fjcstudio
formerly fjmtstudio

270-277 The Grand Parade, Ramsgate Beach

Bronxx — Rev 2 — 17/09/24

Acknowledgement of Country

We acknowledge the Traditional Owners of the country on which this site sits - the Gweagal, Bidjigal and Gadigal Clans of the Eora Nation and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

Consistent with the approach of Bayside Council, we are committed to the principles of Reconciliation in the spirit of respect and understanding of Aboriginal and Torres Strait Islander culture, history and their experiences in the immediate context of the highly significance place - Kamay (Botany Bay).

The Eyes of the Land and the Sea - Alison Page and Nik Lachajczak

Contents

Existing built form on site

I —Introduction

Introduction

This Design Statement has been prepared, on behalf of Bronxx Pty Ltd to support a Development Application for the construction of a new mixed used development located at 270-277 The Grand Parade, Ramsgate Beach (the site).

The development is 6 (including roof) storeys from The Grand Parade/Ramsgate Road - 1 level of retail, consisting of 3 tenancies with an (extended floor to floor to meet the "large box" supermarket requirement), 5 levels of residential apartments (50 apartments in total) and 3 basement levels including carparking, plant and storga eareas to support the "large box" retail tenancy.

This report summarises the changes which have taken place since the initial submision in ??? and includes responses to the two Design Review Panels which were held on ? and ? respectively.

The presented design has reviewed in detail the requirements of the the Bayside Council Local Environmental Plan, the Bayside Council Development Control Plan with a specific focus on the Ramsgate Beach Commercial Area requirements and the recent Hosying SEPP including The Apartment Design Guide (ADG).

Whilst the design has developed, it has remained consistent with the client's brief to provide a high quality beachside mixed-use/residential development. This area is currently under developed therefore this development provides an opportunity to provide not only a new corner statement to the Ramsgate Beach Commercial Area but also a response to a future higher residential precedent along The Grand Parade and Ramsgate Road. A number of apartment developments have already been completed to the northern side of Ramsgate Road.

The scale of the site and its context is broad, with sweeping views across Kamay/Botany Bay. Whilst the existing commercial area is of a relatively low scale (2 stories), the guidelines recommend an overall permissible height of 20.5m.

Overall the new proposal is generally compliant with the legislated requirements. Where the requirements have been varied the design intent is consistent with the objectives of the relevant legislation.

In summary:

— FSR - compliant
— Setbacks - there is one minor non-compliance to the southwestern setback of the residential levels 1 - 5. This does not materially affect the overshadowing of the adjacent sites.
— Height - the overall height of the development is RL 25.5m (22.8m) to the top of the Lift Motor Room

Development Summary

FSR

Site Area	4,479m^2
Floor Space Ratio	2:1
Permissible GFA	8958m^2
Proposed GFA	8958m^2

Yield and Mix

Residential Levels 1-5	
50 Apartments	
2 Bedroom	10 (20%)
3 Bedroom	40 (80%)
Adaptable Apartments	10 (20%)
Communal Open Space	1245m^2 (27% Site Area)
Total Area	Complies with 25% Site Area (2% over)
Ground Floor Retail	2962m^2

Car Parking

Residential	100
Visitor	10 (Including 1 carwash bay)
Retail	109
Loading Dock	Fully internal, 12.5m long HRV trucks to enter and exit the site in a forward direction at all times

Development Envelope

370-277 The Grand Parade, Ramsgate Beach

Site Area

4,479m2

Floor Space Ratio

LEP Permissible FSR : 2:1 The LEP provides for a maximum GFA of 8,958m2

Land Use Zoning

Bayside Local Environmental Plan 2021 (LEP 2021) - MU1 Mixed Use. Proposed mixed-use development comprising the following land uses: Commercial Premises (shops, supermarket, food and beverage premises), and Residential Flat Building – residential accommodation

Building Height

BLEP 2021 Permissible Height : 20.5m

Setbacks

Front

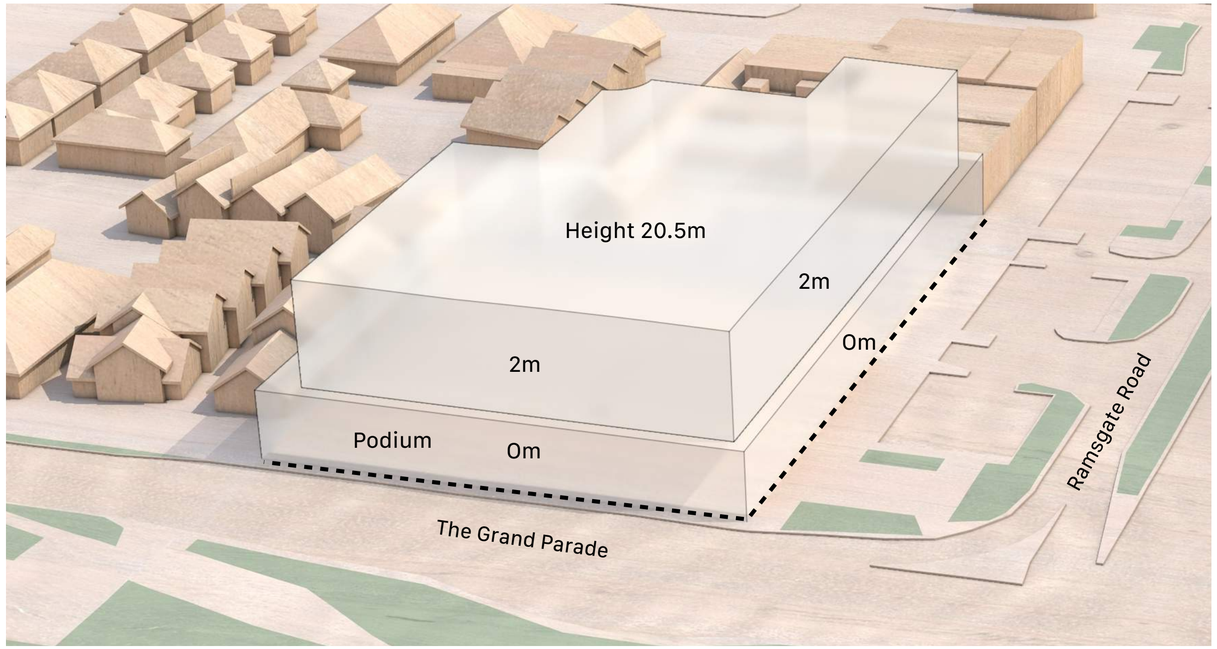
DCP 7.3.4 Control C4: To create variation and articulation in street frontage facades, the levels of buildings above the podium should be setback at least **2m** from the front property boundary.

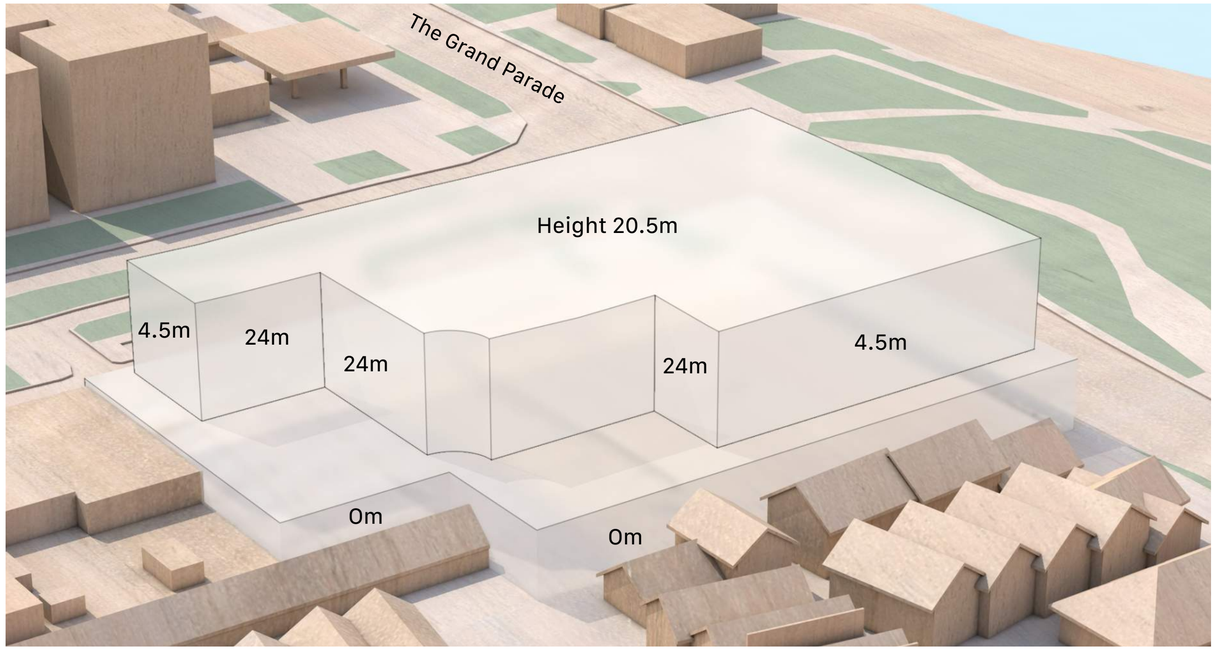
Side

DCP 7.3.4 Control C7: The levels of all buildings above the podium are to have a side setback of **4.5m** on sites with a street frontage width greater than 30m.

Rear

DCP 7.3.4 Control C7: For development situated on the southern side of Ramsgate Road, any part of a building above the 4th floor must provide a minimum rear setback of **24m**.





Modifications to Initial Submission

The main modifications from the initial Development Application submission (November, 2023) are as follows. Amendments have been incorporated following feedback from Bayside Council and the two Design Review Panels.

Post DRP #1 (07/03/2024)	
GROUND LEVEL	
G:01:01	Retail removed from Level 1 Podium Level resulting in an overall height reduction. Retail is located on Ground level only with residential levels to Levels 1 to 5. This has resulted in a height reduction.
	Retail along Ramsgate Road consolidated to 2 locations
G:01:02	The Coles Entrance has been realigned from The Grand Parade to Ramsgate Road.
	Consolidated Residential core to improve ground plane and also provide clear wayfinding.
G:01:03	Escalators and Retail lift realigned to suit Ramsaget Road access
G:01:04	Awning increased to provide continuous cover over entrances
G:01:05	Eastern egress stairs realigned
LEVEL 1	
1:01:01	A Shared Private Communal Area is located on Level 1 for the residents and the landscaping has been further developed.
1:02:02	Setbacks have been refined to meet compliance, with the exception of south/west corner of the development, where the previous non compliance has been minimised.
LEVEL 2 - 5	
2:01:01	Apartments replanned to align with joined lift cores
2:01:02	Setbacks have been refined to meet compliance, with the exception of south/west corner of the development, where the previous non compliance has been minimised.
2:01:03	Planters rationalised
FACADES AND MATERIALITY	
F:01:01	Glazed balustrades removed and replaced with more location appropriate painted metal rod balustrades
F:01:02	Articulation introduced into facade to provide greater hierarchy of scale and identification of apartments.
F:01:03	Balcony profile simplified and “ribbon” concept strengthened
F:02:04	Additional privacy screen provided between apartments
F:02:05	Materiality refined

Post DRP #2 (01/08/2024)	
GROUND LEVEL	
G: 02.01	Updated Public Domain to align with Bayside Council comments
G: 02.02	Further refinement to Residential Lobby, adjacent Egress stairs and carpark entrance
G: 02.03	Consolidated retail to improve ground plane, including additional refinement of levels to align with flood mitigation requirements.
G: 02.04	Revised location for Retail Lift
G: 02.05	2 new zones for deep soil planting have been introduced - 1 along Ramsgate Road to provide separation between the Residential Lobby and the Supermarket entrance and 1 to The Grand Parade, adjacent to the retail.
G: 02.06	Redefined entrance to Retail 02, to provide additional facade articulation
G: 02.07	New covered seating to support the adjacent bus stop, incorporated into the eastern facade along The Grand Parade.
G: 02.08	Extension of Ground Level awning to extend across seating on The Grand Parade
G: 02.09	Additional articulation added adjacent to new substation and southern egress stairs. Souther eastern corner curved to better respond to adjacent low rise residential.
LEVEL 1	
1:02:01	Setback balcony to western and southern apartments to increase privacy and separation between neighbouring developments
1:02:02	Additional facade articulation has been introduced to provide an increased modulation across the east and north of the site as well as a hierarchy of forms. Planters have been removed at Grid 4 and Grid 9 and Grid C/D and minor modulations at Grid 2, 6, 8 and G.
1:02:03	The south/east corner has been articulated to provide a better transition from the existing masonry boundary wall to the new substation.
1:02:04	Additional privacy screening has been provided
1:02:05	Landscape deck modified to provide better zoning of activities, increased opportunity for upper level deep soil planting and privacy screen from both surrounding neighbours and apartments above.
1:02:06	Shared accessible amenity indicated
LEVEL 2	
2:02:01	Southern planter replaced with open trellis to provide improved amenity
2:02:02	South/western planter slightly reduced to improve solar access to Level 1
2:02:03	Addition facade articulation at Grid 10/South to provide relief
2:02:04	Minor modulations at Grid 2, 6, 8 and G.
FACADES AND MATERIALITY	
F:02:01	Materiality further refined

II —Urban Design Analysis and Concept Development

Site Context and Neighbourhood Character

Built Form, Scale and Density

Site Context and Neighbourhood Character

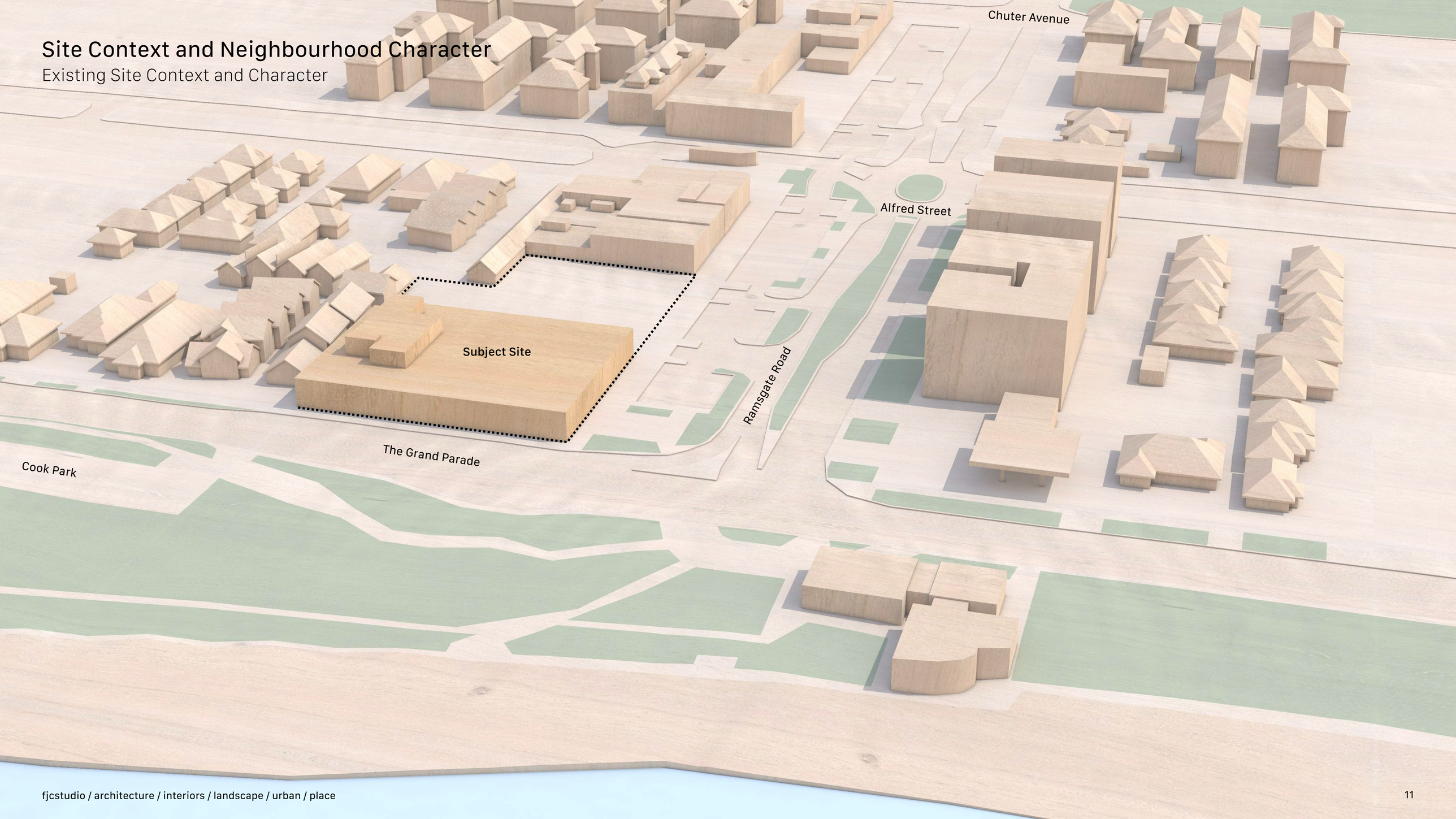
Site Location

Site Context and Neighbourhood Character

Site Location

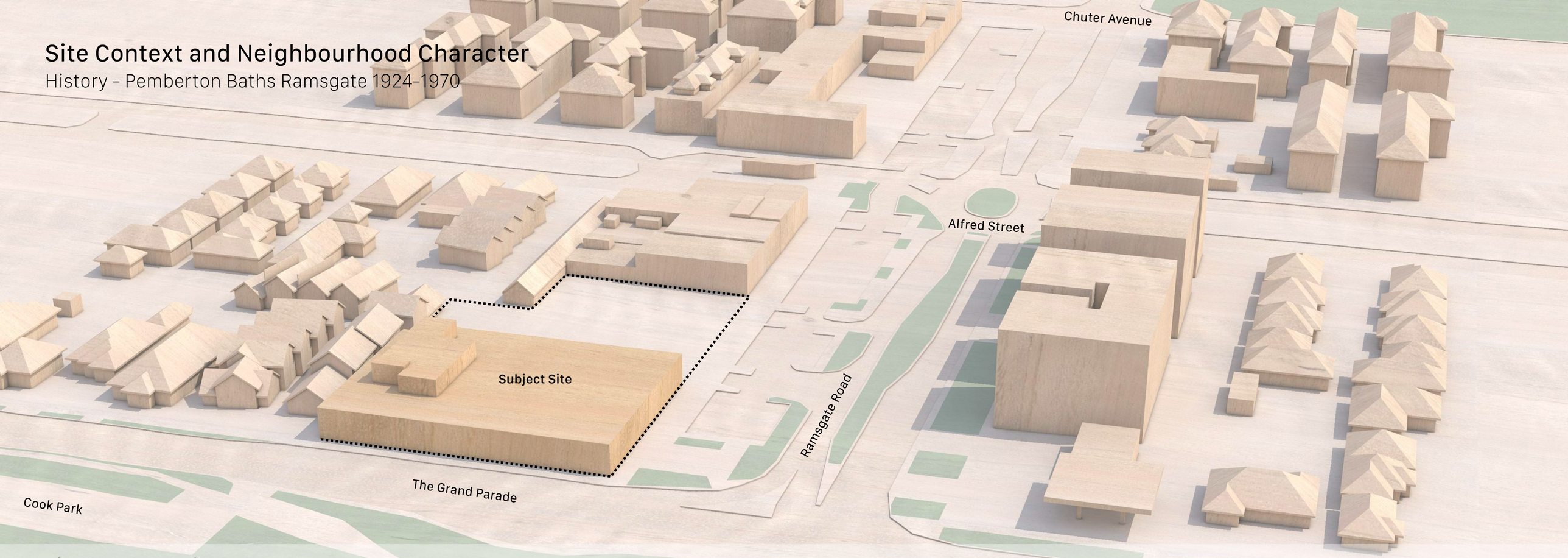
Site Context and Neighbourhood Character

Existing Site Context and Character



Site Context and Neighbourhood Character

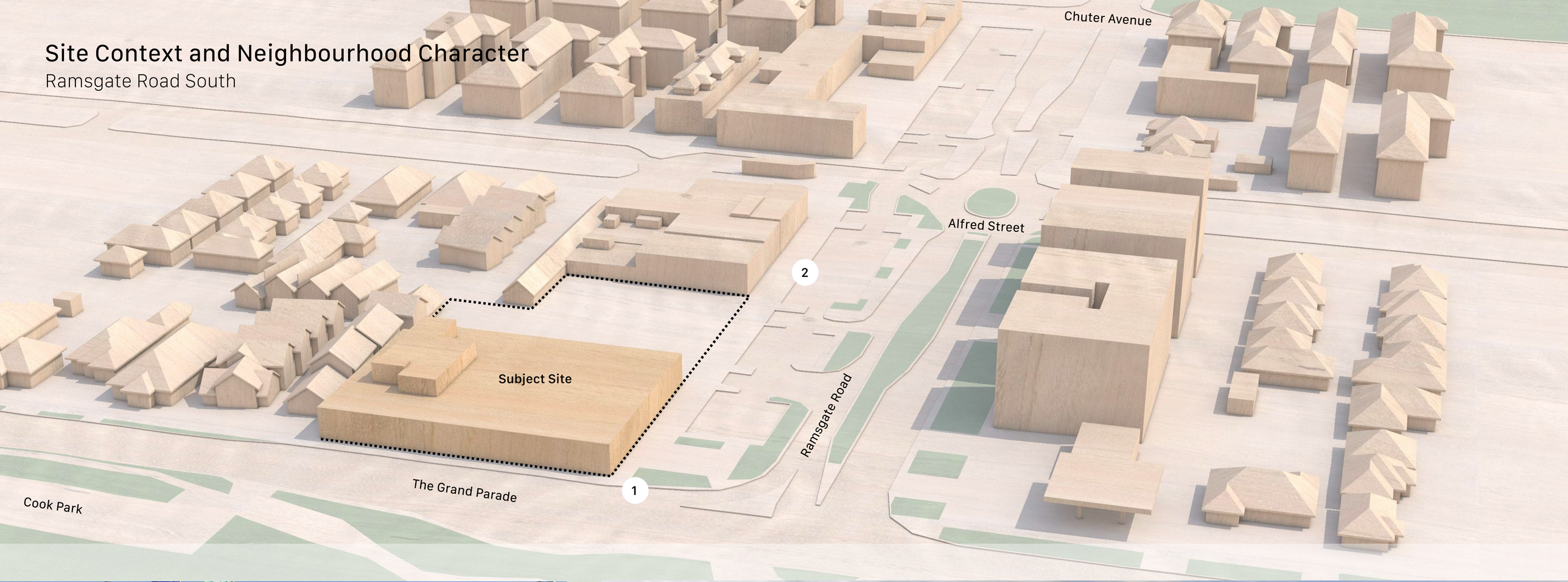
History - Pemberton Baths Ramsgate 1924-1970

