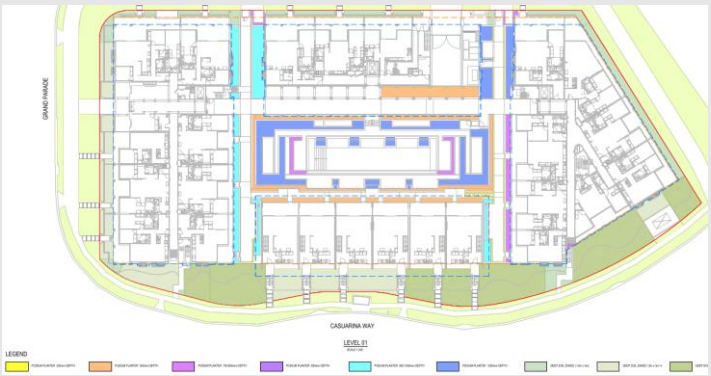
Development objectives	Assessment/Comment
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission ***Design guidance*** Design solutions to mitigate noise include: • limiting the number and size of openings facing noise sources • providing seals to prevent noise transfer through gaps • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	Not applicable.
Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future ***Design guidance*** A variety of apartment types is provided The apartment mix is appropriate, taking into consideration: • the distance to public transport, employment and education centres • the current market demands and projected future demographic trends • the demand for social and affordable housing • different cultural and socioeconomic groups Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	**Acceptable** A total of 96 units comprising of: • 22 x 1-bed units • 53 x 2-bed units • 20 x 3-bed units • 1 x 4-bed units Unit design supports singles and families.
Objective 4K-2 The apartment mix is distributed to suitable locations within the building ***Design guidance*** Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3) Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	**Acceptable** Each floor contains a mix of apartment types. The only exception is Building D where the 6 units are the same.

Development objectives	Assessment/Comment
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located ***Design guidance*** Direct street access should be provided to ground floor apartments Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: • both street, foyer and other common internal circulation entrances to ground floor apartments • private open space is next to the street • doors and windows face the street Retail or home office spaces should be located along street frontages Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion	**Generally acceptable** In relation to Buildings A, B & D, ground floor units are located within each building and direct street access is provided to all units which are orientated to the street. Building C also has units located on ground floor with only one unit provided with direct street access to Habitat Drive. This is considered acceptable as it is similar to the original approved arrangement. It is noted that for the 3 units in the north western corner of Building A (Unit Types 1.1, 2.1 & 2.3), the pathway aligns to the bedroom rather than the POS. This should be realigned to increase privacy for the bedrooms. RFI issued. **RFI Response:** Revised Plans have not addressed this issue. Whilst this is not ideal, it is not considered to be create such a detrimental impact for residents as to form a reason for refusal. Units on the ground floor have POS orientated to the street frontage, with the exception of Building D where this is orientated inwards to the site. A small front porch has been added along the Casuarina Way frontage of Building D units which will assist to activate this frontage and improve passive surveillance over the street. Front gardens are proposed around the entirety of the development. The only opportunity for home office use is where residents elect to use their second bedroom for such a use.
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents ***Design guidance*** Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: • elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) • landscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior design Solar access should be maximised through: • high ceilings and tall windows • trees and shrubs that allow solar access in winter and shade in summer	**Acceptable** Privacy and security is provided to ground floor units through fencing, landscaping and solid balustrades. Building D is also located above natural ground level, however the front garden is proposed to be filled to provide a sloping garden area instead of an exposed basement level. The design is similar to what was originally proposed. Increased amenity should be provided to residents in Building D with a front patio area which increases visual connection to the street and opportunities for casual interaction. RFI issued. **RFI Response:** A small front porch has been added along the Casuarina Way frontage of Building D units which will assist to activate this frontage and improve passive surveillance over the street. Solar access has been addressed in Objective 4A-1 and was found to be acceptable.