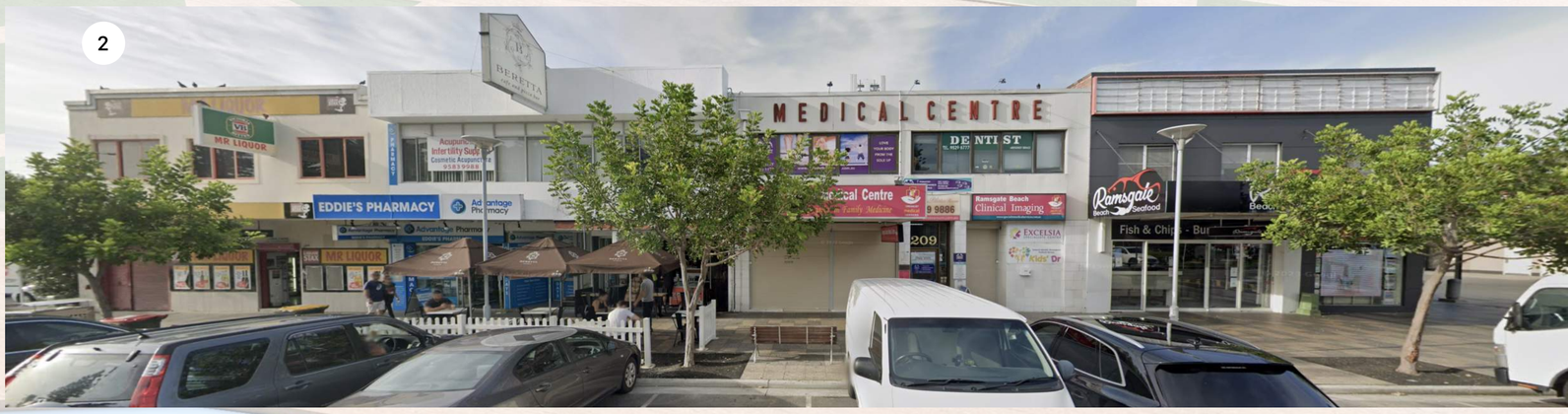


Heritage Interpretation

Site Context and Neighbourhood Character

Ramsgate Road South

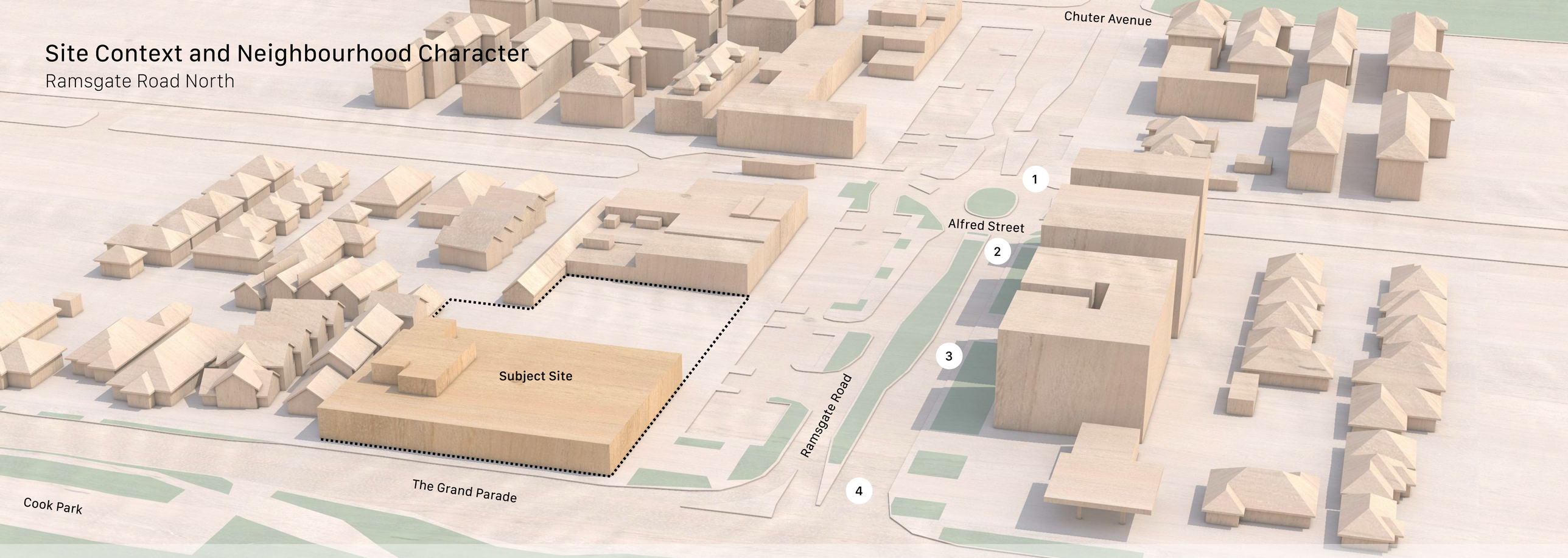




Two Storey Commercial and retail development to the west of the subject site

Site Context and Neighbourhood Character

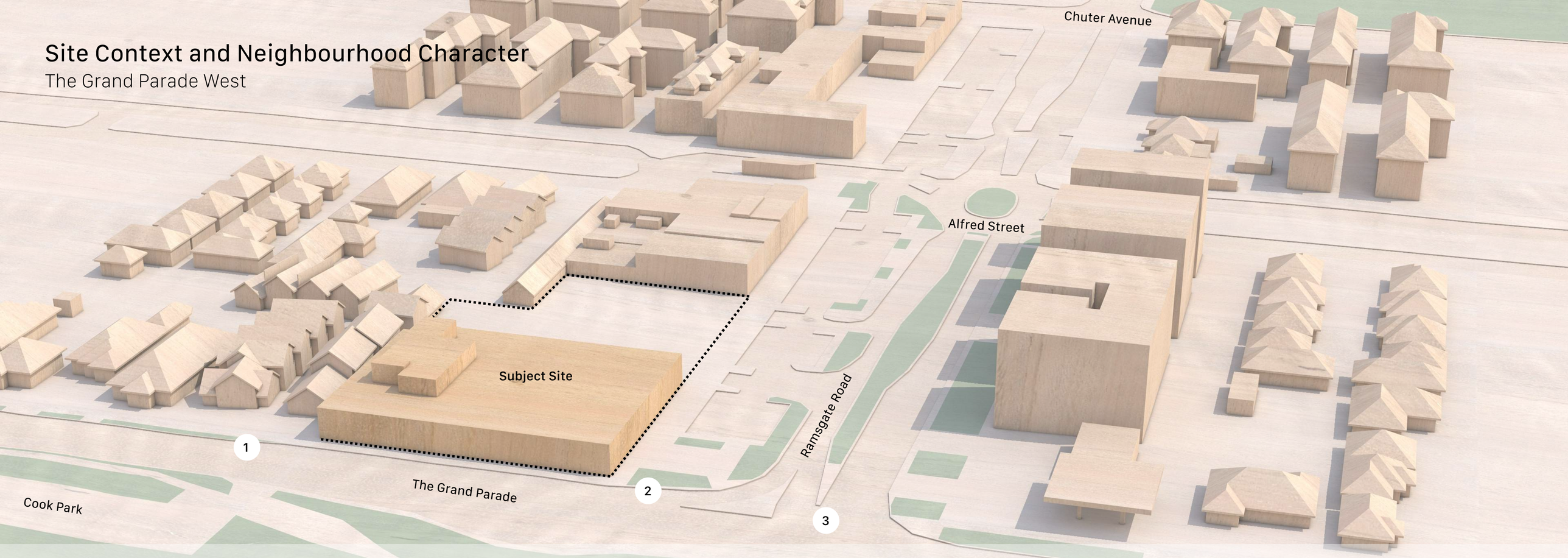
Ramsgate Road North

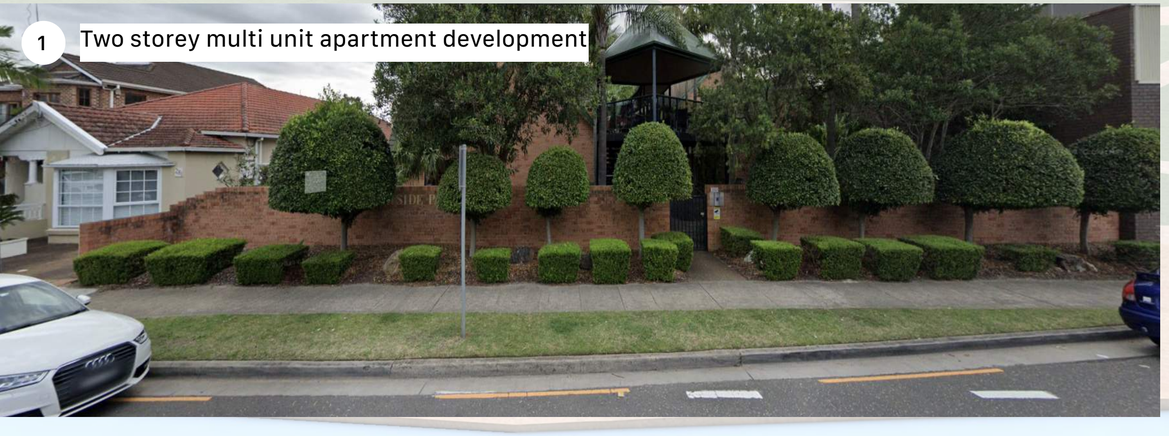


Six Storey Mixed Use/Residential development to the north of the subject site - along Ramsgate Road

Site Context and Neighbourhood Character

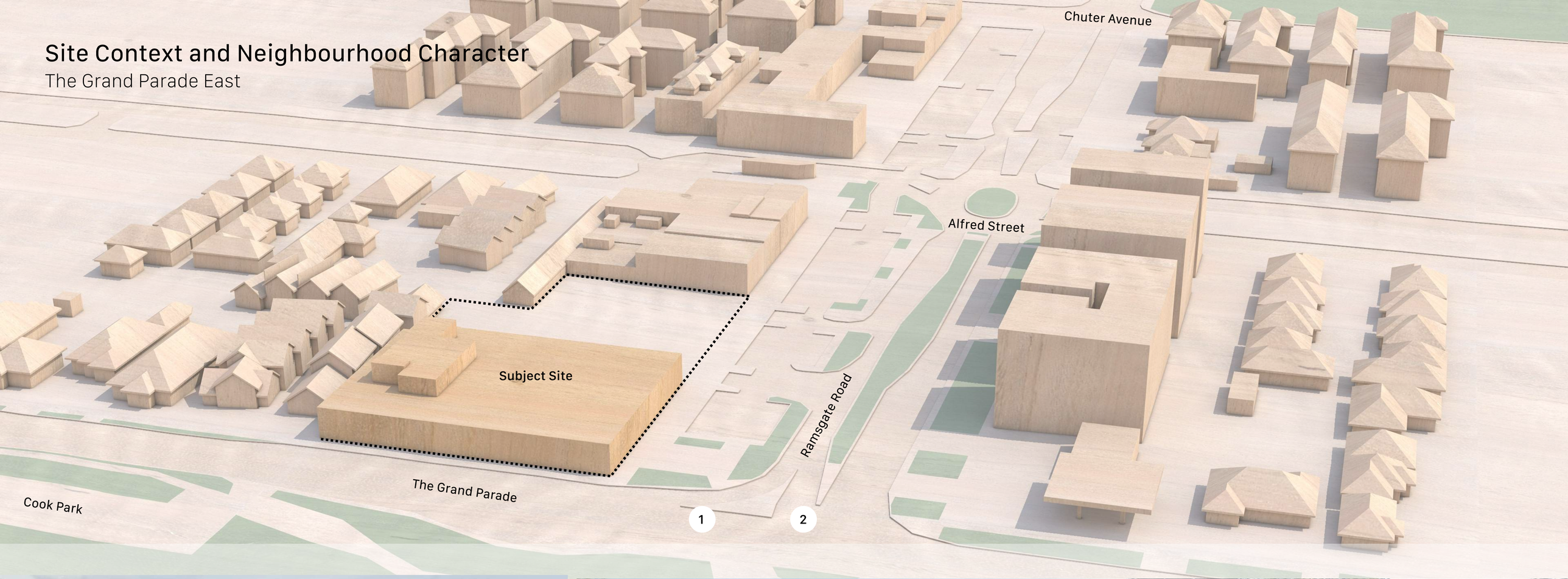
The Grand Parade West





Site Context and Neighbourhood Character

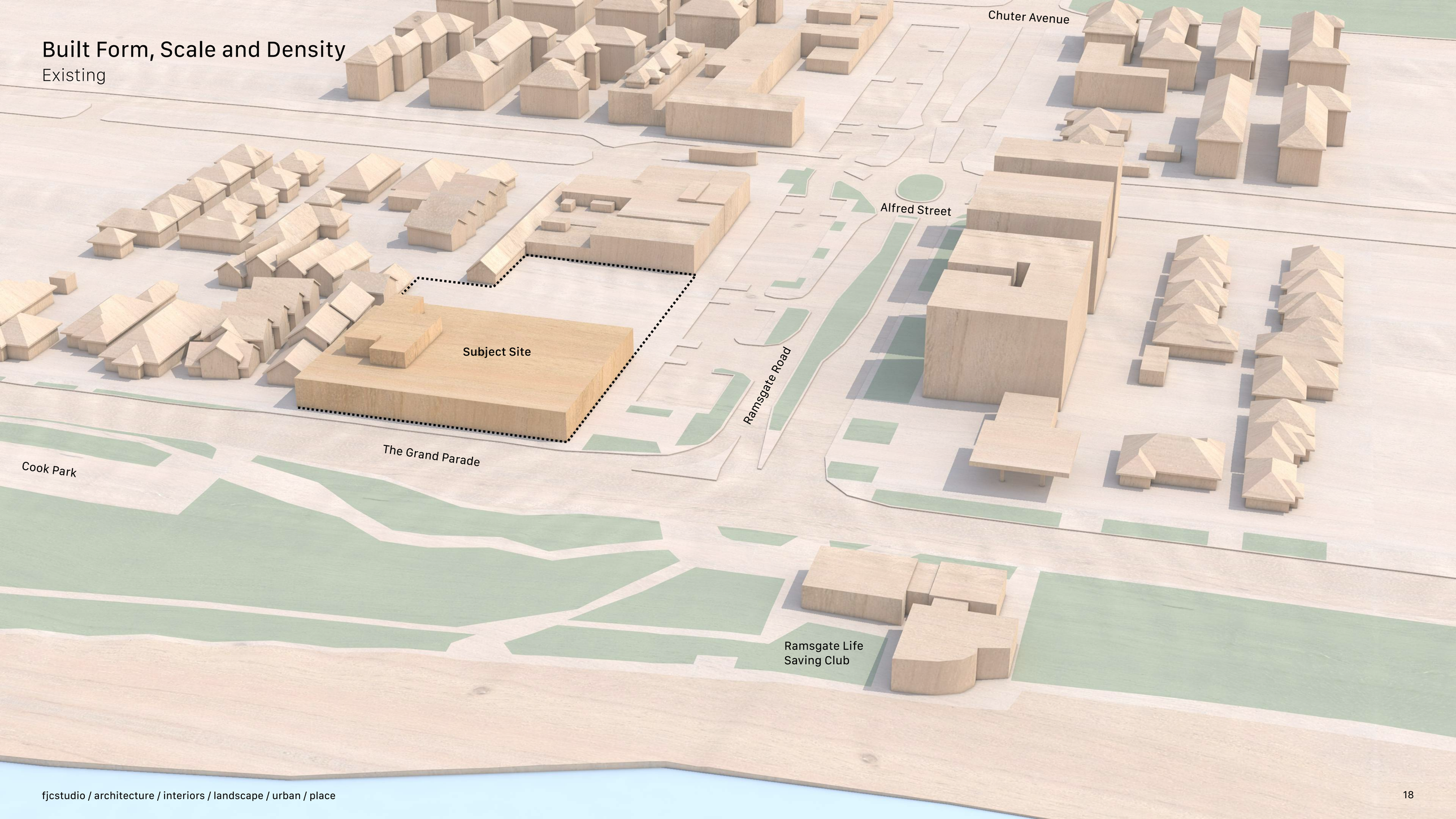
The Grand Parade East



Built Form, Scale and Density

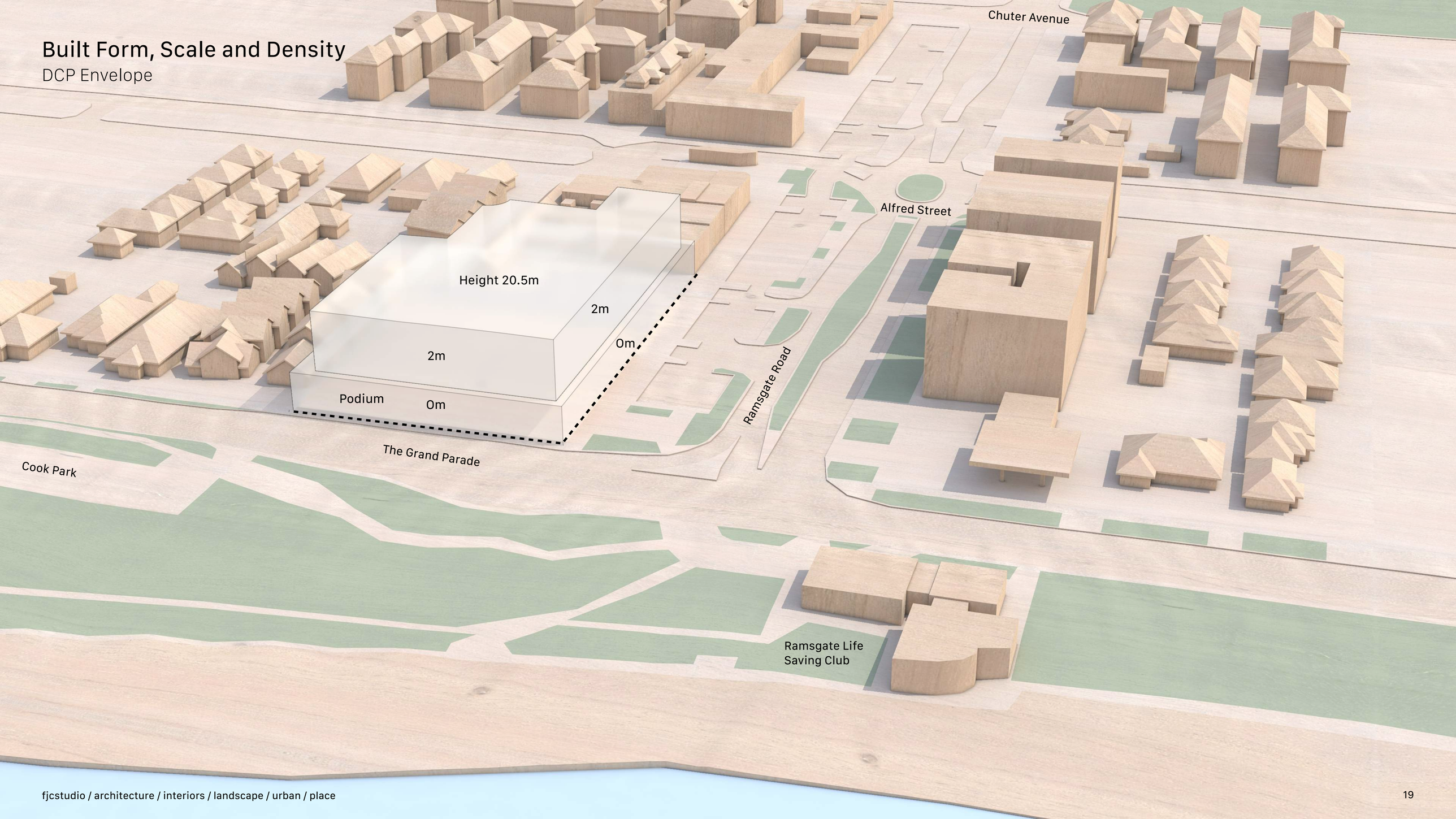
Built Form, Scale and Density

Existing



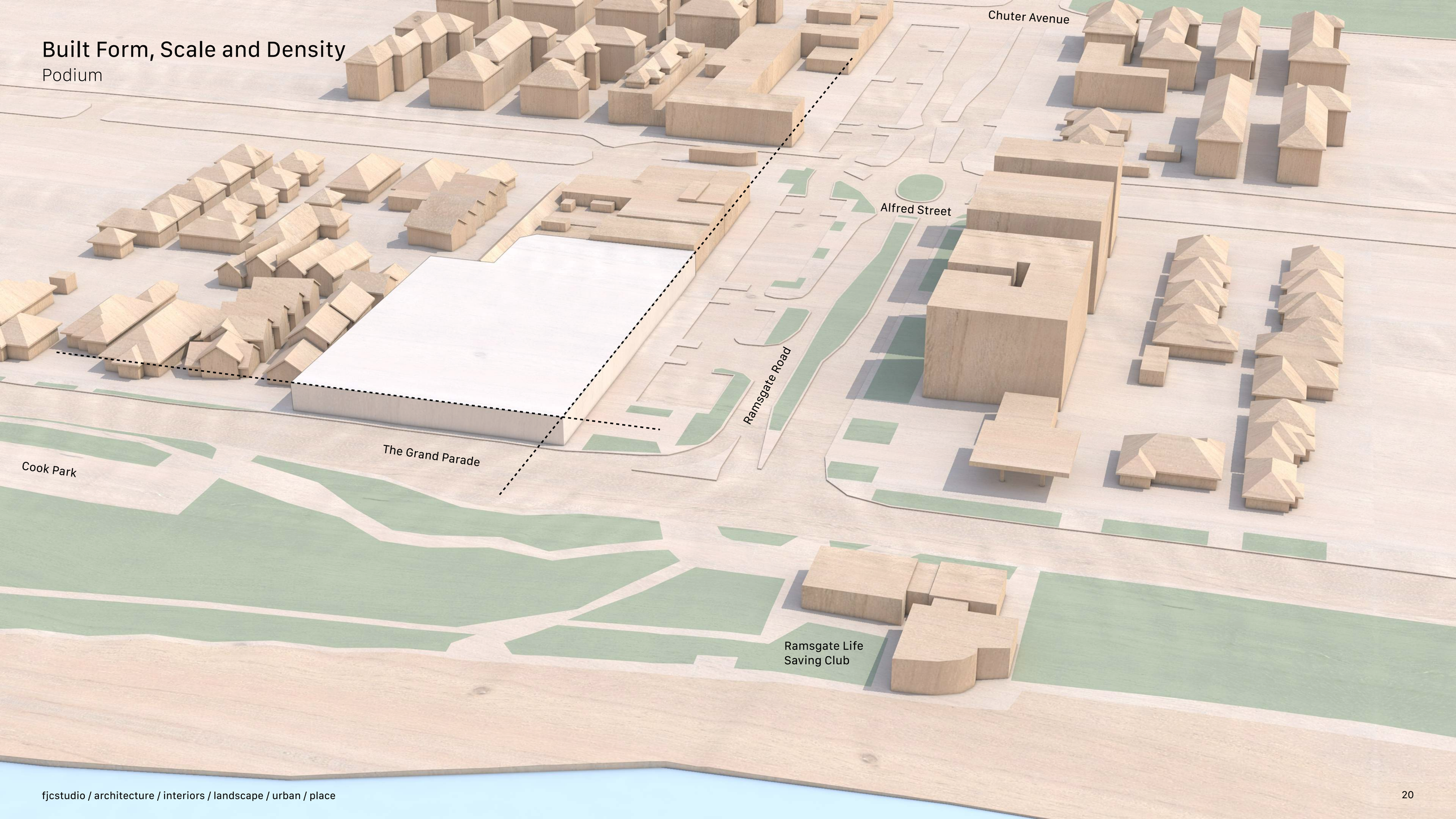
Built Form, Scale and Density

DCP Envelope



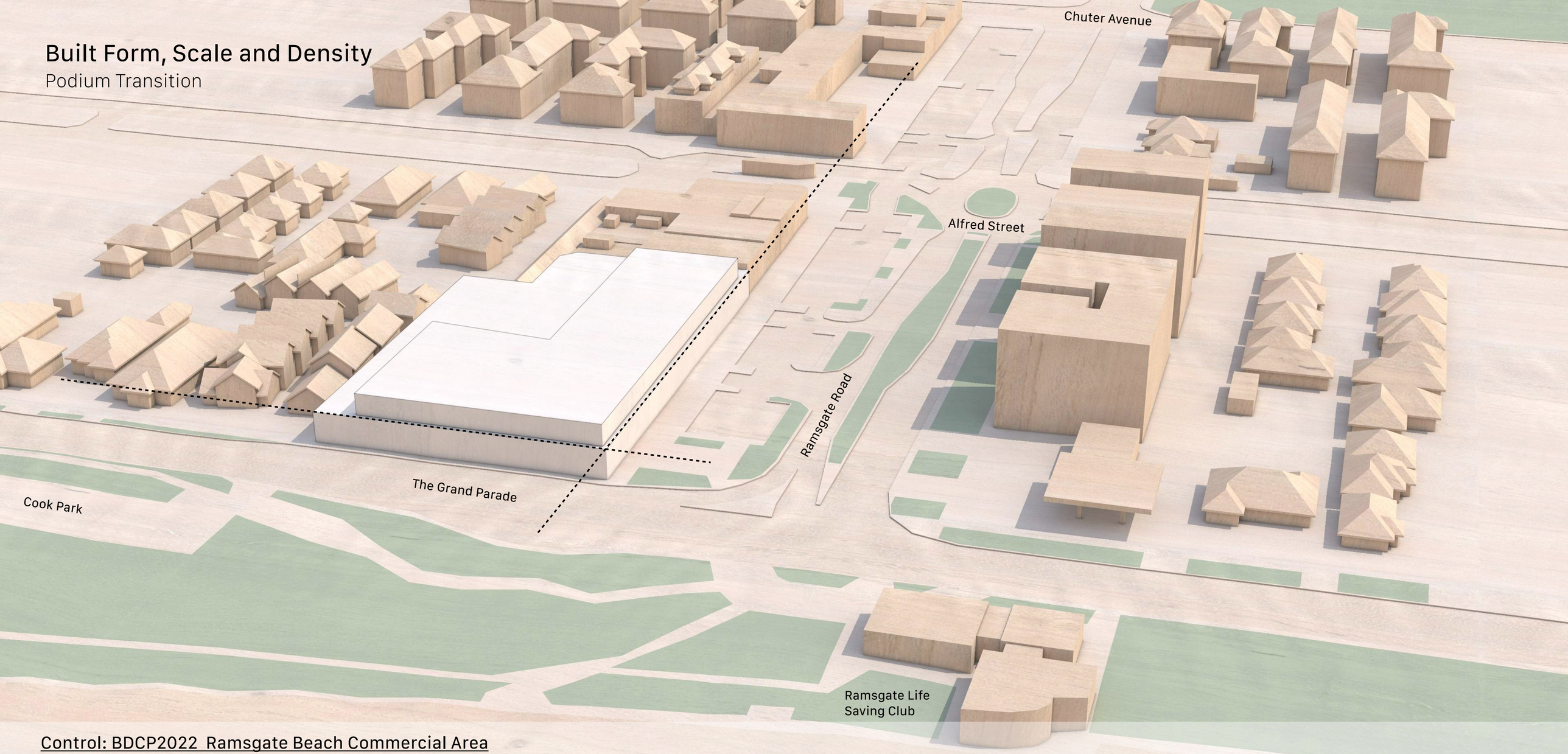
Built Form, Scale and Density

Podium



Built Form, Scale and Density

Podium Transition

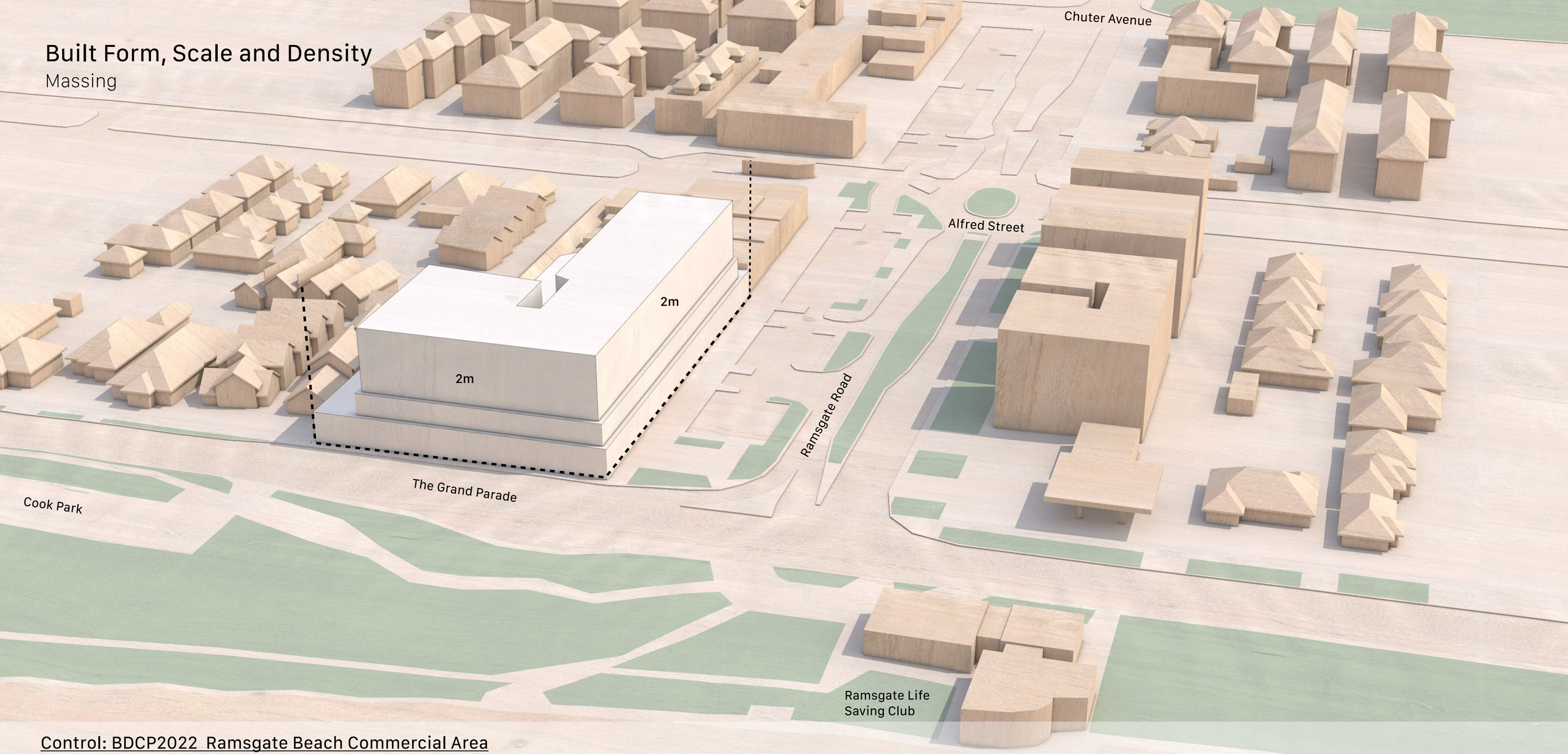


<u>Control: BDCP2022 Ramsgate Beach Commercial Area</u>

C4.All developments are to express a 3 storey podium along Ramsgate Road which is to be built to the front property boundary.