Development objectives	Assessment/Comment
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area ***Design guidance*** Design solutions for front building facades may include: • a composition of varied building elements • a defined base, middle and top of buildings • revealing and concealing certain elements • changes in texture, material, detail and colour to modify the prominence of elements Building services should be integrated within the overall facade Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: • well composed horizontal and vertical elements • variation in floor heights to enhance the human scale • elements that are proportional and arranged in patterns • public artwork or treatments to exterior blank walls • grouping of floors or elements such as balconies and windows on taller buildings Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	**Generally Acceptable** Building facades are similar to what was originally approved, with the exception of Building D. The proposed façade provides minimal glazing and the upper level screens adds to the visual bulk of the façade. Further articulation is required on this elevation such as moveable screens and front patio area which would activate this frontage. RFI issued. RFI Response: Applicants Comments – Response: The Building D design has been updated to offer improved street activation through the introduction of a porch seating area adjacent to the front entry to each of the terraces providing opportunity for residents to sit and interact with the streetscape. In addition to the porched seating area, the sidelight window adjoining the front entry door has been increased in size offering additional glazed openings to the streetscape. While predominately outside of the calculated deep soil zones, the porch seating area will utilise permeable pavers to ensure no impact on the deep soil zone outcomes to Casuarina Way. Reference is made to Figure 3E.4 of the Apartment Design Guide which identifies that permeable paving within deep soil zones is an acceptable outcome. We also reference Council's email correspondence dated 31 October 2025 advising that the proposed solution is acceptable to address the deep soil zone requirements while providing the activation Council is seeking for Building D. The proposed screening solution to the upper floor level of Building D is a fixed rotated screen that provides solar protection and privacy to the upper floor level bedrooms from busy Casuarina Way and the adjacent retail complex while offering a sense of openness to the streetscape through the rotated angle of the screen. The sense of openness created through the rotated angle of the screening will achieve a superior level of street activation to an operable screening solution where all screens are fully closed by residents. The rotated angle of the fixed screening also achieves a superior architectural outcome offering a high level of articulation with the angled screen panels creating visual texture and shadow across the façade. In conjunction with the above, the comments made by Council following the RFI with respect to the deep soil zone calculations have also been addressed in the updated architectural plans. Notably, the deep soil zone calculations have been updated to exclude the area beneath the Level 02 upper floor overhang. In addition, the fire egress stairs/services have been realigned slightly to maximise the dimensions of the deep soil zones along Casuarina Way. This ensures that the development continues to achieve compliant provision of deep soil zones including 7.07% with minimum 6m by 6m dimensions and 15.57% overall. Council's comments – Council considers that the changes relating to the front porch seating area and increased window next to entry door have improved street activation for Building D. Further discussions between Council and the applicant were held in relation to the upper level screening where it was advised that Council would prefer moveable screens, however would not recommend refusal of the modification application on this basis.
Objective 4M-2 Building functions are expressed by the facade ***Design guidance*** Building entries should be clearly defined Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height The apartment layout should be expressed externally through facade features such as party walls and floor slabs	**Acceptable** Clear site entry is provided from Grand Parade, with additional site access points for residents from Habitat Drive. Ground floor unit entry points are also clearly indicated.

Development objectives	Assessment/Comment
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street ***Design guidance*** Roof design relates to the street. Design solutions may include: • special roof features and strong corners • use of skillion or very low pitch hipped roofs • breaking down the massing of the roof by using smaller elements to avoid bulk • using materials or a pitched form complementary to adjacent buildings Roof treatments should be integrated with the building design. Design solutions may include: • roof design proportionate to the overall building size, scale and form • roof materials compliment the building • service elements are integrated	**Acceptable**. Flat roofs are provided to each building except Building D which provides a simple hip roof. Services will be located on the roof. This is similar to the original approval.
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised ***Design guidance*** Habitable roof space should be provided with good levels of amenity. Design solutions may include: • penthouse apartments • dormer or clerestory windows • openable skylights Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	Not applicable – no residential accommodation or COS is proposed on the roof.
Objective 4N-3 Roof design incorporates sustainability features ***Design guidance*** Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: • the roof lifts to the north • eaves and overhangs shade walls and windows from summer sun Skylights and ventilation systems should be integrated into the roof design	**Acceptable**. Roof incorporates clerestory features to increase daylight and natural ventilation to Level 04 units. Solar panels are outlined on the roof.