Built Form, Scale and Density

Massing

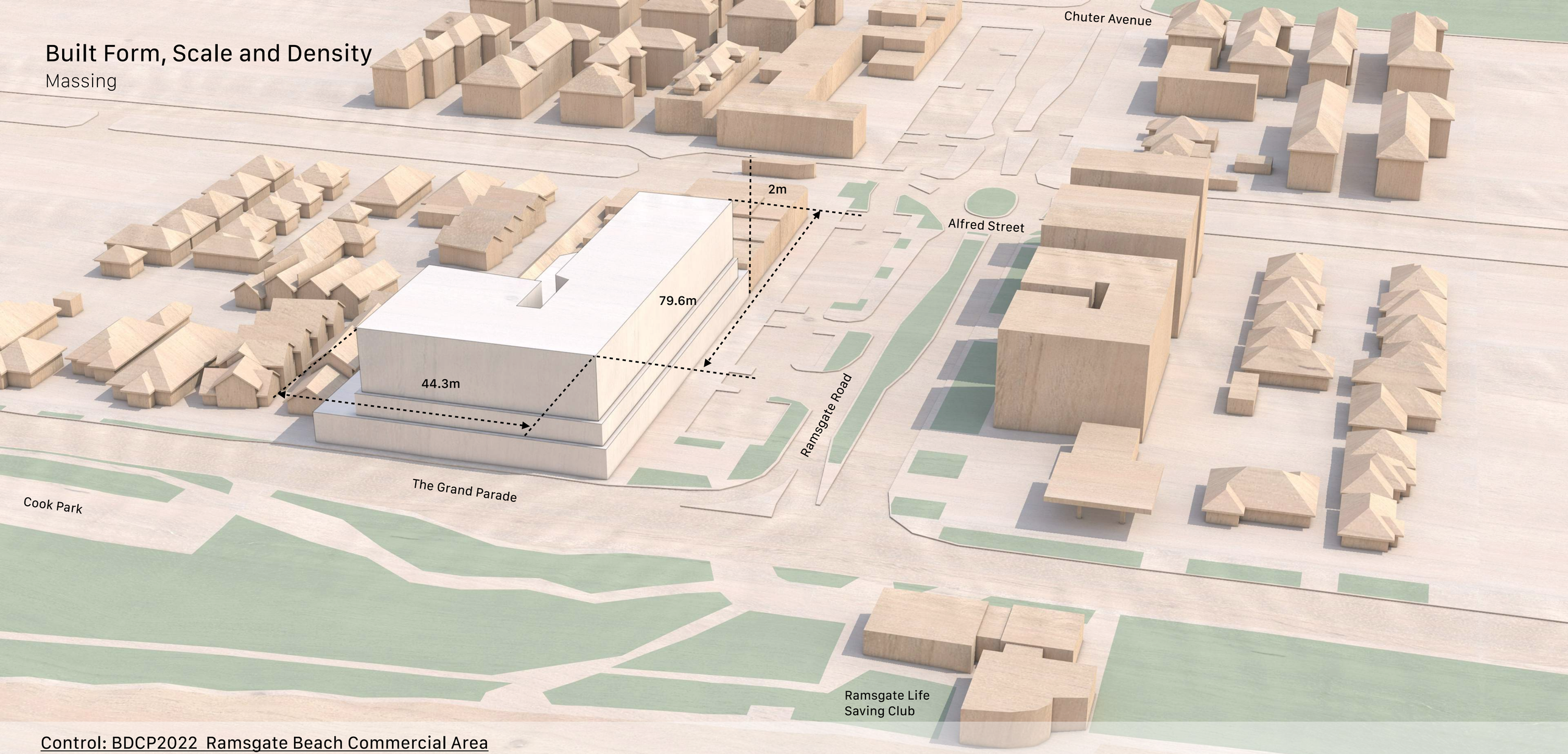


Control: BDCP2022 Ramsgate Beach Commercial Area

C5. To create variation and articulation in street frontage facades, the levels of buildings above the podium should be setback at least 2m from the front property boundary.

Built Form, Scale and Density

Massing

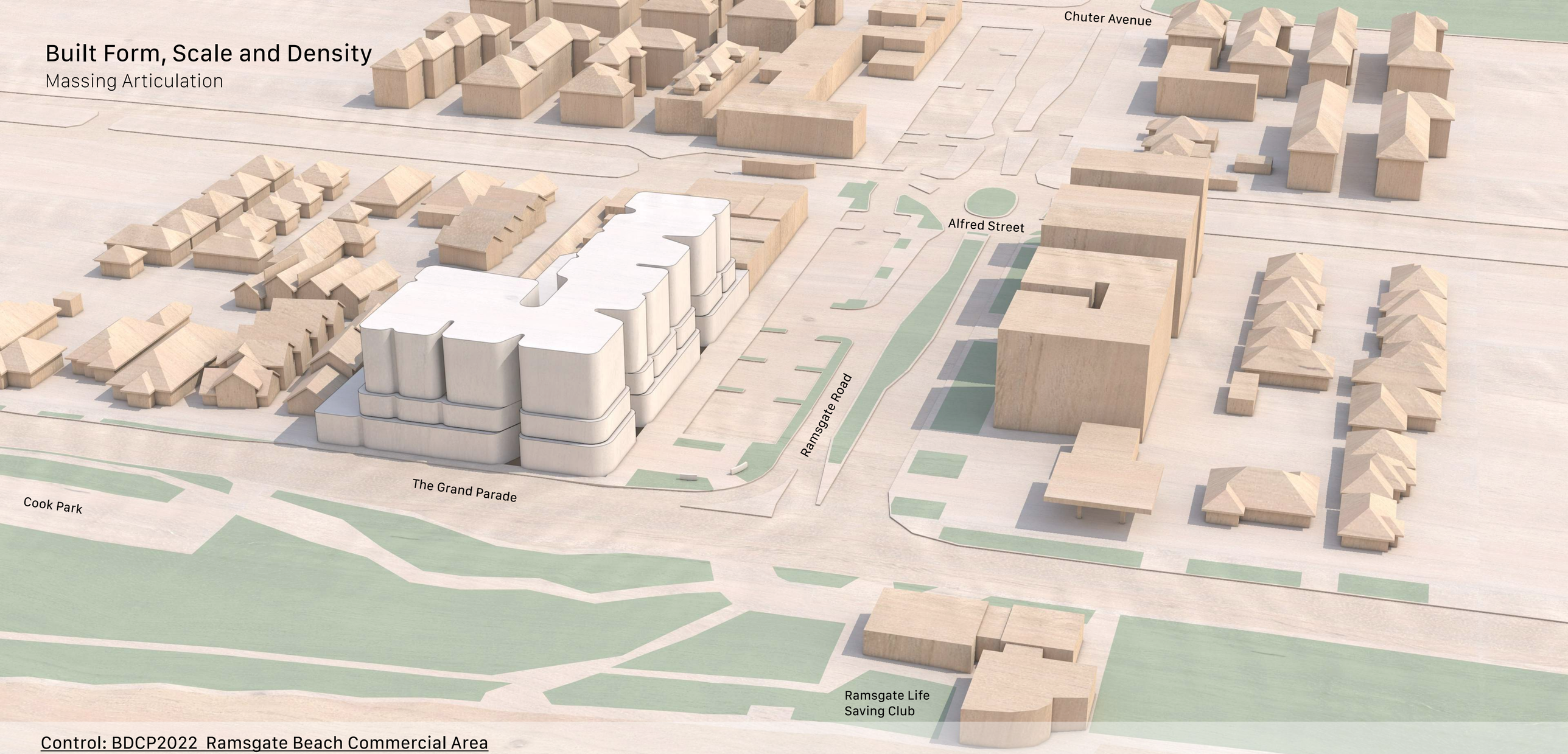


Control: BDCP2022 Ramsgate Beach Commercial Area

C11. For buildings with a width at the street frontage greater than 30m, the facade of the levels of building above the podium is to be broken with significant recesses. These are to be at intervals no greater than 24m and are to give the impression of breaks between buildings. They should be at least 4.5m wide and 3m deep.

Built Form, Scale and Density

Massing Articulation



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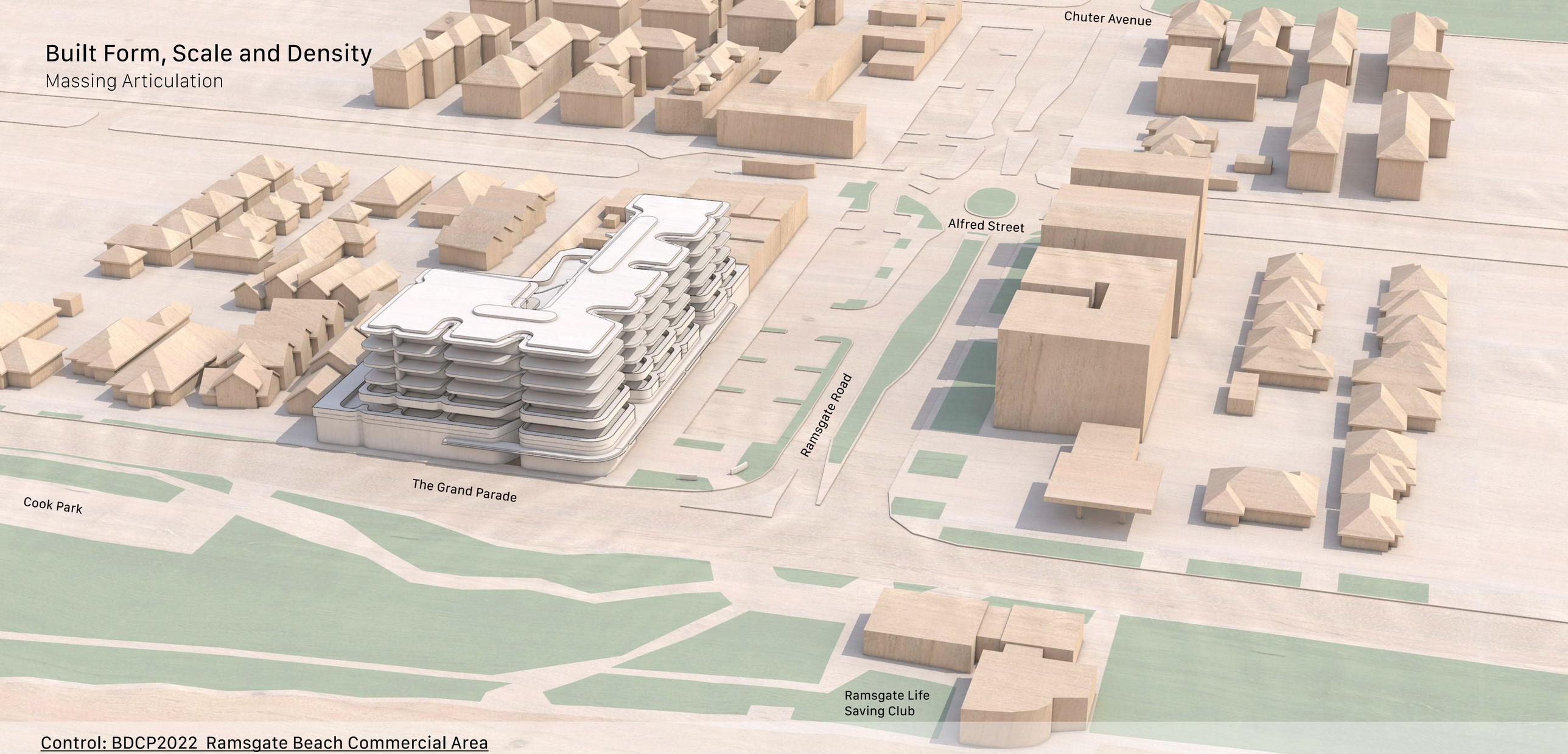
Built Form, Scale and Density

Massing Articulation

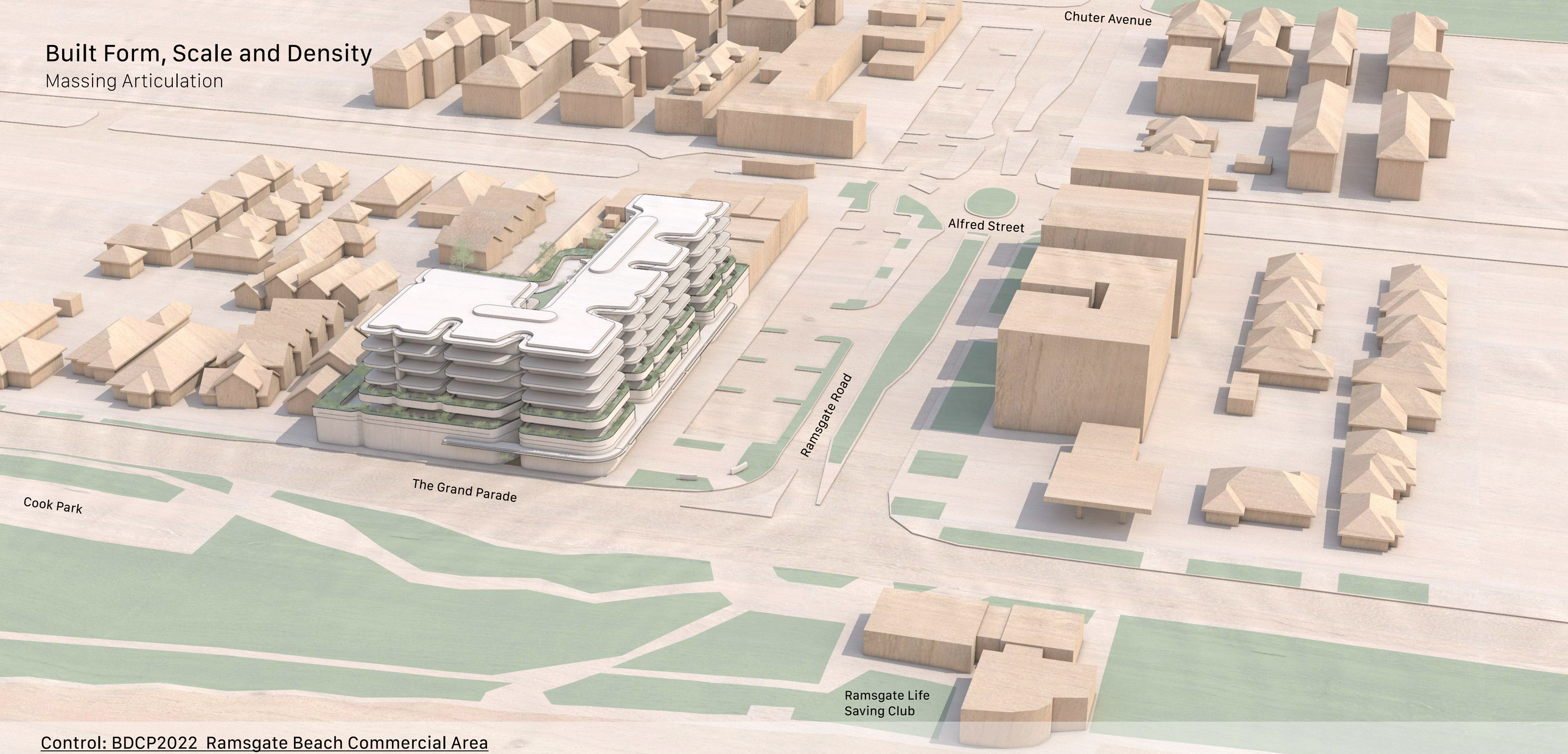


<u>Control: BDCP2022 Ramsgate Beach Commercial Area</u>

C9. The Ramsgate Road facade of any development is to be heavily articulated with variations to the building edge, and is to include a high proportion of balconies and avoid large expanses of blank walls.

Built Form, Scale and Density

Massing Articulation

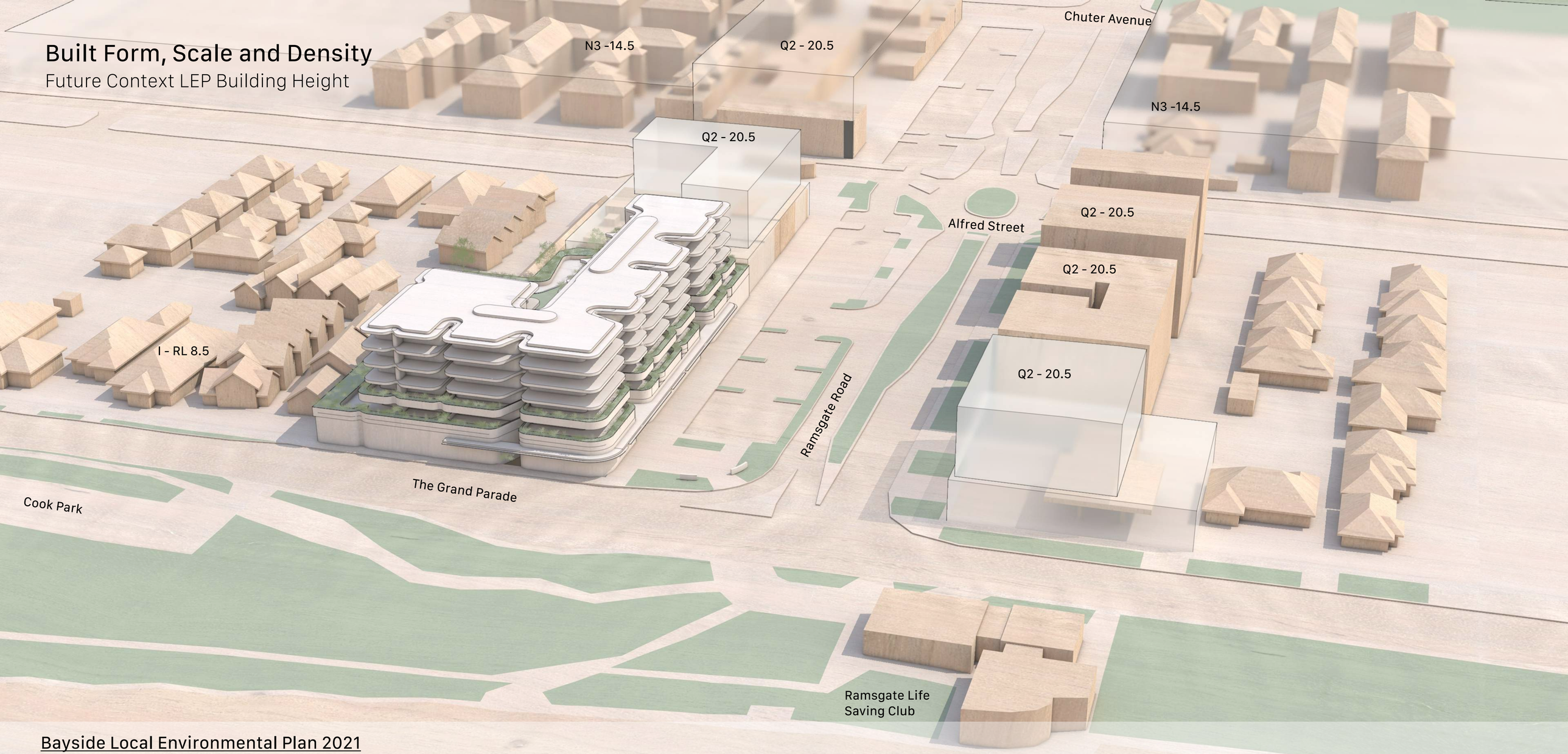


<u>Control: BDCP2022 Ramsgate Beach Commercial Area</u>

C10. Developments should respond to the Centre's beachside location by using a variety of environmental protection elements such as screens and louvres and a palette of materials which create a sense of lightness and openness and evoke a beachside feel.

Built Form, Scale and Density

Future Context LEP Building Height



<u>Bayside Local Environmental Plan 2021</u>

Maximum Building Height (m)

Proposed RL 25 500 (Top of Lift Overrun)

Proposed RL 24 600 (Top Roof Slab Edge) 1000mm reduction from previous scheme.

Built Form, Scale and Density

Future Context

Built Form, Scale and Density

Podium Massing

Built Form, Scale and Density

Massing

Built Form, Scale and Density

Massing Articulation

Built Form, Scale and Density

Massing Articulation

Built Form, Scale and Density

Massing Articulation

Built Form, Scale and Density

Future Context LEP Building Height

Bayside Local Environmental Plan 2021

Maximum Building Height (m)

Built Form, Scale and Density

Future Context

III —Proposed Revised Scheme

Facade Concept and Articulation

Plans and Amenity

Views

Interpretation

Materiality

Landscape Concepts

Sustainability

Compliance and Overshadowing

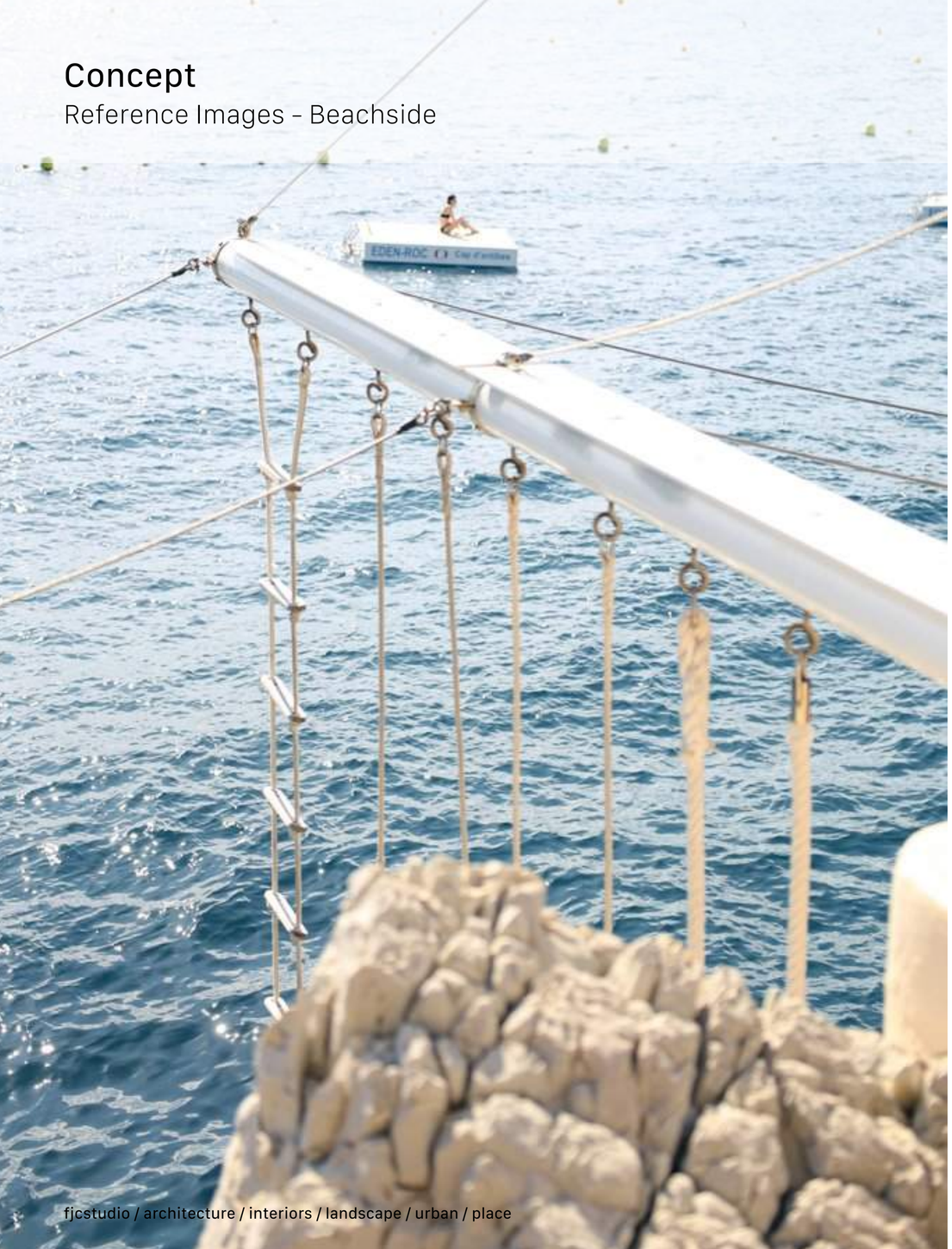
Areas

Concept

Initial Submitted Development Application Proposal
By Craft Architects

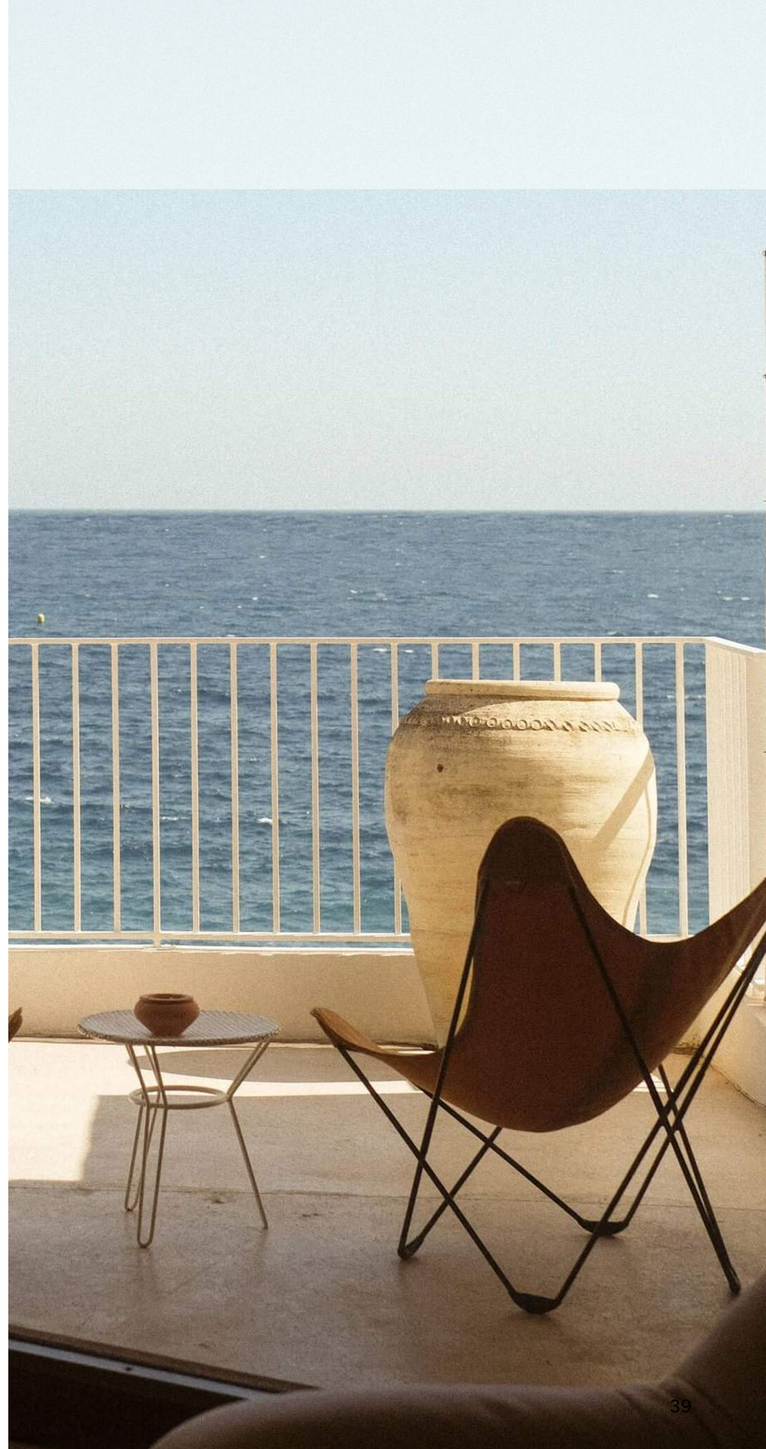
Concept

Reference Images - Beachside



Concept

Reference Images - Beachside Material Palette and Detailing



Concept

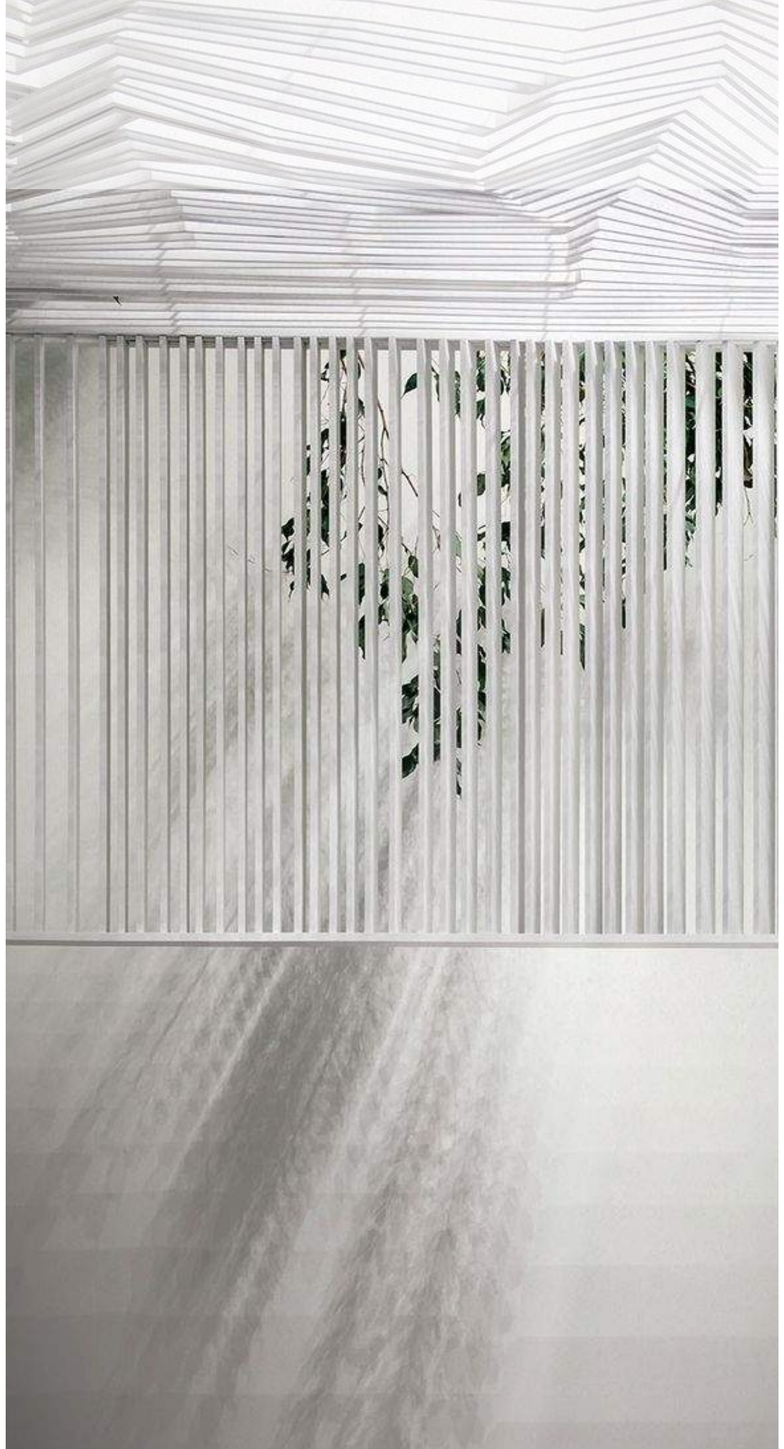
Reference Images - Historical

1960, Astir Palace, Athens – Architect Kosta Voutsinas

Balconies along The Grand Parade

Concept

Reference Images - Materiality

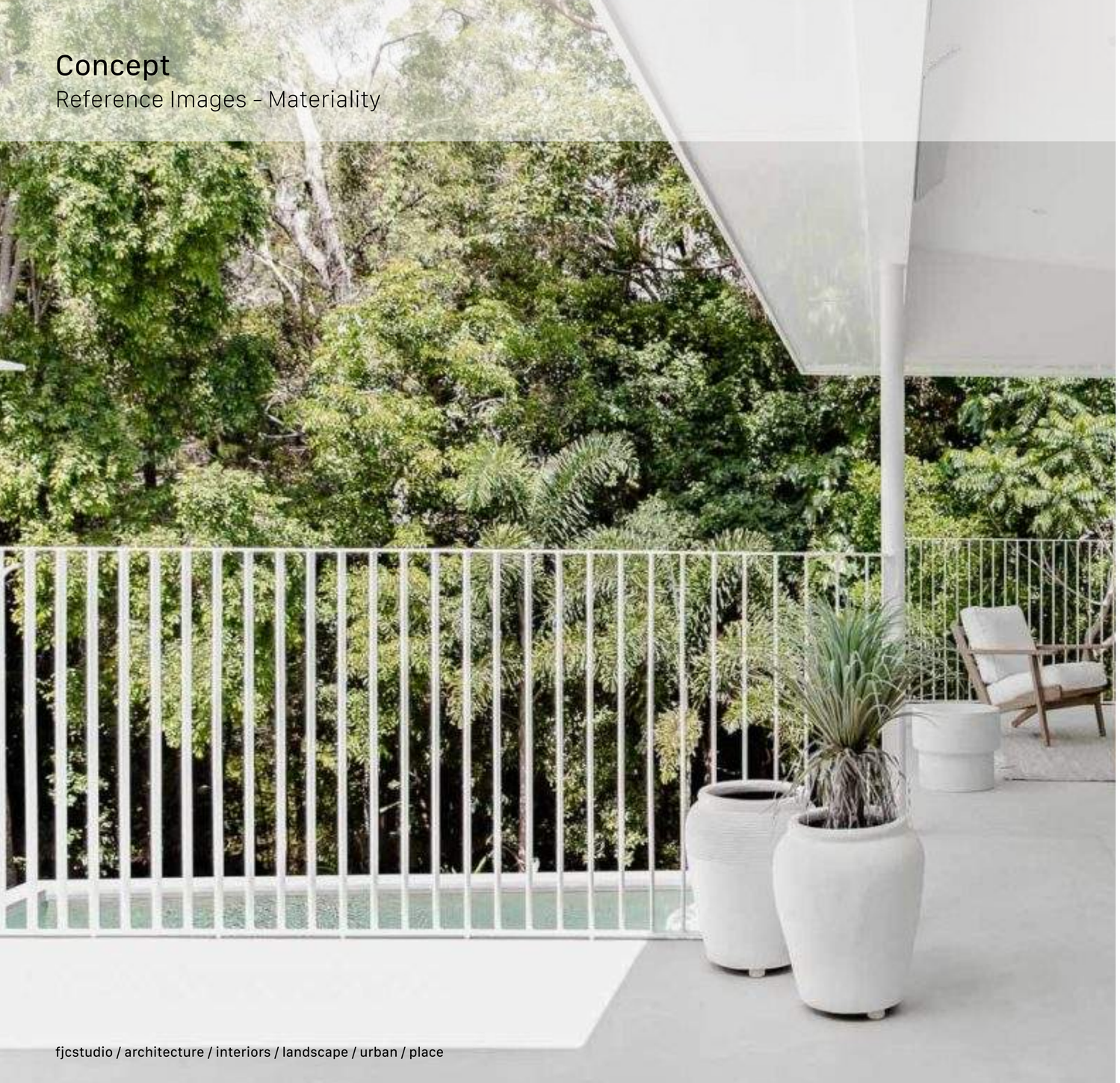


Concept

Reference Images - Materiality

Concept

Reference Images - Materiality



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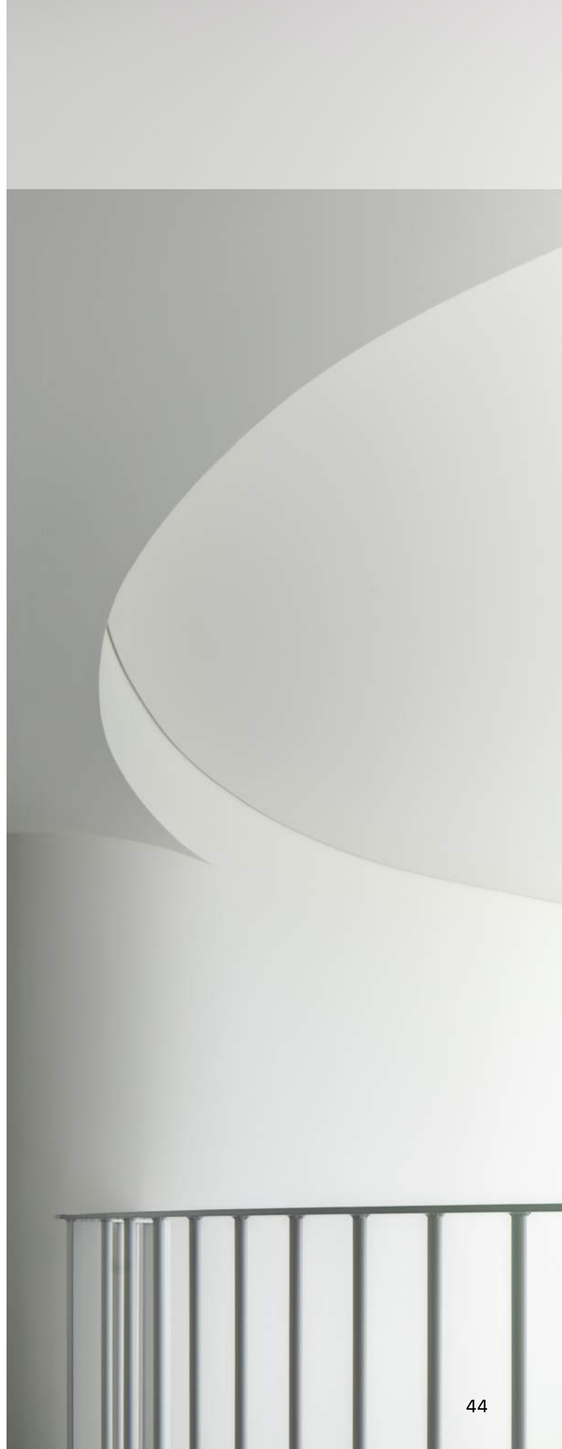
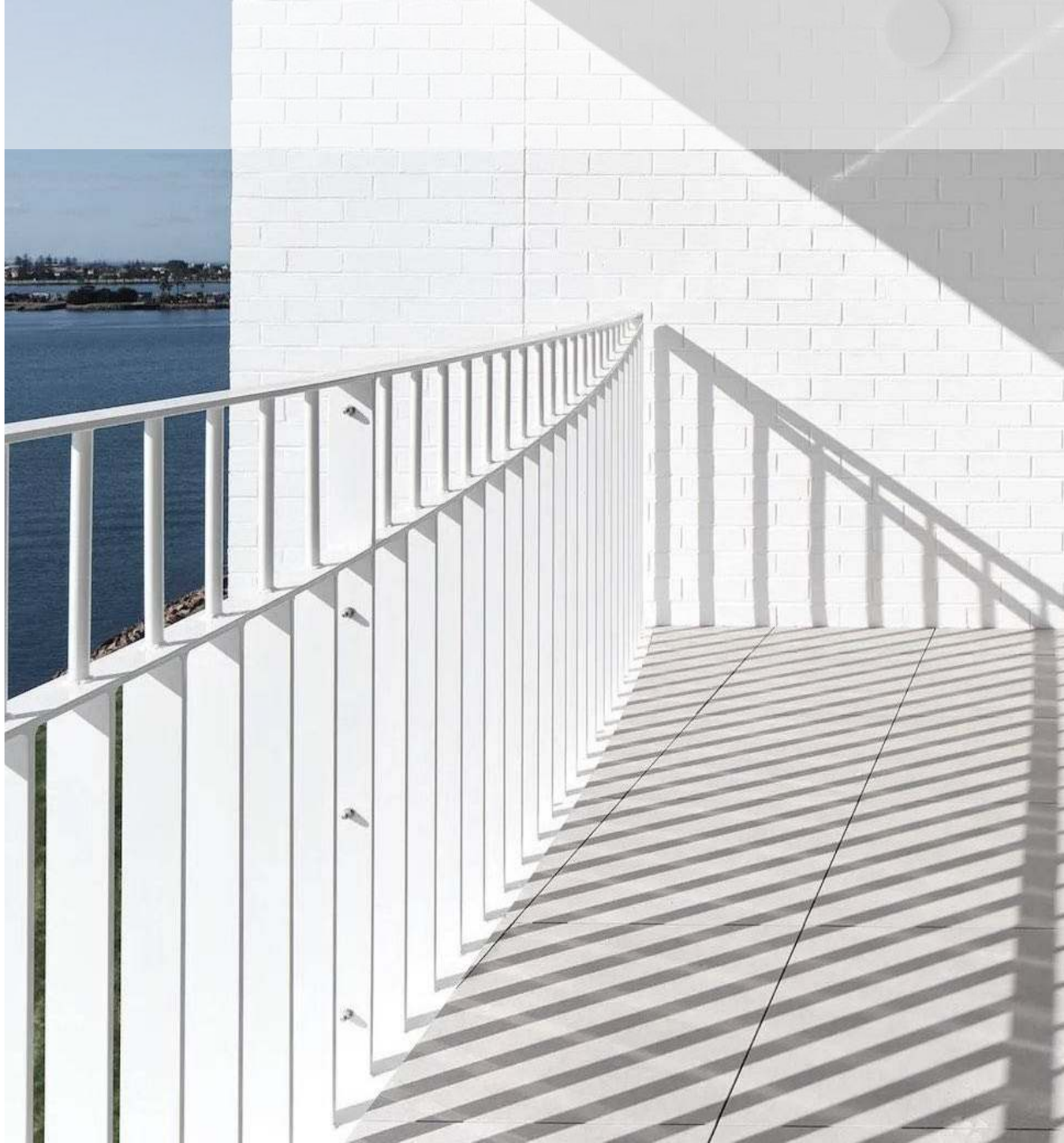


Concept

Reference Images - Materiality



Facade Concept and Articulation

Initial Submitted Development Application Proposal

By Craft Architects

Previous DA Proposal Facade Concept and Articulation

Initial Submitted Development Application Proposal
By Craft Architects
Facade Ribbon

Revised DA Proposal Facade Concept and Articulation

Proposed Facade Ribbon Overlay

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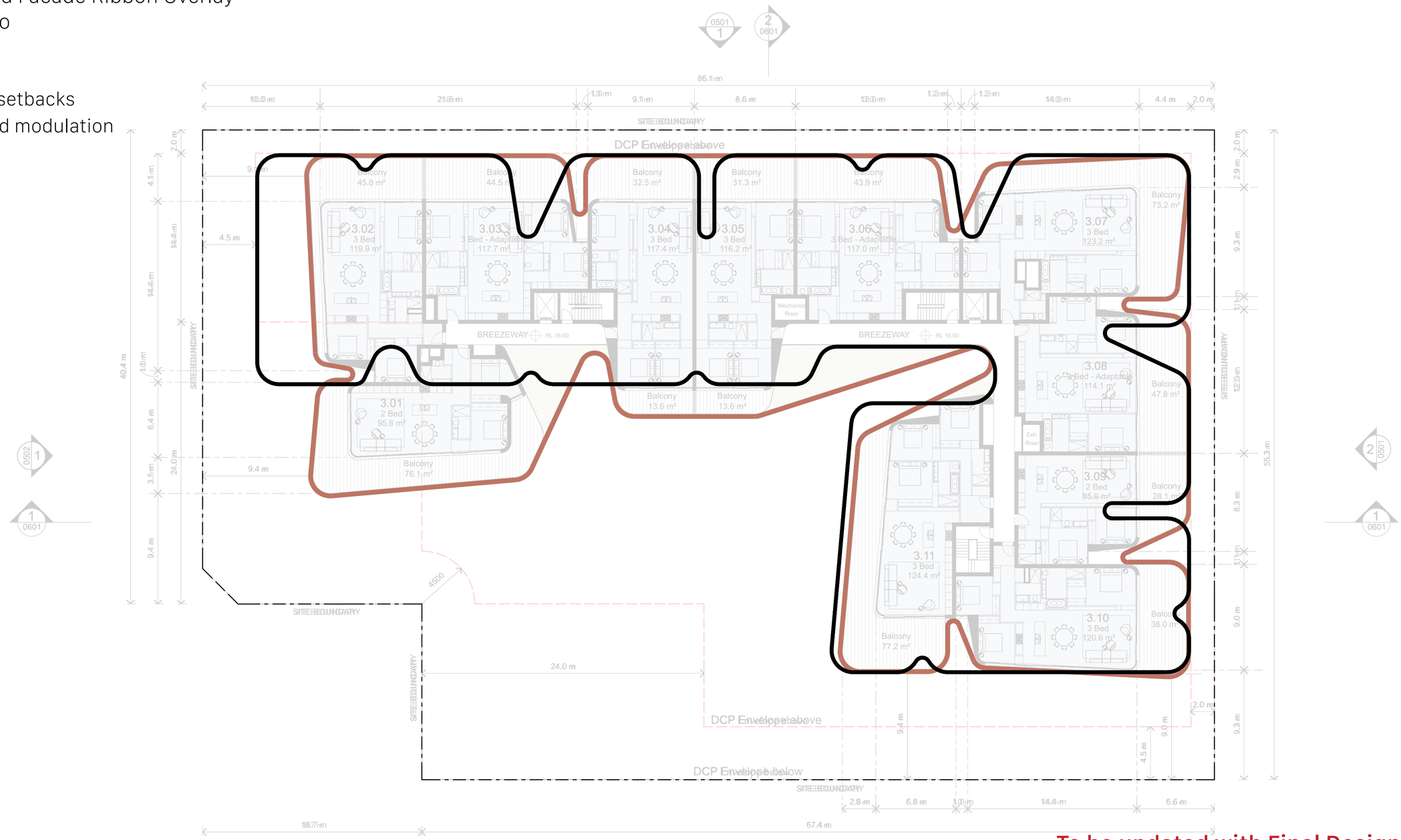
Revised setbacks