Development objectives	Assessment/Comment
Objective 4O-1 Landscape design is viable and sustainable ***Design guidance*** Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • diverse and appropriate planting • bio-filtration gardens • appropriately planted shading trees • areas for residents to plant vegetables and herbs • composting • green roofs or walls Ongoing maintenance plans should be prepared Microclimate is enhanced by: • appropriately scaled trees near the eastern and western elevations for shade • a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter • shade structures such as pergolas for balconies and courtyards Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4)	**Acceptable** The submitted Concept Landscaping Plan is not considered sufficient to satisfy Condition 17. This condition is therefore to remain. Recommended tree planting is 1 x large tree or 2 x medium tree per 80m^2 of deep soil zone. A deep soil zone of 939.86m2 is proposed, resulting in 12 x large trees or 24 x medium trees being required for the site area. The concept landscaping plan indicates 12 of the two large tree species (Bangalow Palm and Coconut Palm) within the Casuarina Way frontage which contains the largest areas of deep soil zone. Planters are easily accessible for watering and maintenance and have been incorporated across the façade of the buildings. Concept landscaping plan indicates a diverse mix of planning including shade tolerant species. The plan also indicates a number of tree species which can add to the microclimate. A veggie garden has been indicated on the application plans. It is noted in the landscape concept plans that street trees are to be removed and placed with Ficus obliqua (which is listed as a local native species). The existing street trees are predominantly tuckeroo and banksia. PAC have advised that such mass removal and the proposed species is not acceptable – **RFI issued.** **RFI Response:** Condition 33 requires submission of a Streetscape Landscaping Plan which will identify any street trees for replacement. This condition will remain and the applicant has been alerted that Council does not support the mass removal of healthy street trees. This will therefore be dealt with at a later date.
Objective 4O-2 Landscape design contributes to the streetscape and amenity ***Design guidance*** Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features including trees and rock outcrops Significant landscape features should be protected by: • tree protection zones (see figure 4O.5) • appropriate signage and fencing during construction Plants selected should be endemic to the region and reflect the local ecology	**Acceptable.** In addition to the comments above, the landscaping is considered to contribute positively to the streetscape. Cissus

Development objectives	Assessment/Comment
Objective 4P-1 Appropriate soil profiles are provided ***Design guidance*** Structures are reinforced for additional saturated soil weight Soil volume is appropriate for plant growth, considerations include: • modifying depths and widths according to the planting mix and irrigation frequency • free draining and long soil life span • tree anchorage Minimum soil standards for plant sizes should be provided in accordance with Table 5	**Not acceptable however can be managed through conditions and not considered a reason for refusal** Based on Table 5 of the ADG (pg 116) and the submitted Concept Landscaping Plan and Typical Podium Planter Details, podium planters attached to the buildings are considered to be sufficient depth and size for vine growth. Given the extent of the basement, landscaping between buildings is also in podium planters. These planters achieve the required depth however fail to achieve the required soil area. Concerns are raised in respect of the viability of such large plants in such small areas. RFI issued. **RFI Response** – A revised Concept Landscaping Plan was submitted however this concern remains.  Concept Landscaping Plan from original approval – includes large block area of similar depth podium planters  Revised Concept Landscaping Plan – includes much smaller areas of podium planters This matter is further discussed in the NRPP Report and key issues section. It is considered that as Condition 17 which requires the submission of a detailed landscaping plan is maintained, a further addition to this condition is to require a statement from a suitably qualified Landscape Architect that the planters will accommodate the proposed plantings without resulting in damage to the planters.

Development objectives	Assessment/Comment
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance ***Design guidance*** Plants are suited to site conditions, considerations include: • drought and wind tolerance • seasonal changes in solar access • modified substrate depths for a diverse range of plants • plant longevity A landscape maintenance plan is prepared Irrigation and drainage systems respond to: • changing site conditions • soil profile and the planting regime • whether rainwater, stormwater or recycled grey water is used	**Acceptable** Based on the Landscaping Plan provided, shade tolerant plants have been located between buildings. The Plan indicates the plants are of low maintenance varieties.
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces ***Design guidance*** Building design incorporates opportunities for planting on structures. Design solutions may include: • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain • planter boxes Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time	**Acceptable** The concept landscaping plan indicates podium planters, green walls (from vine growth) which will all assist in contributing to the quality and amenity of communal and private open space.
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members ***Design guidance*** Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	**Acceptable** LHD Standard Apartment. Design Verification Statement confirms this is silver level. Type 2.1 • Building A – 15 units • Building C – 8 units Total: 23 Units – 24%

Development objectives	Assessment/Comment
Objective 4Q-2 A variety of apartments with adaptable designs are provided ***Design guidance*** Adaptable housing should be provided in accordance with the relevant council policy Design solutions for adaptable apartments include: • convenient access to communal and public areas • high level of solar access • minimal structural change and residential amenity loss when adapted • larger car parking spaces for accessibility • parking titled separately from apartments or shared car parking arrangements	**Acceptable** Council does not have a DCP in relation to adaptable housing. No accessible parking proposed which is consistent with the original approval. Step free access has been provided to each building (apart from Building D) with lift access to upper and basement floors. The communal swimming pool area is accessible via a small lift.
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs ***Design guidance*** Apartment design incorporates flexible design solutions which may include: • rooms with multiple functions • dual master bedroom apartments with separate bathrooms • larger apartments with various living space options • open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	**Generally complies.** Units provide a combined living/dining area where the resident can determine the appropriate layout. Otherwise flexibility is limited to utilising additional bedrooms as studies.
Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place ***Design guidance*** Design solutions may include: • new elements to align with the existing building • additions that complement the existing character, siting, scale, proportion, pattern, form and detailing • use of contemporary and complementary materials, finishes, textures and colours Additions to heritage items should be clearly identifiable from the original building New additions allow for the interpretation and future evolution of the building	Not applicable – Vacant site.