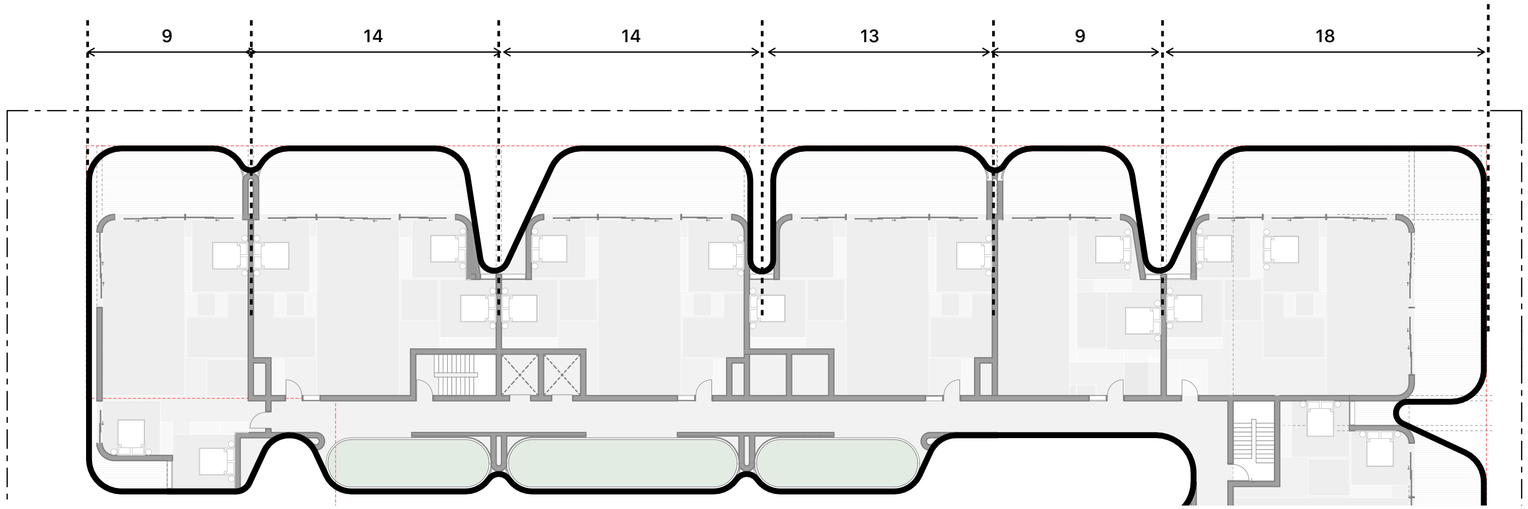
Increased modulation

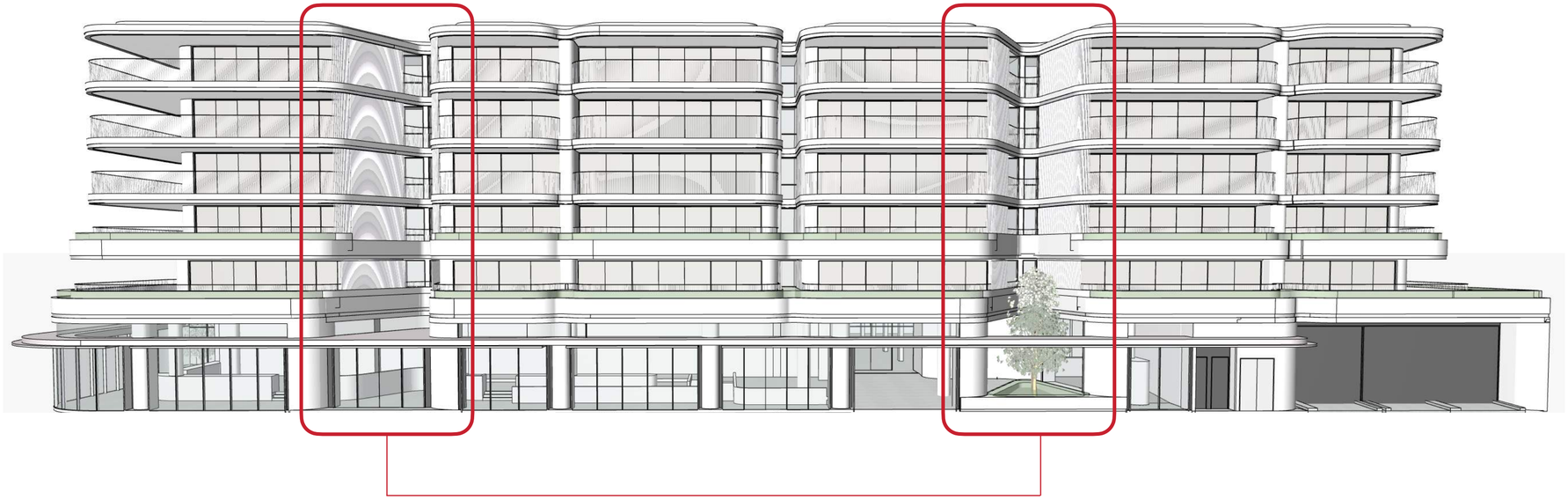


To be updated with Final Design Statement

Revised DA Proposal Facade Concept and Articulation

Proposed Facade Articulation Ramsgate Road

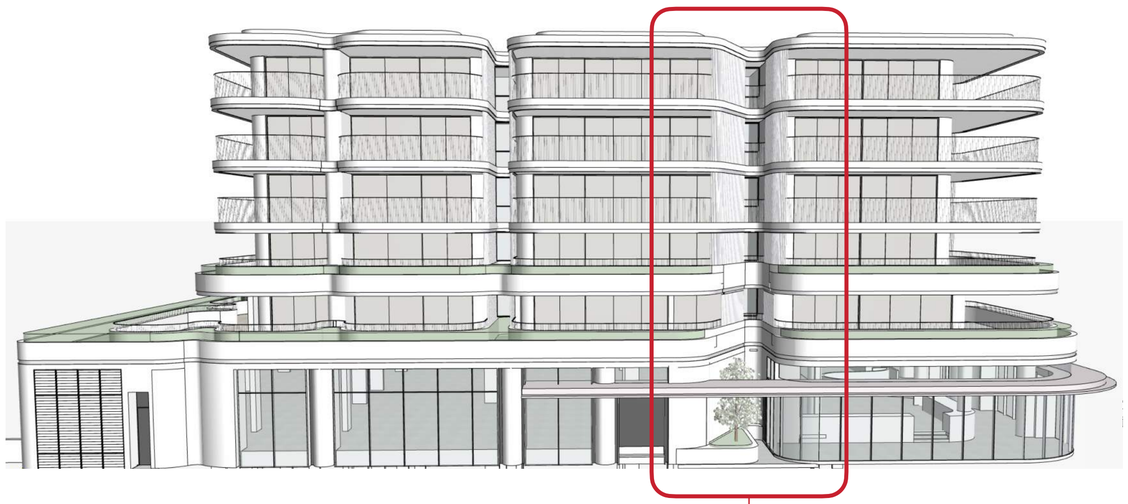


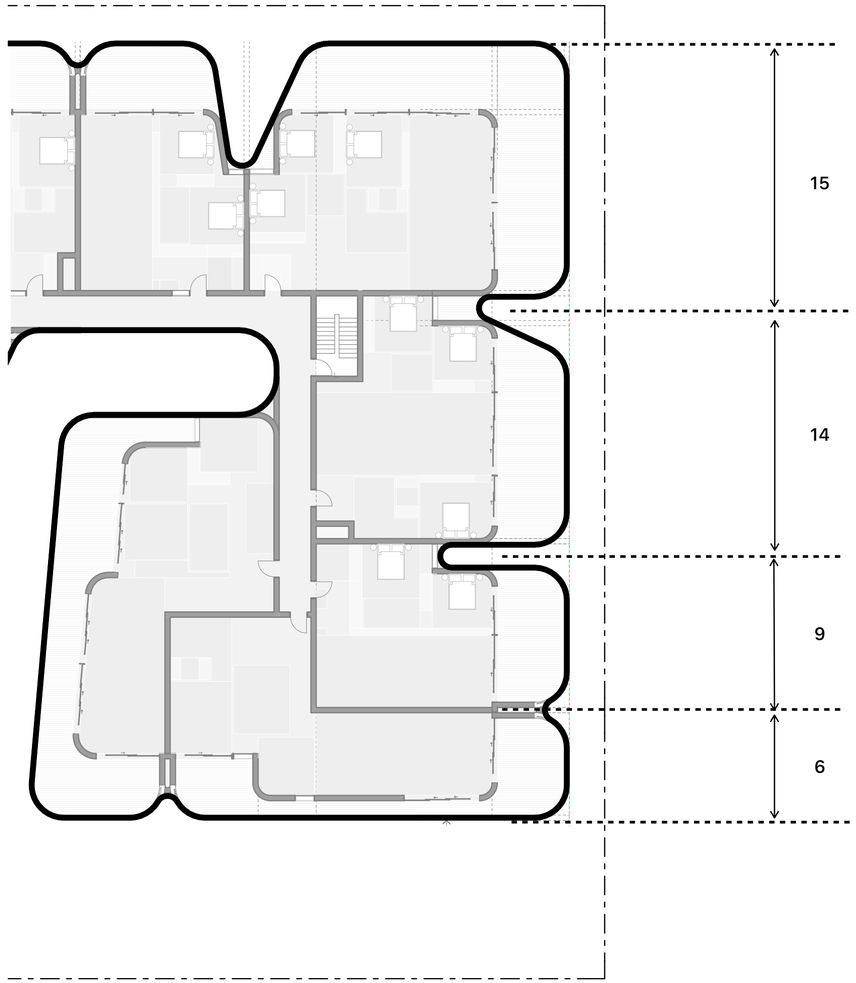


Setback of facade from Ground to Roof provides identifiable separation

Revised DA Proposal Facade Concept and Articulation

Proposed Facade Articulation The Grand Parade

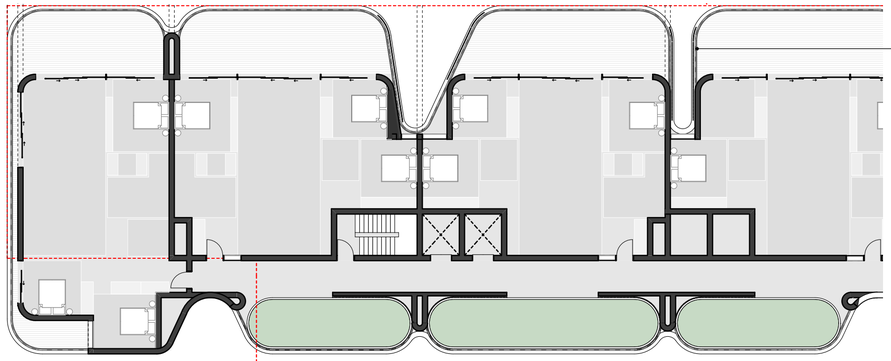




Setback of facade from Ground to Roof provides identifiable separation

Revised DA Proposal Facade Concept and Articulation

Proposed Facade Articulation and Residential Amenity

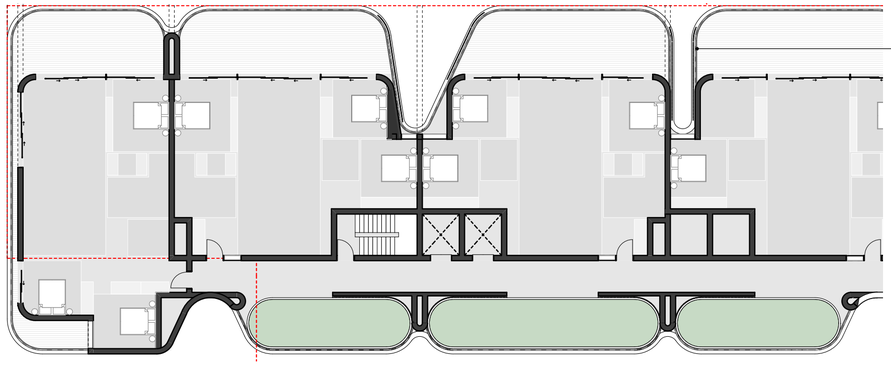


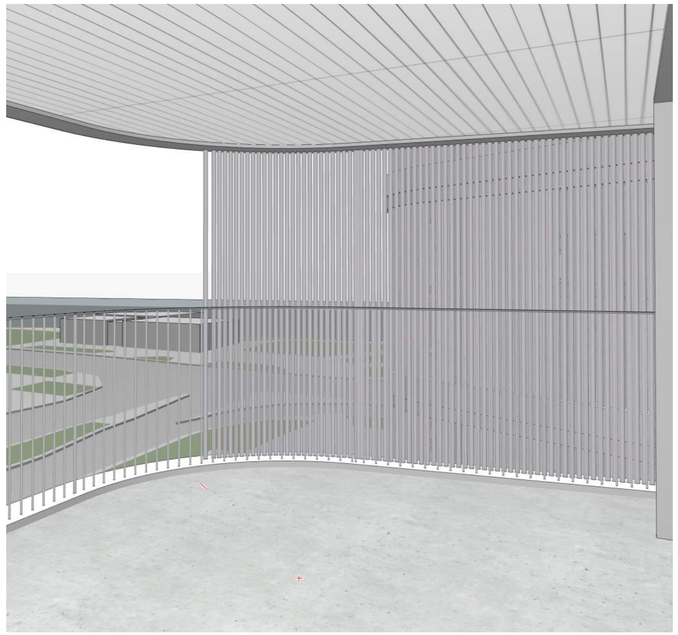
<u>Control: BDCP2022 Ramsgate Beach Commercial Area</u>

C10. Developments should respond to the Centre's beachside location by using a variety of environmental protection elements such as screens and louvres and a palette of materials which create a sense of lightness and openness and evoke a beachside feel.

Revised DA Proposal Facade Concept and Articulation

Proposed Facade Articulation and Residential Amenity





Proposed Scheme *Riviera*

Concept Description Overall

The coastal landscape of Botany Bay is wide and open, with gently undulating sand dunes and long views across the curve of the bay. The bay shimmers with the changing light and shadows cast by the Norfolk Island pines creating a fine filigree along the water's edge. The ebb and flow of the currents weave ribbons of light and shade across the bay, a dynamic dance that inspires the very essence of Riviera's design.

Our concept for Riviera mirrors these natural ribbons, with its undulating facade capturing the ocean's fluidity.

The finely detailed screens and balustrades evoke the shimmering light of the bay, creating a play of light and shadow that recalls beachside vacations. Inspired by the cultural context of the bay, the design captures the relaxed elegance of the Greek Riviera.

The concept is underpinned by clear design principles - maximising outlook and residential amenity, harnessing daylight and natural ventilation, and fostering sustainable living through passive design strategies. The selection of systems and materials is meticulously chosen to enhance the connection between the architecture and its coastal environment.

Riviera's architecture is thoughtfully composed of vertically articulated curved forms, creating a human scale and distinct identity for each apartment.

Expansive balconies transform into outdoor rooms, inviting alfresco experiences and seamless integration with the surrounding views through large-format sliding doors.

Privacy between the apartments is achieved through fine metal battens between each balcony which are offset to maintain privacy, yet let through light and air.

There are 10 apartments per level - the majority of the apartments are generous 3 bedrooms (25 - 30% larger than the ADG standard). There are also 2 x 2-bedroom apartments which are also 20% larger than the ADG standard.

Apartment zoning has been carefully considered to provide flexible living options. All living areas and the majority of bedrooms have access to generous balconies.

The apartments are accessed by lift from an open and generous yet protected breezeway which provides a connection to the sea breezes. Landscaped planters provide an additional connection to nature.
The ceiling height is maximised across the living areas to 2700mm to provide excellent access to daylight and views.

A large communal space is provided, accessed from Level 1 for all residents. This landscaped terrace provides a high level of amenity including a shared barbecue, shaded outdoor seating and lush landscaping.

The material palette is a tribute to the coastal setting, with sandstone, bleached timber, and textured concrete serving as a canvas for the natural play of light and shadow, creating a harmonious blend of the built environment with its seaside surroundings.

Proposed Revised Scheme

Layout Plans

Proposed Scheme
General Description

Basement Levels

There are 3 basement levels proposed - providing parking, loading, services, storage and ancillary facilities to support the general retail, the large format retail and the residential apartments.

Retail parking is provided to Basement 1 and 2 and Residential Parking to Basement 3.

Ground Level

Carpark Ramp - the carpark ramp is located to the west of the site. A roller shutter is provided to secure the ramps when not in use. Security control will also be provided to monitor entry.

Loading Dock - the loading dock is accessed from the west of the site adjacent to the carpark up/down ramps and is graded to meet the requirements of the flood mapping. A large turntable is provided to the south to accommodate 12.5m Medium Rigid Vehicles. A roller shutter is provided to secure the loading dock when not in use.

Egress - fire stair egress is provided from both the basements and the upper levels adjacent to the Residential Lobby. The doors are inset so as not to interfere with the public footpath.

Residential Lobby - the Residential Lobby is accessed directly from Ramsgate Road and is entered either by a 1:14 ramp or stairs. Views are afforded to the landscaped inset which can accommodate a tree and soft landscaping, through large format glazing. Mailboxes are provided between the ramp and the stairs and two seating zones are also provided.

There is good visibility into the Residential lobby from the external public domain which addresses CPTED requirements.

Large Format "Supermarket" access - access to the large format "Supermarket" is adjacent to the planter and is highly visible from the public domain. This inset public zone acts as a sheltered forecourt and the opportunity is provided to have visual access into the adjacent retail tenancy to the east.

This forecourt has a gradual 1:20 change of level to accommodate the required flood levels.

The retail lift is accessed from both this forecourt and internally from the Large Format Supermarket, providing after-hours access from the car park to the public domain.

** The interiors of all the retail tenancies will be subject to a separate Development Application*

Retail Tenancies - 2 retail tenancies (1 small - approximately 100m2 and 1 large - approximately 550m2) are located facing Ramsgate Road. Both mitigate the required flood levels through carefully considered ramps and stairs which enable clear zoning to be introduced whilst maintaining full-height glazing to the public domain.

The facade to the larger retail tenancy is curved to the corner of Ramsgate Road and The Grand Parade and also to the interface with the Supermarket. This opens up the views.

Substation - a new substation is provided to the southeastern corner of the site. The southern corner of the substation is curved to respond to the adjacent site. Custom louvres will be provided to the substation facade to achieve a consistent finish to the elevation to The Grand Parade.

Large Format Retail - the large format retail has the entrance located from Ramsgate Road via a large open forecourt which provides a sheltered transition zone from the public domain. Large format glazing is provided to The Grand Parade.

Level 1

Apartments - there are 10 apartments located on Level 1 - 8 - 3 bedroom and 2 - 2 bedroom. All of the apartments are accessed from an open breezeway.

Shared Communal Terrace - a shared communal terrace is provided for all residents on Level 1. There is an opportunity for raised planters to provide additional deep soil planting equivalency.

Shared amenities are provided to the northern side of the terrace - storage for maintenance equipment, an accessible bathroom and general storage.

Levels 2 - 5 - there are 10 apartments located on each level: 8 - 3 bedroom and 2 - 2 bedroom.

All of the apartments are accessed from an open breezeway and there is a generous planter located to the south of the lifts to provide additional access to landscaping.

Roof - the design of the roof level is kept as simple as possible. Zones for Photo Voltaics have been provided and the plant requirements such as the lift overrun and the exhaust outlets are concealed within curved forms.

The roof finish will be ballast.

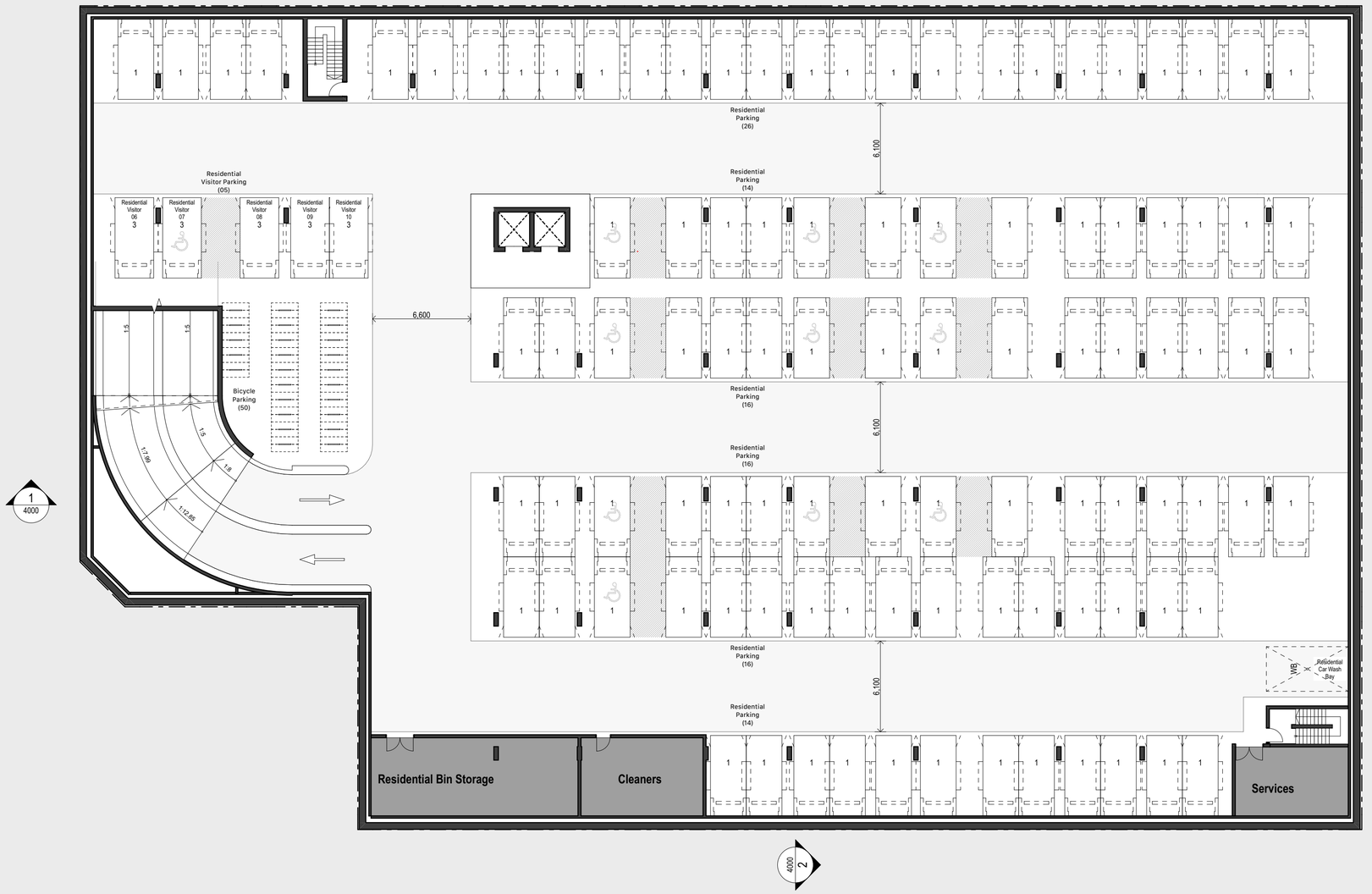
Public Domain

The Public Domain has been modified following discussions with Bayside Council.

Revised Scheme

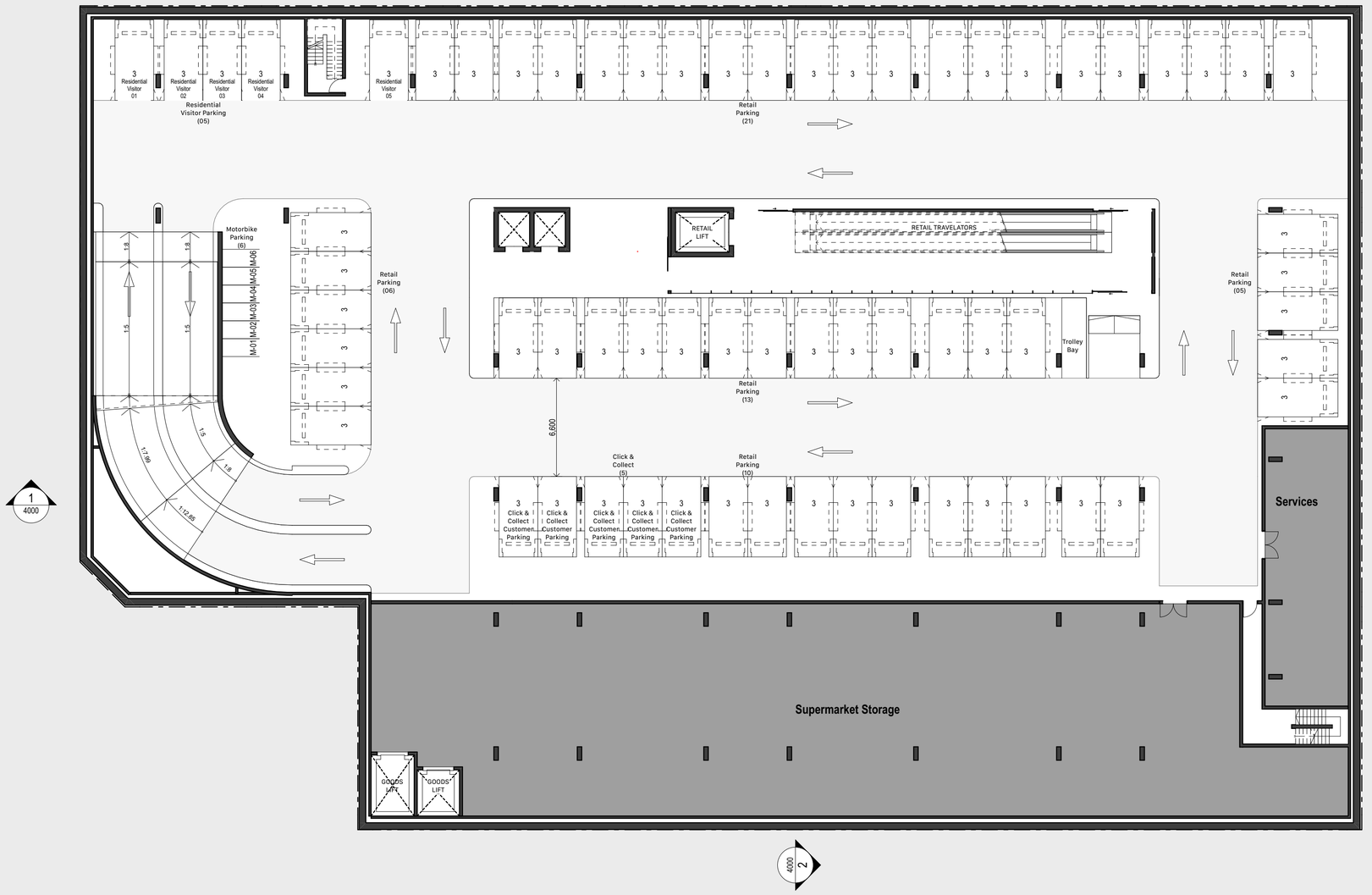
Basement 3

RAMSGATE ROAD



Revised Scheme

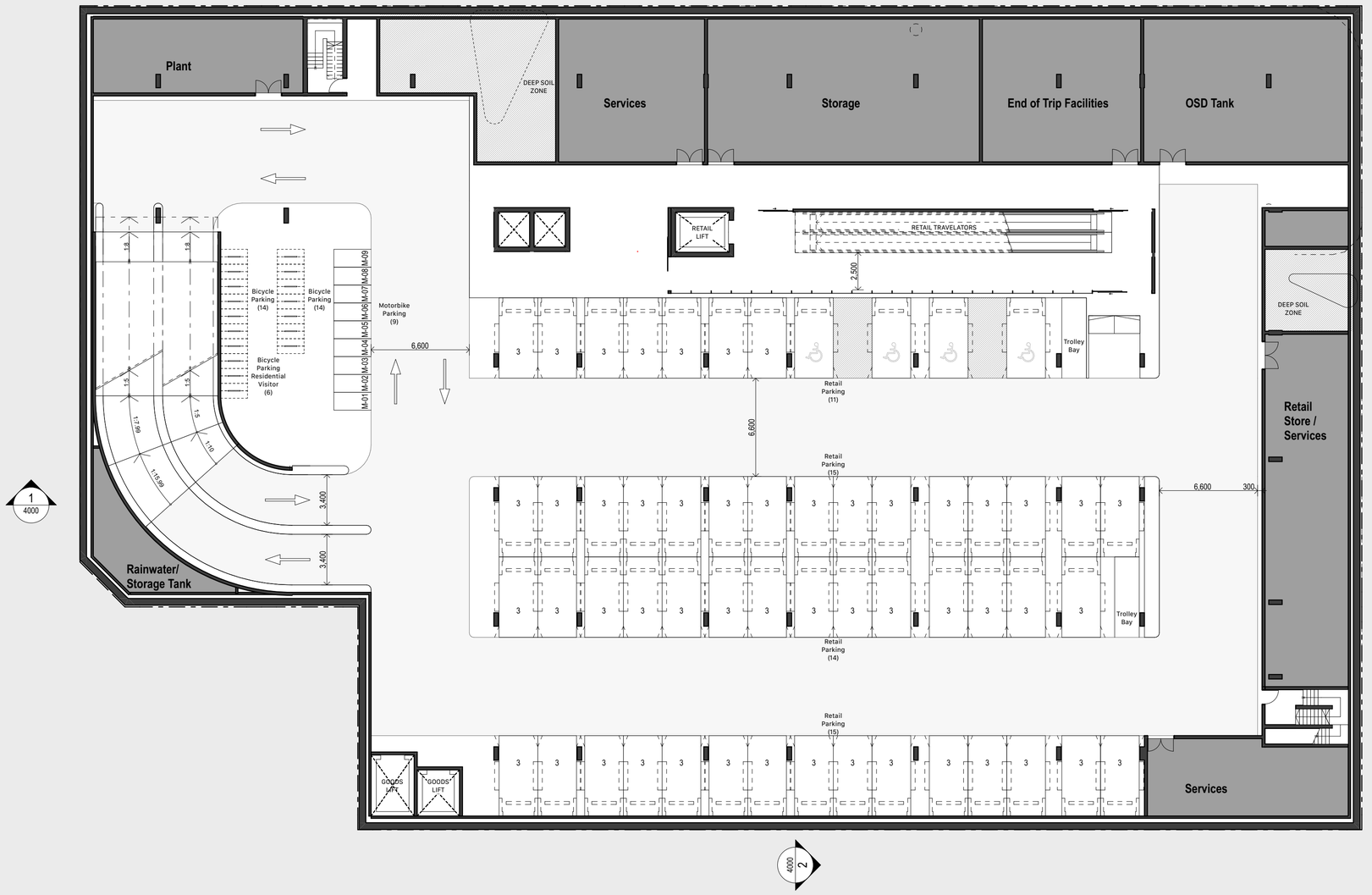
Basement 2



Revised Scheme

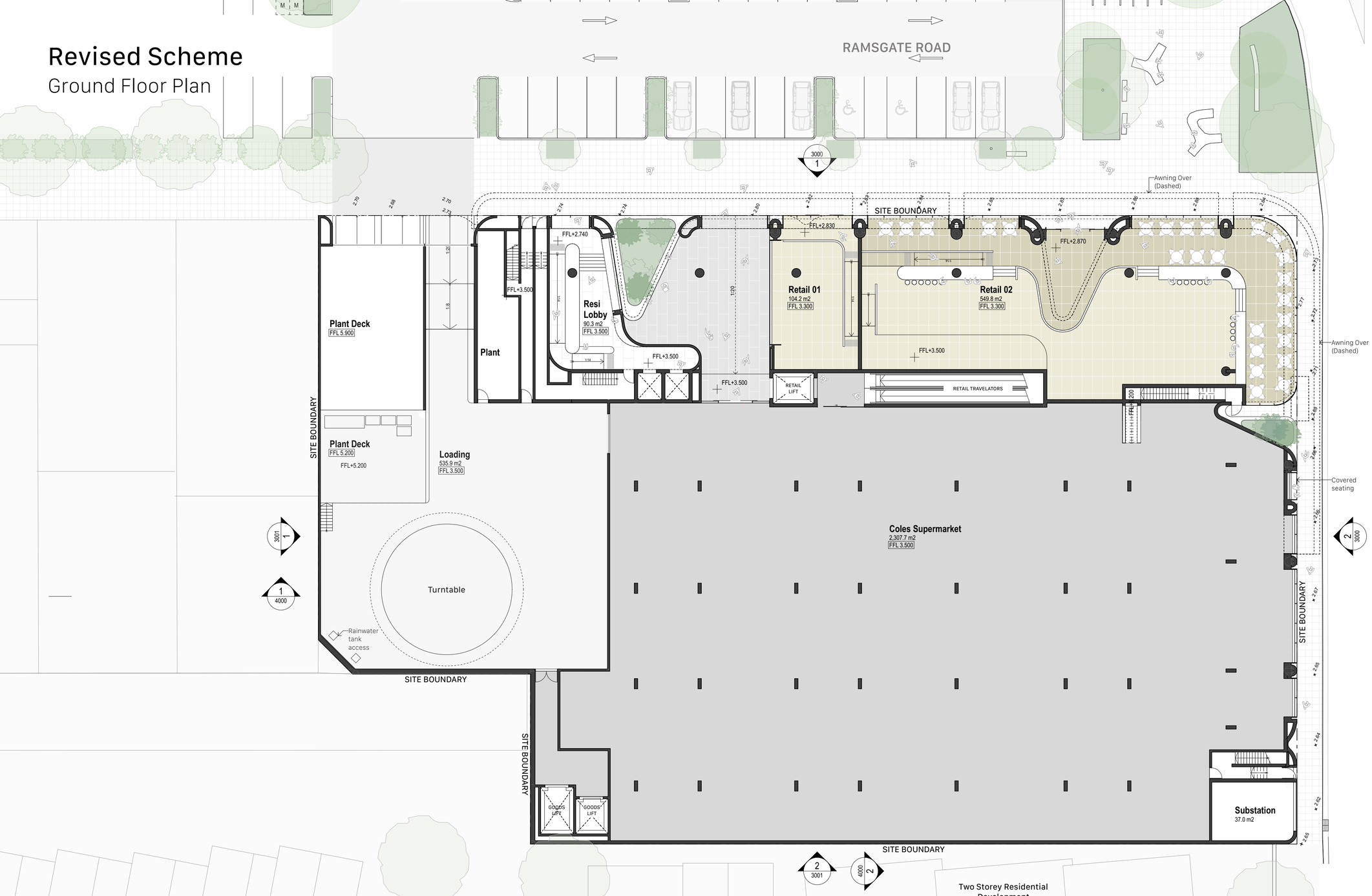
Basement 1

RAMSGATE ROAD



Revised Scheme

Ground Floor Plan



Two Storey Residential Development
280 The Grand Parade, San Souci

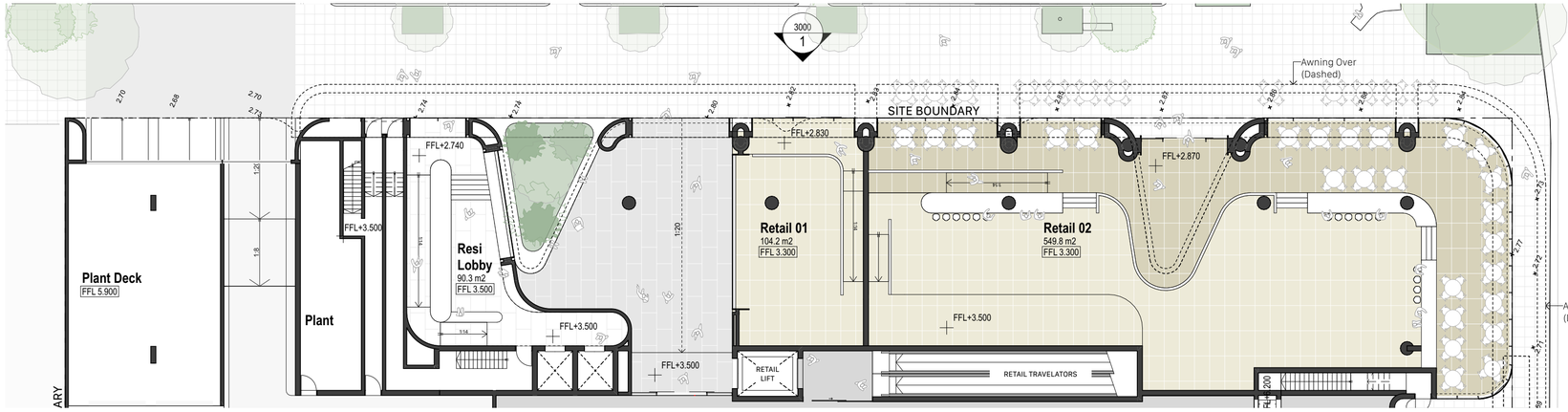
Proposed Revised Scheme

Ground Floor Plan Ramsgate Road

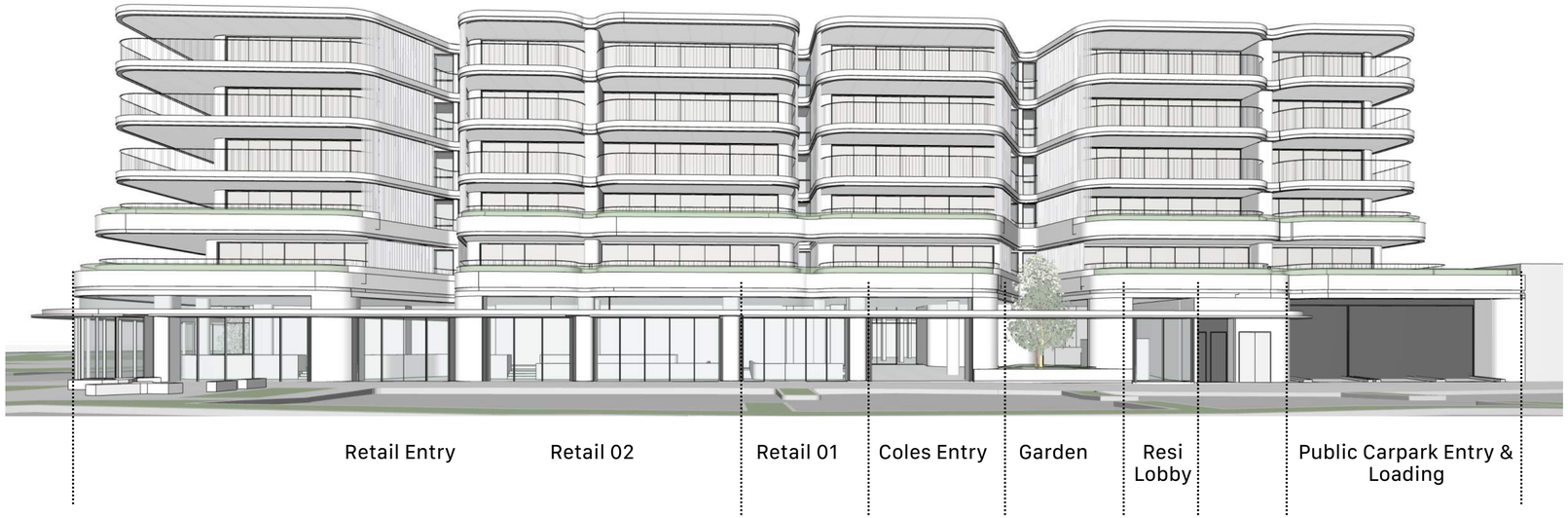
Ramsgate Road

Ground Level Articulation

- Clear identification of entrances
- Good surveillance from Public Domain
- Introduction of deep soil planting
- Extension of awning to provide additional cover
- Recessive car park/loading entrance
- Clear articulation of bulk providing 3 distinct forms from Ramsgate Road



The Grand Parade

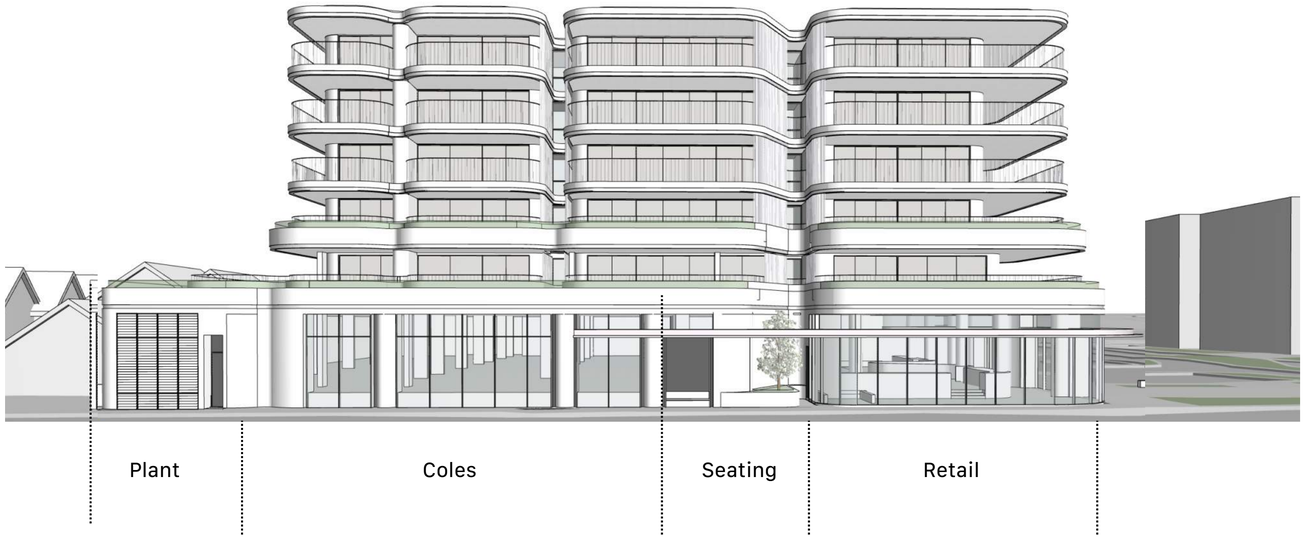


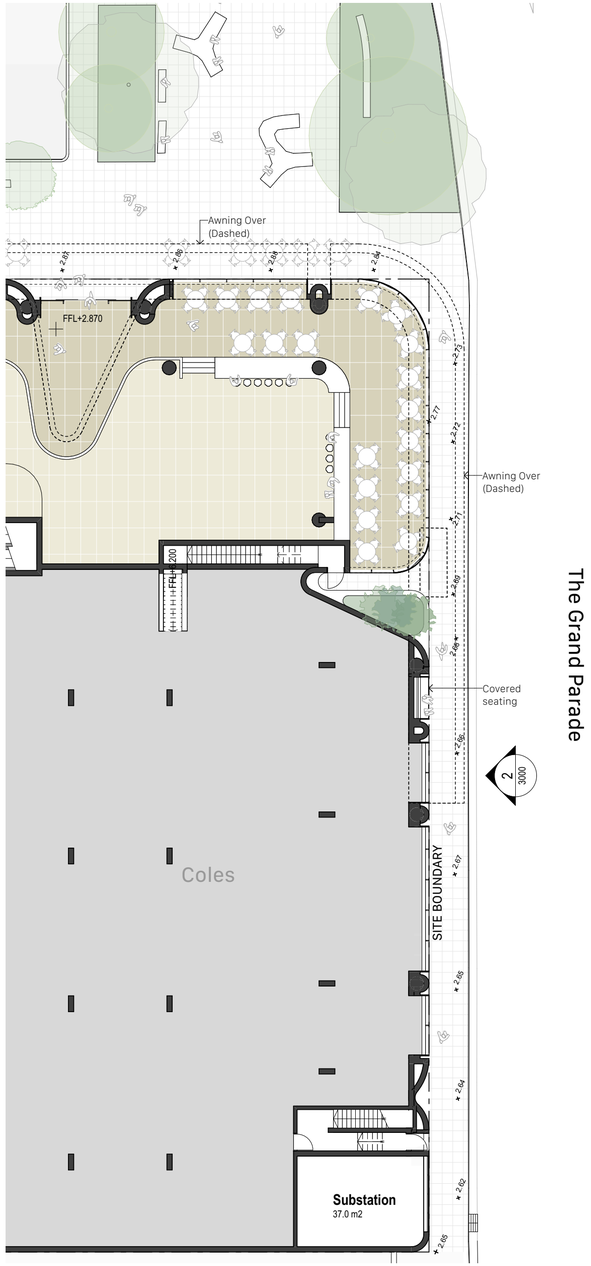
Proposed Revised Scheme

Ground Floor Plan The Grand Parade

Ground Level Articulation

- Good surveillance from Public Domain. Additional curved glazing to Ramsgate Road retail provides increased opportunity for connection
- Introduction of deep soil planting
- Extension of awning to provide additional cover to facade seating and break up scale
- The interface between adjacent site and south/eastern corner softened
- Clear articulation of bulk providing 3 distinct forms from Ramsgate Road



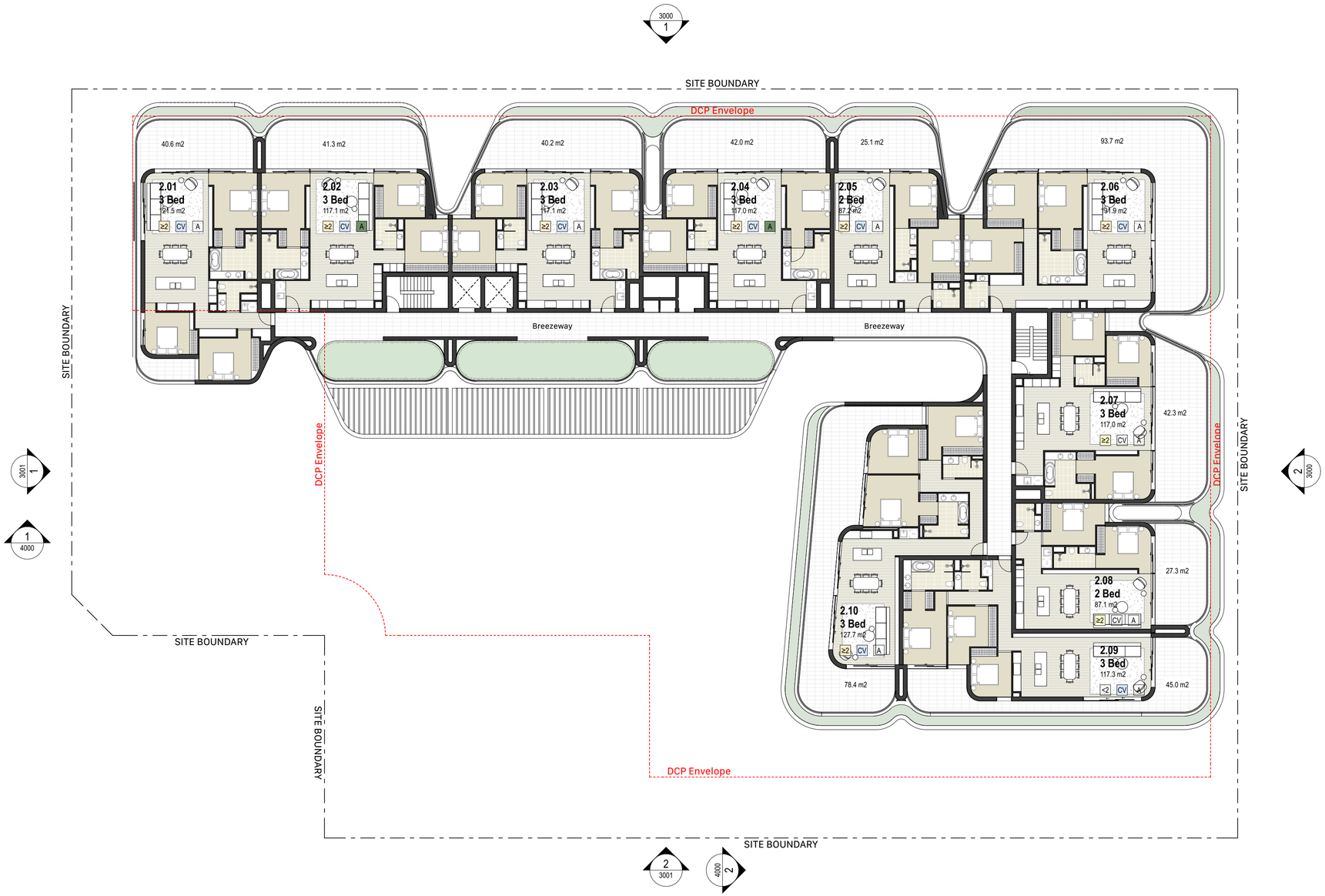


Proposed Revised Scheme

Level 1 Podium - Communal Open Space

Proposed Revised Scheme

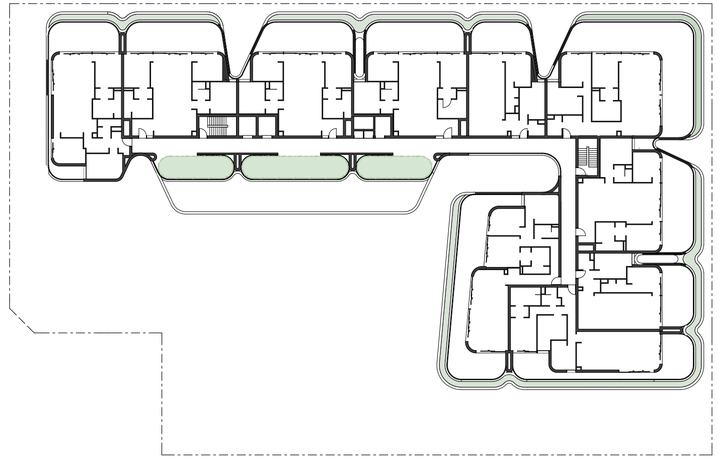
Level 2 Podium

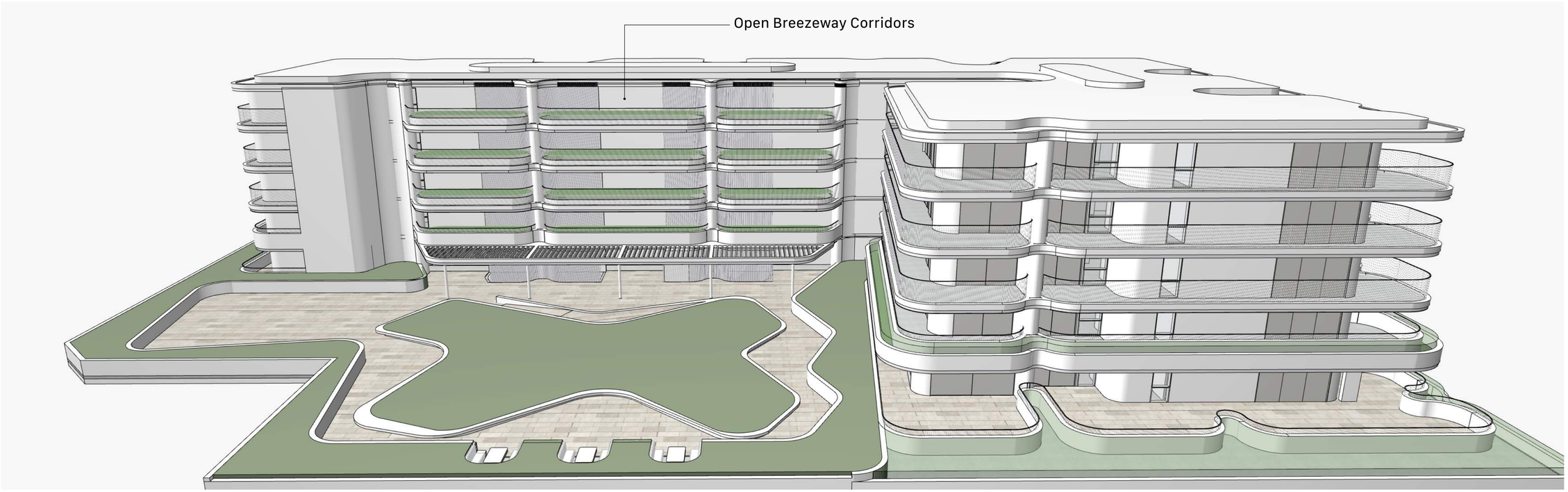


Proposed Revised Scheme

South Elevation - Privacy

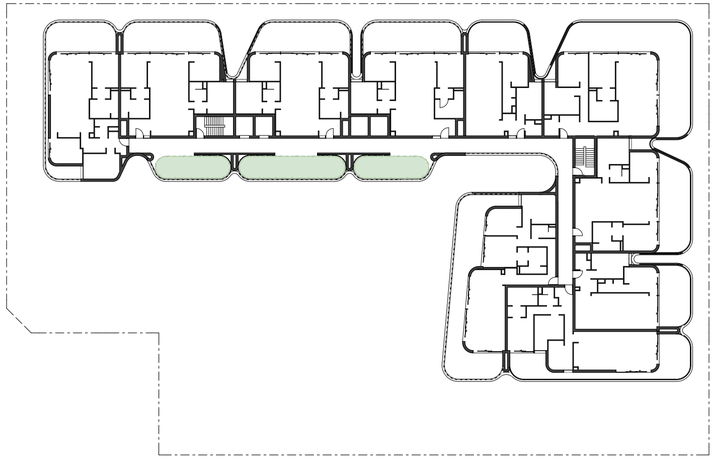
- Incorporation of facade screening to apartment entrances from open breezeways
- New pergola interfacing with Level 1 Shared Public Communal Landscaped Terrace
- Landscape buffer increased to west and south to provide additional privacy