Development objectives	Assessment/Comment
Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse ***Design guidance*** Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: • generously sized voids in deeper buildings • alternative apartment types when orientation is poor • using additions to expand the existing building envelope Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: • where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) • alternatives to providing deep soil where less than the minimum requirement is currently available on the site • building and visual separation – subject to demonstrating alternative design approaches to achieving privacy • common circulation • car parking • alternative approaches to private open space and balconies	Not applicable – Vacant site.
Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement ***Design guidance*** Mixed use development should be concentrated around public transport and centres Mixed use developments positively contribute to the public domain. Design solutions may include: • development addresses the street • active frontages are provided • diverse activities and uses • avoiding blank walls at the ground level • live/work apartments on the ground floor level, rather than commercial	Not applicable– Mixed use development not proposed.

Development objectives	Assessment/Comment
Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents ***Design guidance*** Residential circulation areas should be clearly defined. Design solutions may include: • residential entries are separated from commercial entries and directly accessible from the street • commercial service areas are separated from residential components • residential car parking and communal facilities are separated or secured • security at entries and safe pedestrian routes are provided • concealment opportunities are avoided Landscaped communal open space should be provided at podium or roof levels	Not applicable– Mixed use development not proposed.
Objective 4T-1 Awnings are well located and complement and integrate with the building design ***Design guidance*** Awnings should be located along streets with high pedestrian activity and active frontages A number of the following design solutions are used: • continuous awnings are maintained and provided in areas with an existing pattern • height, depth, material and form complements the existing street character • protection from the sun and rain is provided • awnings are wrapped around the secondary frontages of corner sites • awnings are retractable in areas without an established pattern Awnings should be located over building entries for building address and public domain amenity Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure Gutters and down pipes should be integrated and concealed Lighting under awnings should be provided for pedestrian safety	Not applicable– No awnings over public land are proposed.

Development objectives	Assessment/Comment
Objective 4T-2 Signage responds to the context and desired streetscape character ***Design guidance*** Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development Legible and discrete way finding should be provided for larger developments Signage is limited to being on and below awnings and a single facade sign on the primary street frontage	Not applicable– No signage proposed.
Objective 4U-1 Development incorporates passive environmental design ***Design guidance*** Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) Well located, screened outdoor areas should be provided for clothes drying	**Acceptable** Refer to 4A. Clothes drying areas have not been indicated, which is consistent with the original approval. It is considered that there is sufficient space for such items on balcony areas.
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer ***Design guidance*** A number of the following design solutions are used: • the use of smart glass or other technologies on north and west elevations • thermal mass in the floors and walls of north facing rooms is maximised • polished concrete floors, tiles or timber rather than carpet • insulated roofs, walls and floors and seals on window and door openings • overhangs and shading devices such as awnings, blinds and screens Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	**Acceptable** The applicant has advised that *'Passive design has been integrated into the proposal through the use of natural ventilation, natural light and thermal mass consideration'*
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation ***Design guidance*** A number of the following design solutions are used: • rooms with similar usage are grouped together • natural cross ventilation for apartments is optimised • natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible	**Acceptable** As per the response to Objective 4B-3, natural cross ventilation is available to the required number of apartments. All habitable rooms have access to daylight and natural ventilation.