Proposed Revised Scheme

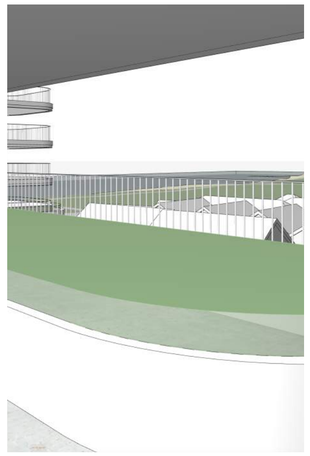
South Elevation - Privacy

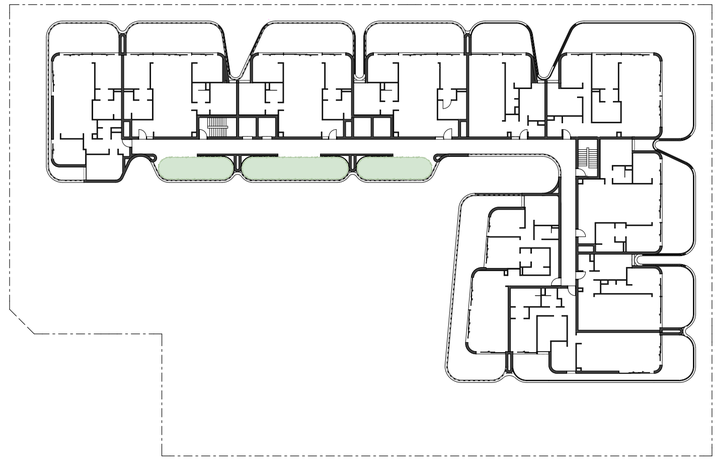


Concealed Apartment Entries (Circular privacy screens)
Landscaped Buffer

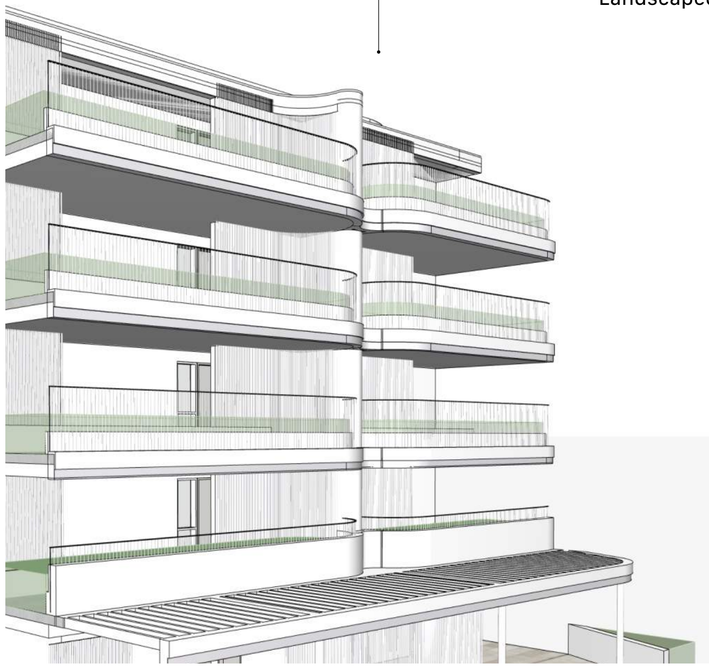
Proposed Revised Scheme

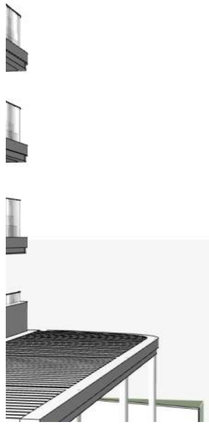
South Elevation - Privacy

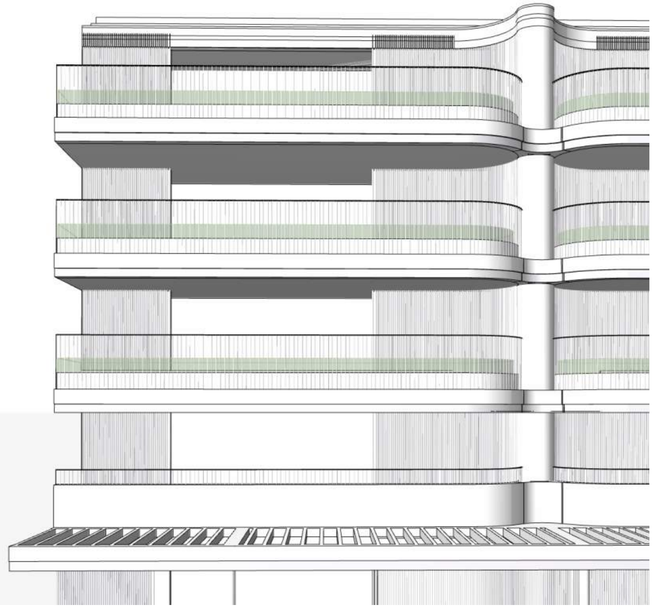




Concealed Apartment Entries (Circular privacy screens)
Landscaped Buffer





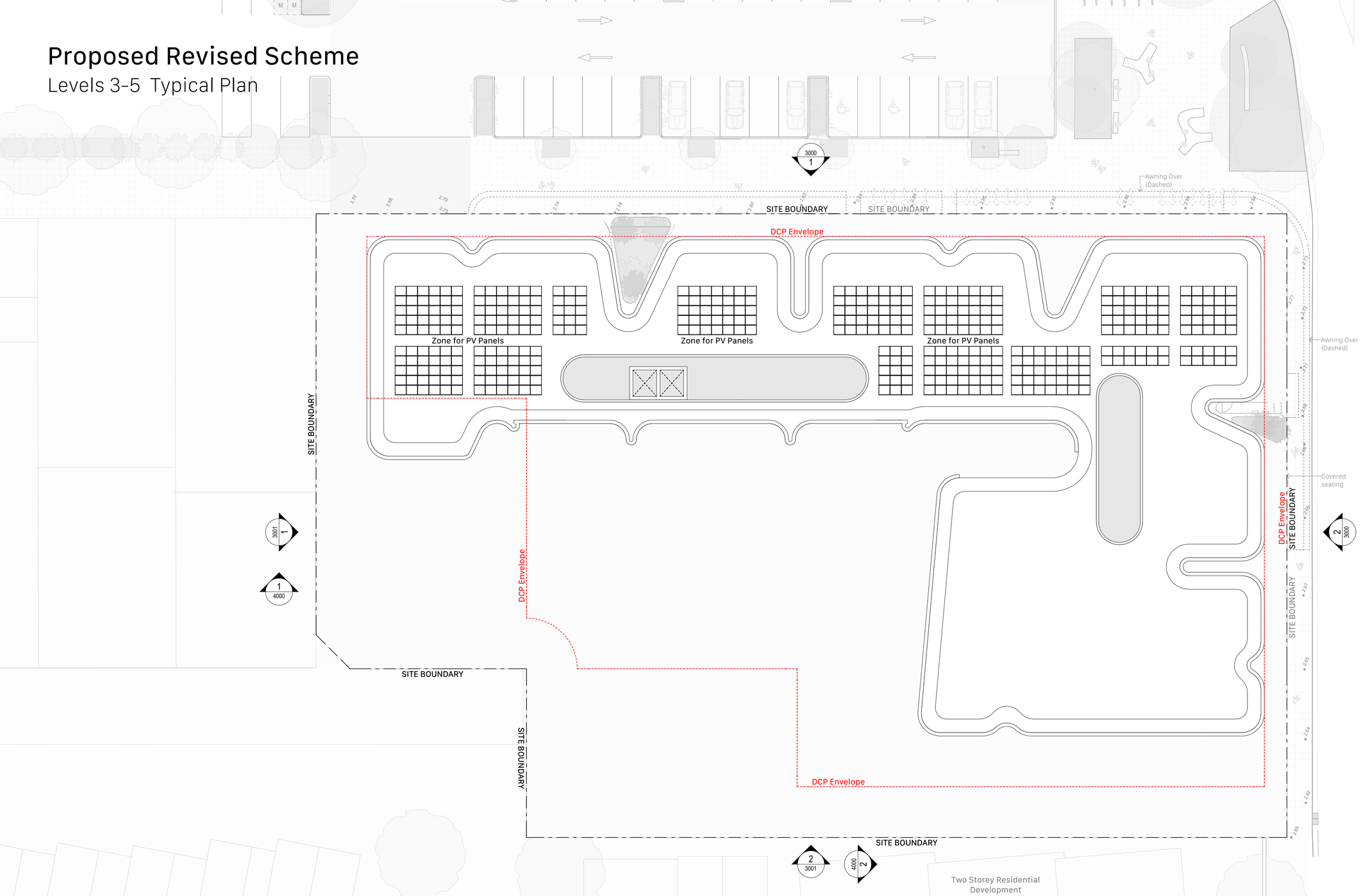


Proposed Revised Scheme

Levels 3-5 Typical Plan

Proposed Revised Scheme

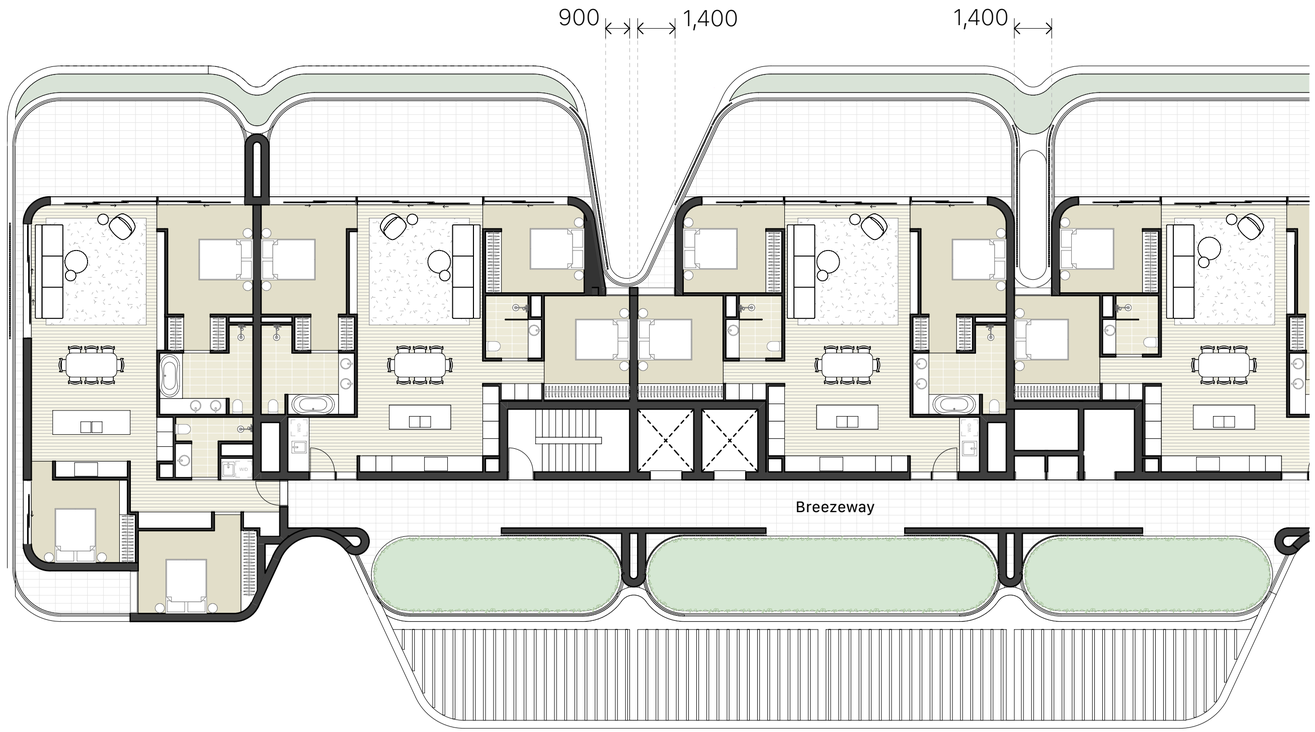
Levels 3-5 Typical Plan



Proposed Revised Scheme

Indented Bedroom Amenity
Framed Views

— Full height glazing is provided to 3rd bedrooms with widths of either 900mm and 1400mm to provide good access to views and daylight. Views are framed and can be accessed from the bed position.

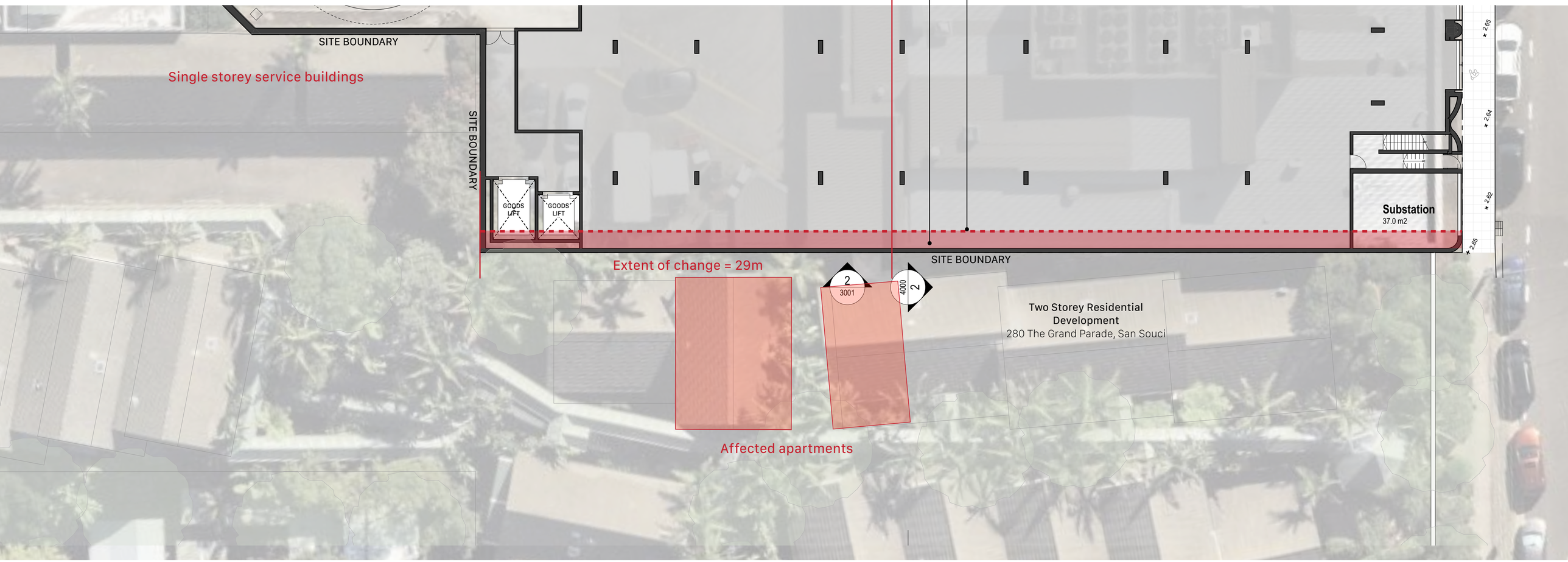


Proposed Revised Scheme

Ground Floor Setbacks

— The existing supermarket wall is currently being used by 86-88 Alfred St, Sans Souci as a usable surface from The Grand Parade for 38.5m. 29m of the existing properties at 86-88 Alfred St are affected by the new Commercial Box.

— If the new built form is setback 1.5m, this will create a strip of south-facing unusable land (65m x 1.5m). There is concerns that this will present a health and safety issue.



Proposed Revised Scheme

Views

View Looking East Along Ramsgate Road

View Looking East Along Ramsgate Road

View Looking West Along Ramsgate Road

View of Corner of Ramsgate Road and the Grand Parade

View Looking North Along the Grand Parade

— Note the existing condition of soft landscaping to adjacent property and existing Coles

Looking South From Ramsgate Road

Looking South From Ramsgate Road

Looking West From the Grand Parade

Looking West From the Grand Parade

Interpretation

Recognising Indigenous and Cultural Site History

Public Art Interpretation Proposal

Recognising and Celebrating Indigenous and European Cultural Site History

Natural Landscape - Sandstone

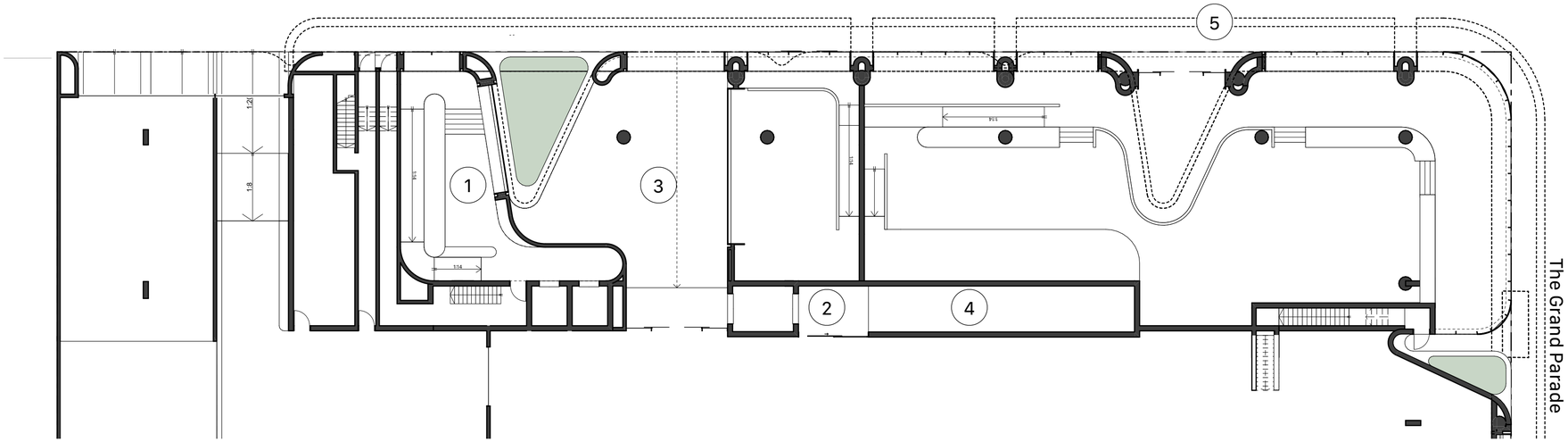
History - Pemberton Baths Ramsgate 1924-1970

Public Art Interpretation Proposal

Recognising and Celebrating Indigenous and European Cultural Site History

Proposed Locations

Public circulation areas.



1 Residential Lobby
2 Public Retail Lift Lobby
3 Coles Entry
4 Coles Travelator
5 Retail Awning

Proposed Artwork Opportunities

We have identified potential exciting artwork opportunities to be developed to align with our proposed procurement strategy. A detailed brief will be developed in conjunction with the client.

Pavement Inlays

Suspended Lobby Artwork

Integrated art installation wall paneling

Integrated wall paneling & photography

Awning Artwork

Materiality

Materiality

Consistent with the Control: BDCP2022 Ramsgate Beach Commercial Area - C10. *Developments should respond to the Centre's beachside location by using a variety of environmental protection elements such as screens and louvres and a palette of materials which create a sense of lightness and openness and evoke a beachside feel*, the materiality of the proposal responds to this objective.

The material palette is a tribute to the coastal setting: sandstone paving and details, bleached timber and textured concrete serving as a canvas for the natural play of light and shadow, creating a harmonious blend of the built environment with its seaside surroundings.

Due to the proximity to the coast, all selected materials will be highly durable.

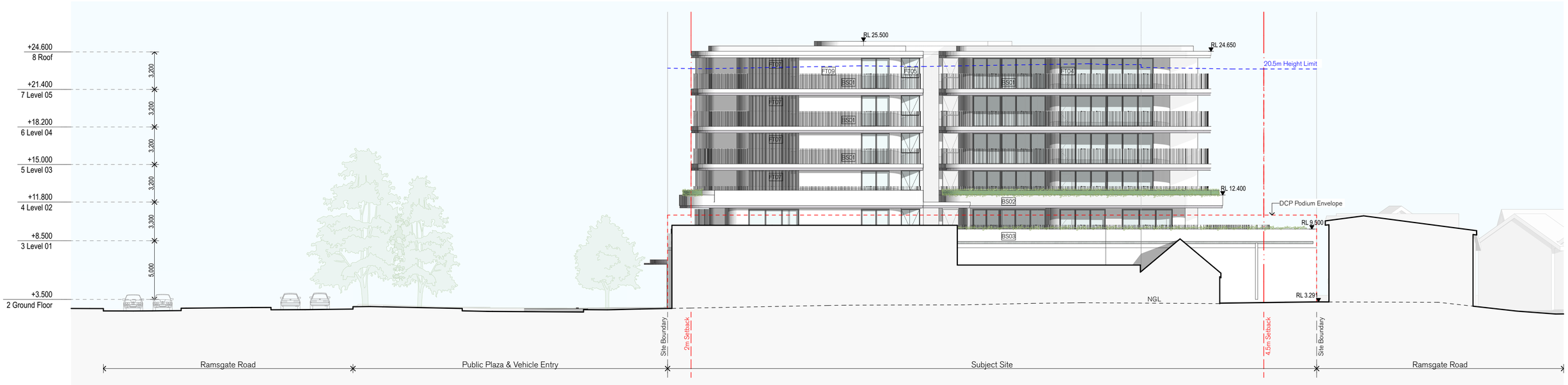
Facade Types

FT01	Full height large format glazing framed with powdercoated aluminium framing. Vertical sliding sash windows provided to retail facing Ramsgate Road. Curved glazing provided to expressed corners.
FT02	Off form concrete with textured finish
FT03	Full height large format glazing framed with powdercoated aluminium framing.
FT04	Full height large format glazing framed with powdercoated aluminium framing and sliding doors to balconies
FT05	Full height glazing framed with powdercoated aluminium framing and operable awning window with limiter
FT06	Rendered masonry with textured finish
FT07	Full height powdercoated rod privacy screening
FT08	Off form concrete
FT09	Rendered masonry with textured finish
BS02	Rendered masonry with textured finish. Ribbon to be optional Glass Reinforced Concrete
BS03	Rendered masonry with textured finish

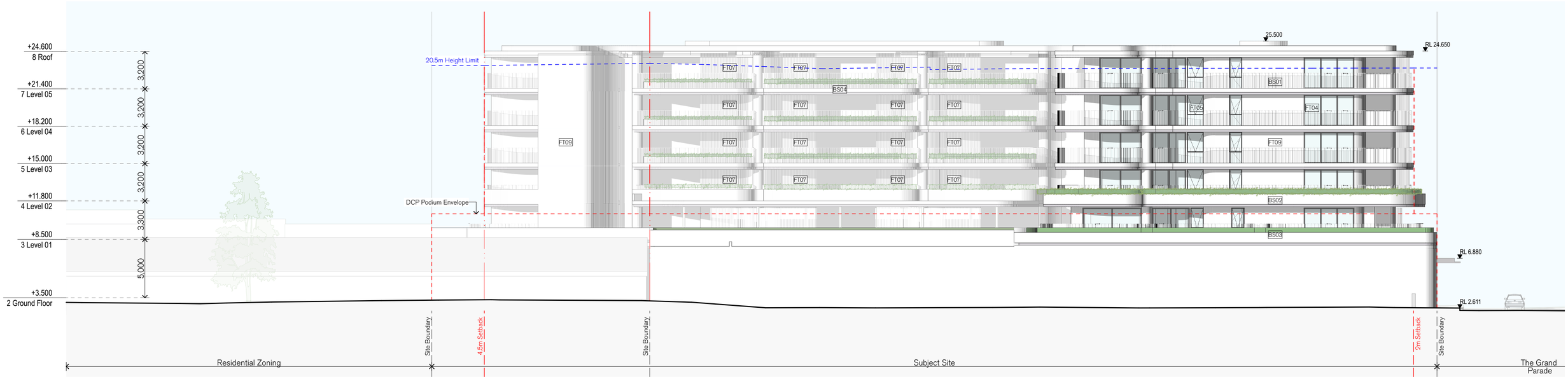
North Elevation

East Elevation

West Elevation

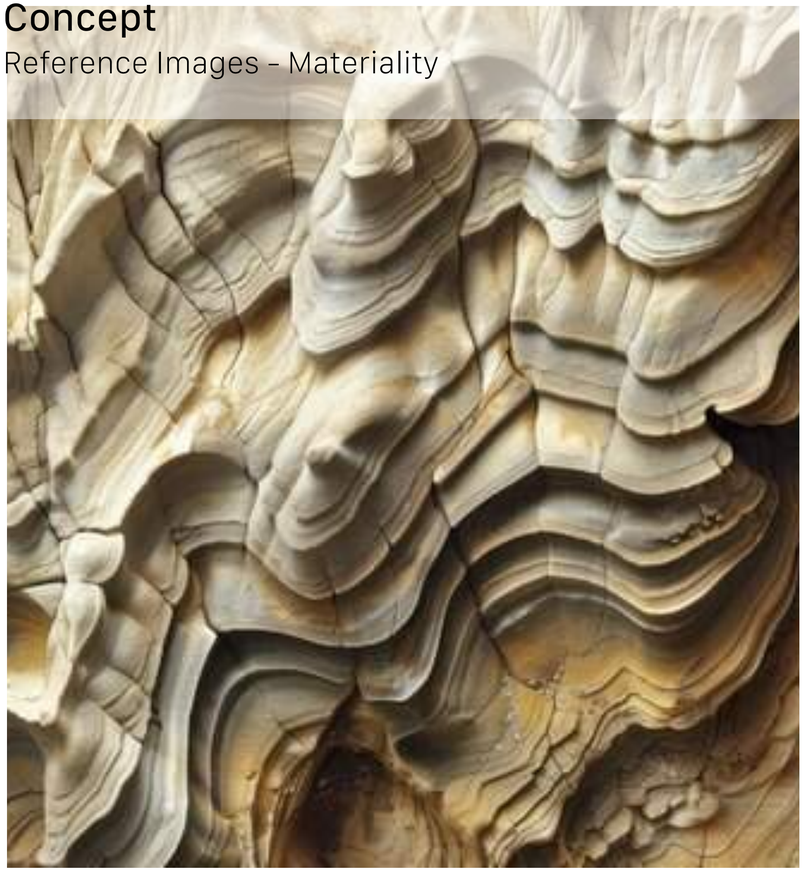


South Elevation

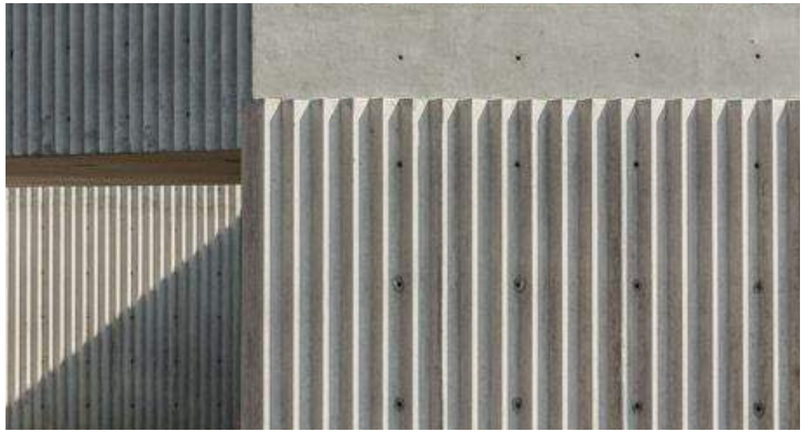


Concept

Reference Images - Materiality









Legend

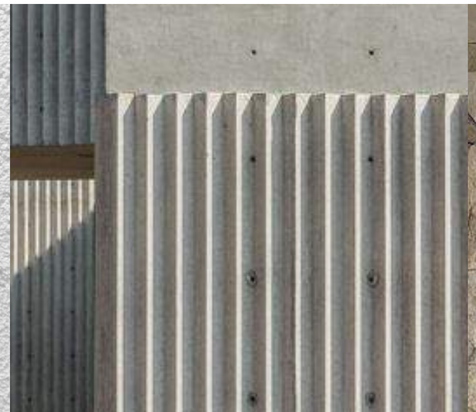
1. Painted metal rod balustrades
2. Compressed fibre cement sheet with integrated colour
3. Textured render
4. Off form concrete
5. Natural stone
6. Aluminium with specialist paint finish
7. Shop Front Glazing with powdercoat aluminium framing
8. Optional - Glass-reinforced concrete banding
9. Powedercoat metal rod privacy screening