Development objectives	Assessment/Comment
Objective 4V-1 Potable water use is minimised ***Design guidance*** Water efficient fittings, appliances and wastewater reuse should be incorporated Apartments should be individually metered Rainwater should be collected, stored and reused on site Drought tolerant, low water use plants should be used within landscaped areas	**Acceptable** The applicant has advised that *'Water efficient appliances and fittings and fixtures will be used in the apartments. Refer Basix certificate'* A rainwater tank is also proposed within the basement which could be used for irrigation for the site.
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters ***Design guidance*** Water sensitive urban design systems are designed by a suitably qualified professional A number of the following design solutions are used: • runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation • porous and open paving materials is maximised • on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits	**Acceptable** The application was supported by a Stormwater Management Plan. An infiltration tank is proposed below the basement slab. A Gross Pollutant Trap unit, infiltration tank with 1 layer of 477 Ausdrain EnviroModule units wrapped in geofabric and a filtration pit will ensure stormwater quality. This was reviewed by Council's Flood and Stormwater Engineer and was found to be acceptable.
Objective 4V-3 Flood management systems are integrated into site design ***Design guidance*** Detention tanks should be located under paved areas, driveways or in basement car parks On large sites parks or open spaces are designed to provide temporary on site detention basins	Not applicable
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents ***Design guidance*** Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park Waste and recycling storage areas should be well ventilated Circulation design allows bins to be easily manoeuvred between storage and collection points Temporary storage should be provided for large bulk items such as mattresses A waste management plan should be prepared	**Acceptable** Waste rooms are provided in the Basement for Buildings A, B & C. Tweed DCP A15 has been assessed and an appropriate amount of bins are included to manage the waste and recycling for the site. Buildings A, B & C have a waste chute on each floor, linked to the waste room in the basement. Residents of Building D will utilise the waste room below Building C. However, concerns are raised in respect of the size of the waste room below Building B. Whilst it is a similar size to originally approved, it is now required to accommodate additional bins due to unit number increase in Building B which results in the room being of an insufficient size to allow for easy access or manoeuvrability of the bins. RFI issued. **RFI Response:** Revised plans have been provided which indicate a larger waste room which is considered an acceptable size. Building Management will be responsible for moving bins between basement and kerb for collection. Basement

Development objectives	Assessment/Comment
	circulation allows for easy manoeuvrability to kerbside collection point. A bin tug is also proposed to manoeuvre the 2000L bins. A bin hold room adjacent to the driveway entry point on Habitat Drive is maintained which will accommodate 5 x 2000L bins, prior to collection. This has been integrated into the design of the development. The removal of the bulk waste room which was included following an RFI from the NRPP is not supported. RFI issued. **RFI Response:** Revised plans indicate a bulk waste room. A waste management plan was submitted with the application, however this does not appear to be consistent with the application plans, in terms of bin numbers. RFI issued. **RFI Response**: Revised plans and waste management plan submitted which now correspond.
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling ***Design guidance*** All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses Alternative waste disposal methods such as composting should be provided	**Acceptable** The Waste Management Plan states that '*all residential apartments will be supplied with bins for storage of at least one day worth of waste and recycling*', which is consistent with the amended Waste Management Plan for the original approval. Residents in Buildings A-C have easy access to a waste chute on each floor, with recycling having to be disposed of in the associated waste room in the basement. Residents in Building D will need to take waste directly to the waste room in Building C for disposal (waste and recycling). Waste rooms are conveniently located in close proximity to the lift, with the exception of Building B where there is no access between the lift and waste room, and Building D where residents must traverse through carparks to the waste room below Building C. RFI issued. **RFI Response:** Revised plans have been provided which now indicate access between Building B lift and waste room (via steps). If step free access is required, residents would be able to access Building A waste room. Clear pedestrian access has been provided to the waste room below Building C.
Objective 4X-1 Building design detail provides protection from weathering ***Design guidance*** A number of the following design solutions are used: • roof overhangs to protect walls • hoods over windows and doors to protect openings • detailing horizontal edges with drip lines to avoid staining of surfaces • methods to eliminate or reduce planter box leaching • appropriate design and material selection for hostile locations	**Acceptable** The applicant has advised that *'The building design and details provide protection from weathering. Slab edges are considered with screening & drip lines to avoid unwanted weathering. The balconies and overhangs provide protection to the glazing and facade line.'*

Development objectives	Assessment/Comment
Objective 4X-2 Systems and access enable ease of maintenance ***Design guidance*** Window design enables cleaning from the inside of the building Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade Design solutions do not require external scaffolding for maintenance access Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems Centralised maintenance, services and storage should be provided for communal open space areas within the building	**Acceptable** The applicant has advised that *'Doors, Windows, Balconies and landscaping can all be maintained from all floor access. Where locations don't allow access, safety systems on the roof will be installed to allow for facade maintenance and access.'*
Objective 4X-3 Material selection reduces ongoing maintenance costs ***Design guidance*** A number of the following design solutions are used: • sensors to control artificial lighting in common circulation and spaces • natural materials that weather well and improve with time such as face brickwork • easily cleaned surfaces that are graffiti resistant • robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors	**Acceptable** The applicant has advised that *'The material selection has been selected considering the context and proximity to the coastline as well as ongoing maintenance and weathering. Materials will be chosen for longevity and design intent to reduce maintenance costs on the future occupants of the building.'*

Assessing Officer
Hayley Nilon
Date: 20 November 2025