1. Painted metal rod balustrades

2. Compressed fibre cement

3. Textured render

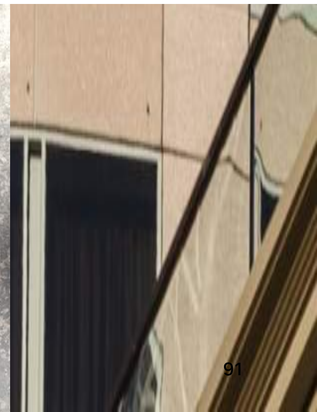
4. Off form concrete



5. Natural stone

6. Specialist paint

9. Metal screening



Legend

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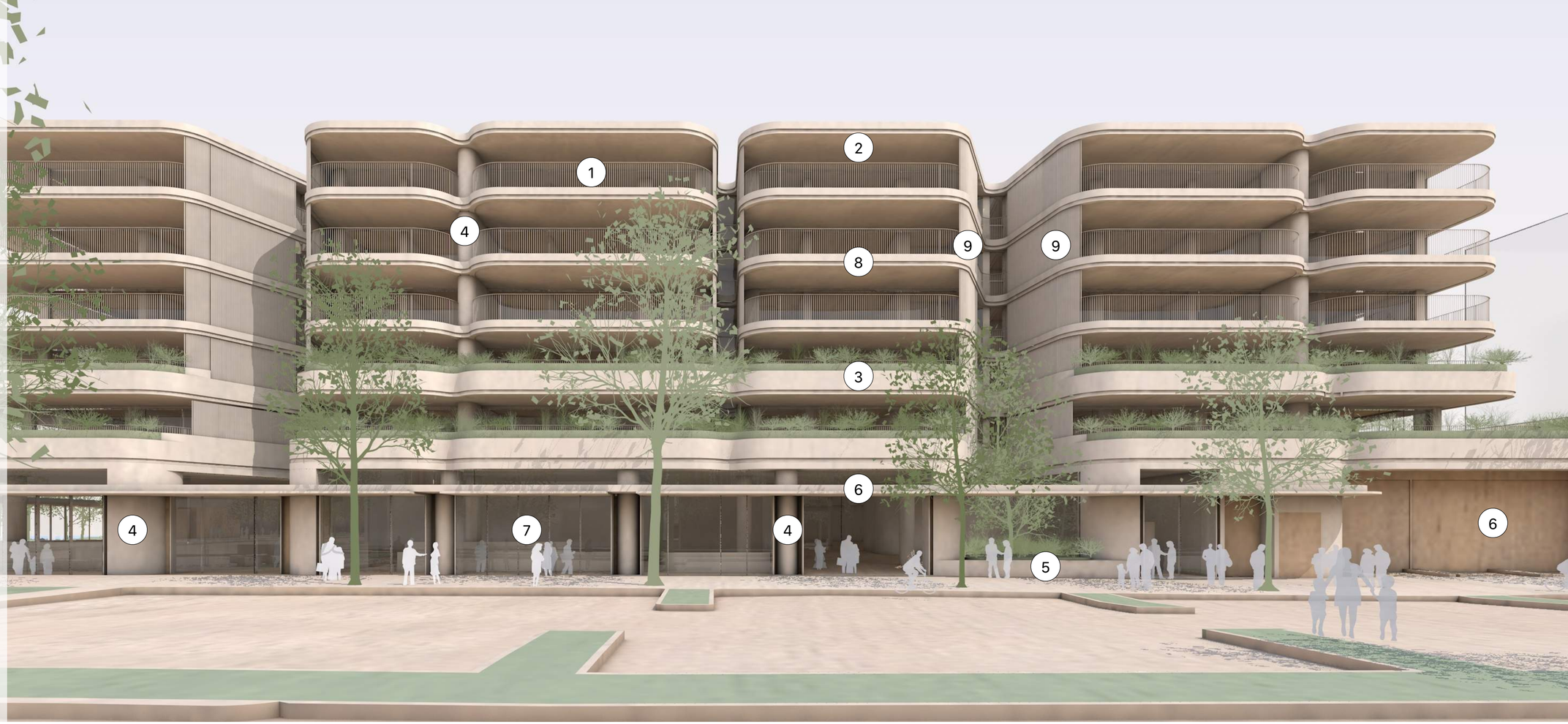
8. Optional - Glass Reinforced concrete banding



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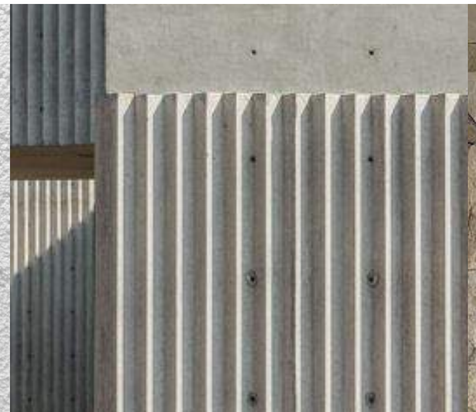

5. Natural stone

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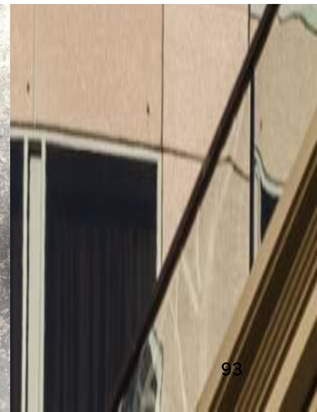
9. Metal screening

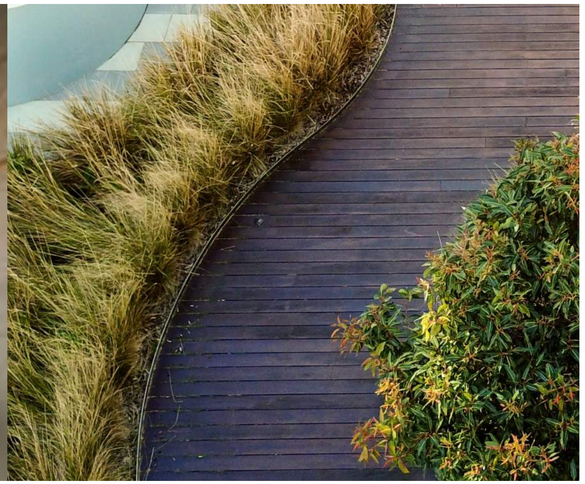


Landscape

Interpretation Proposal

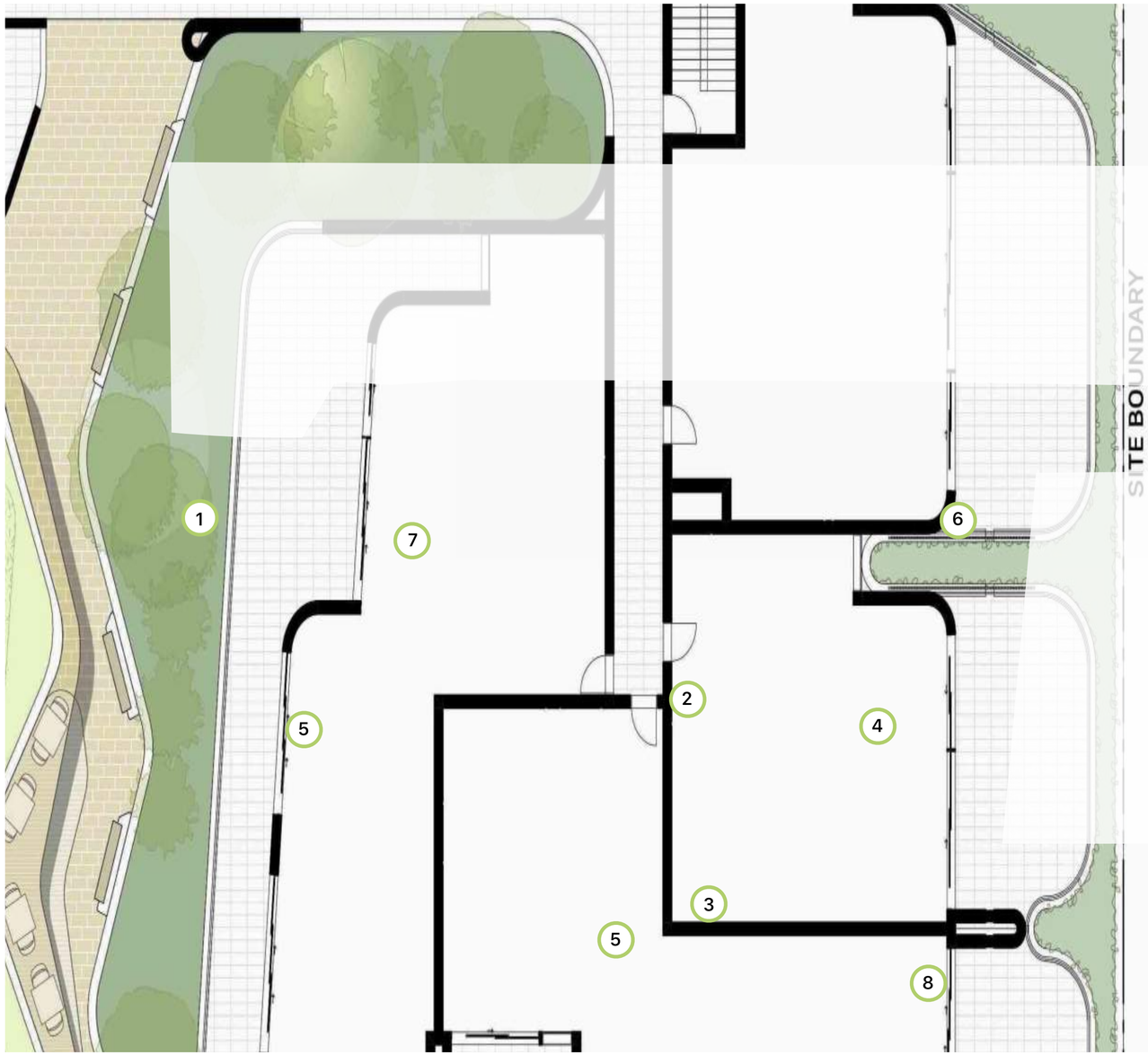
Rockpools and Sandstone / Dunes

The landscape conceptual framework draws inspiration from the Sydney coastline, with sandstone rock pools and wind-swept sand dunes, incorporating a free-flowing geometry that is expressed through the language of the landscape.



Concept Plan

Landscape Plan Communal Open Space- Level 2



1- Play ground - Water play

2- Raised Lawn

3- BBQ area

4- Pergola over integrated seating edge

5- Banquette seating

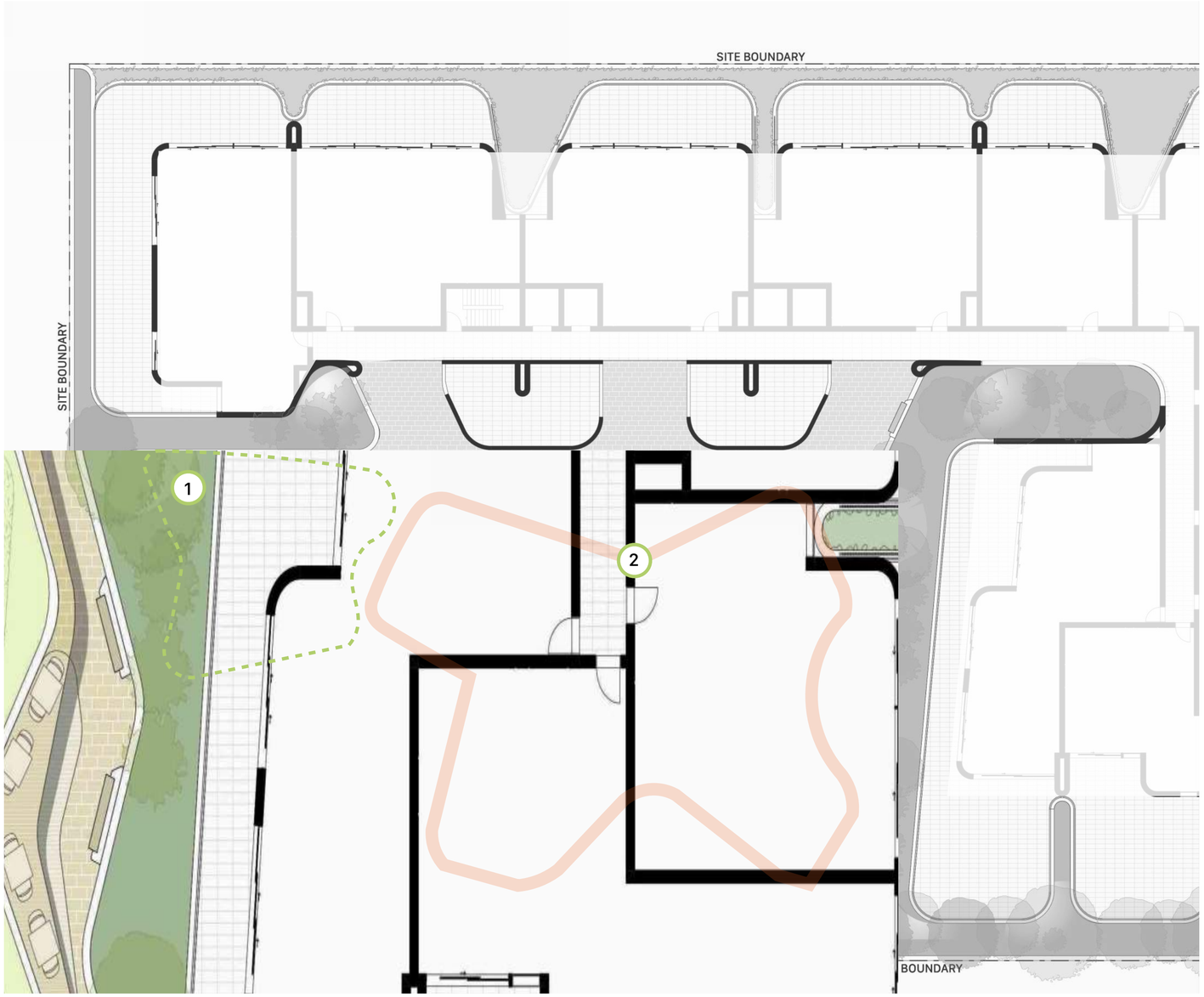
6- Gardens

7- Contoured Sandstone paving

8 - Deep buffer plating

Activity Zones

Water Play Space and Integrated Pergola



1- Playground

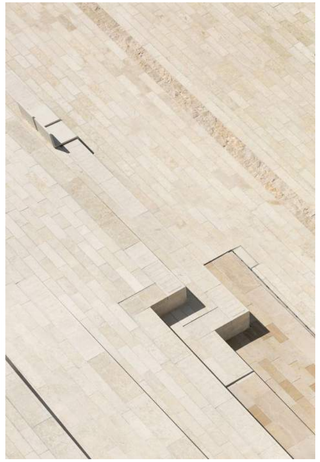
Small play space for residents and visitors, with themes of rockpools and sand dunes.

2- Perimeter Integrated Pergola Section

A sculptural pergola structure set to the perimeter of the lawn providing privacy from above and areas of shade.

Materials and Planting

Groundplane



Layered planting pallete using Eastern suburbs banksia scrub planting to display a mix of flowering textured and free flowings patterns.

Tree canopy
Silver grey backdrop set against the facade

Planting

Eastern Suburbs Banksia scrub

Fresh water sedges and native grasses
Envisioned species include:

Tree Canopy: *Banksia integrifolia, Banksia serrata,, Melaleuca linariifolia, Acmena smithii,*

Shrubs: *Correa alba, Correa reflexa, Melaleuca thymifolia, Banksia oblongifolia, Banksia robur, Dodonaea triquetra, Westringia fruticosa.*

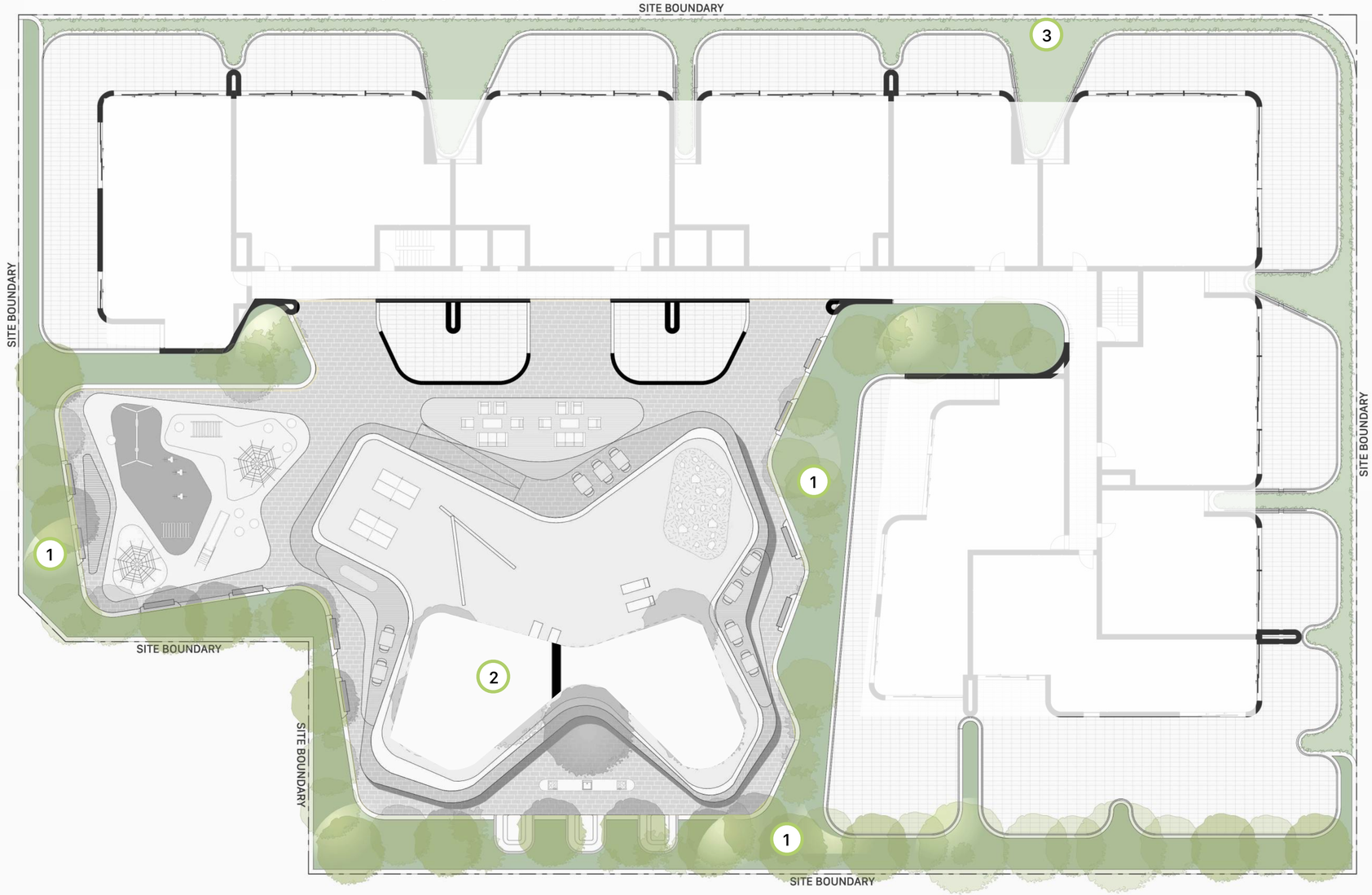
Native grasses, *Groundcovers and Climbers: Carpobrotus glaucescens, Actinotis minor, Dichondra repens, Hardenbergia violoacea, Hibbertia scandens, Lomandra filiformis, Viola hederacea, Dianella congesta, Ficinia nodosa, Lomandra longifolia, Xanthorrhoea resinosa.*

Silver / grey set against warm grey and white

Planting

Planting on Structures

The majority of the soft landscaping is built over structure, water is collected and treated in local planted bio-retention systems consisting of native grasses which will then infiltrate to the overall stormwater building management system.



1 1m deep 2m wide perimeter planter

2 Mounding and Olive trees to lawn area

3 Native grasses

Vegetation cover is a crucial element in the project to enhance climate change resilience, mitigate the heat island effect, biodiversity by establishing pollinating corridors and bird life connections.

Sustainability

Sustainability

Refer ESD Consultants Report

Water Harvesting

Harvest rain water from roof and captured for distribution

Water collected and treated in local planted bio-retention systems consisting of native grasses which will then infiltrate to the overall stormwater building management system

Deep balconies provide shading of thermal line preventing heat gain of building mass and maintain thermal comfort.

Natural Light and Ventilation to public walkways

Vegetation cover is a crucial element in the project to enhance climate change resilience, mitigate the heat island effect, biodiversity by establishing pollinating corridors and bird life connections

PV Cells

On site renewable energy

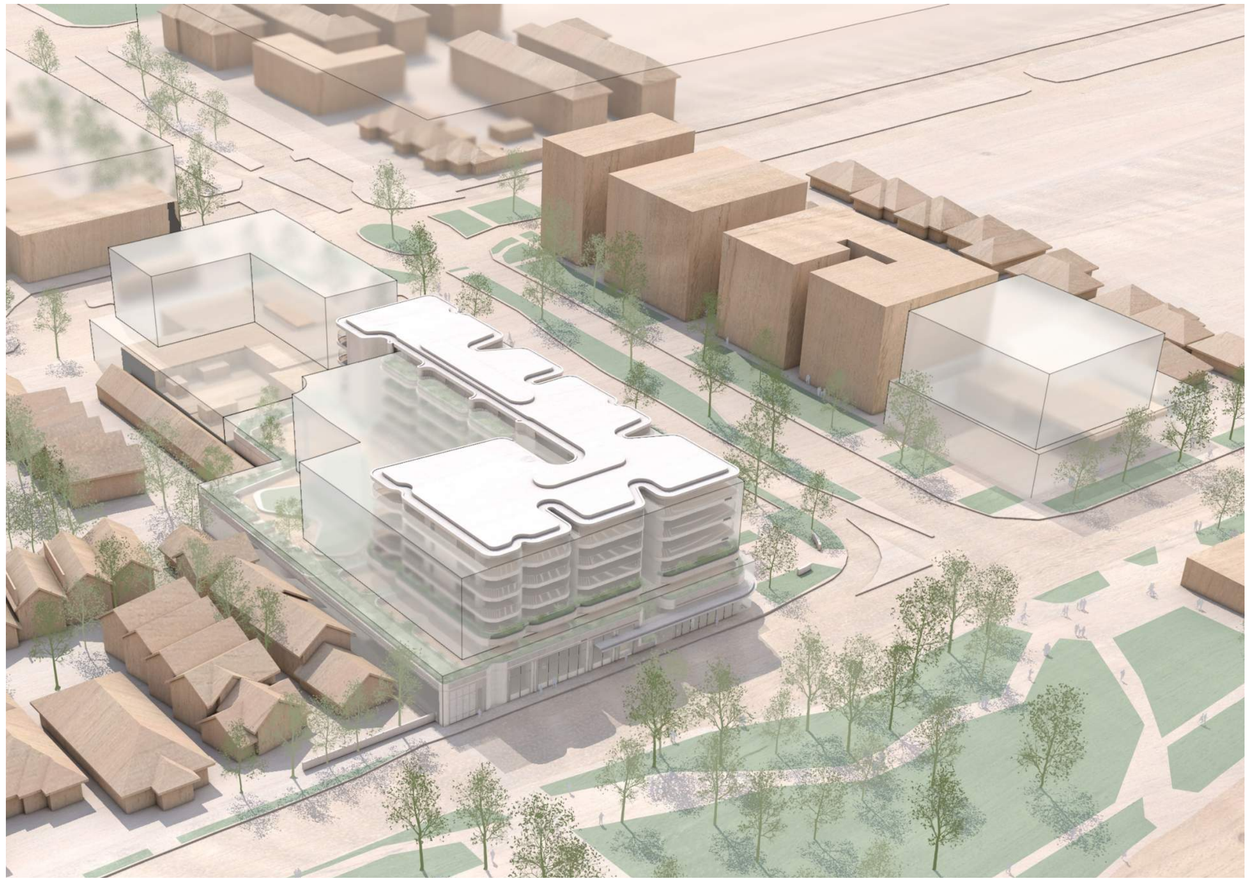
BASIX Commitments

WATER		
Rainwater Tank		Nil
Fire Sprinkler Systems		Closed loop test systems
Bathroom Taps		5 Star
Kitchen Taps		5 Star
Showerheads		4 Star (6 - 7.5L/min)
Toilet Flusher		4 Star
Dishwasher		4 Star (Water)
ENERGY		
Basement (Residential)	Ventilation:	Supply + Exhaust w/ CO monitor + VSD fan
	Lighting:	Fluorescent w/ motion sensors
Substation	Ventilation:	Supply only w/ thermostatically controlled
	Lighting:	Fluorescent w/ motion sensors
Plant Rooms	Ventilation:	Supply only w/ thermostatically controlled
	Lighting:	Fluorescent w/ motion sensors
Ground Floor Lobby	Ventilation:	Supply only
	Lighting:	LED w/ motion sensors
Lift x 2	Type:	Gearless traction w/ VVVF Motor
	Lighting:	LED w/ connected to lift call button
Solar PV		Min 10kW peak system
DWELLINGS		
Hot Water		Gas instantaneous 6 star
Dwelling Ventilation	Bathroom fan:	Externally ducted w/ manual switch
	Kitchen fan:	Externally ducted w/ manual switch
	Laundry fan:	Externally ducted w/ manual switch
AC Cooling and Heating	System Type:	1 Phase AC Efficiency – EER/COP above 3.5
		Day / Night Zoning – No
Lighting		Dedicated LED throughout all units
Appliances		Electric oven
		Induction cooktop
		Dishwater (4 star)

Compliance and Overshadowing

Height

Compliant Envelope With Proposed Scheme



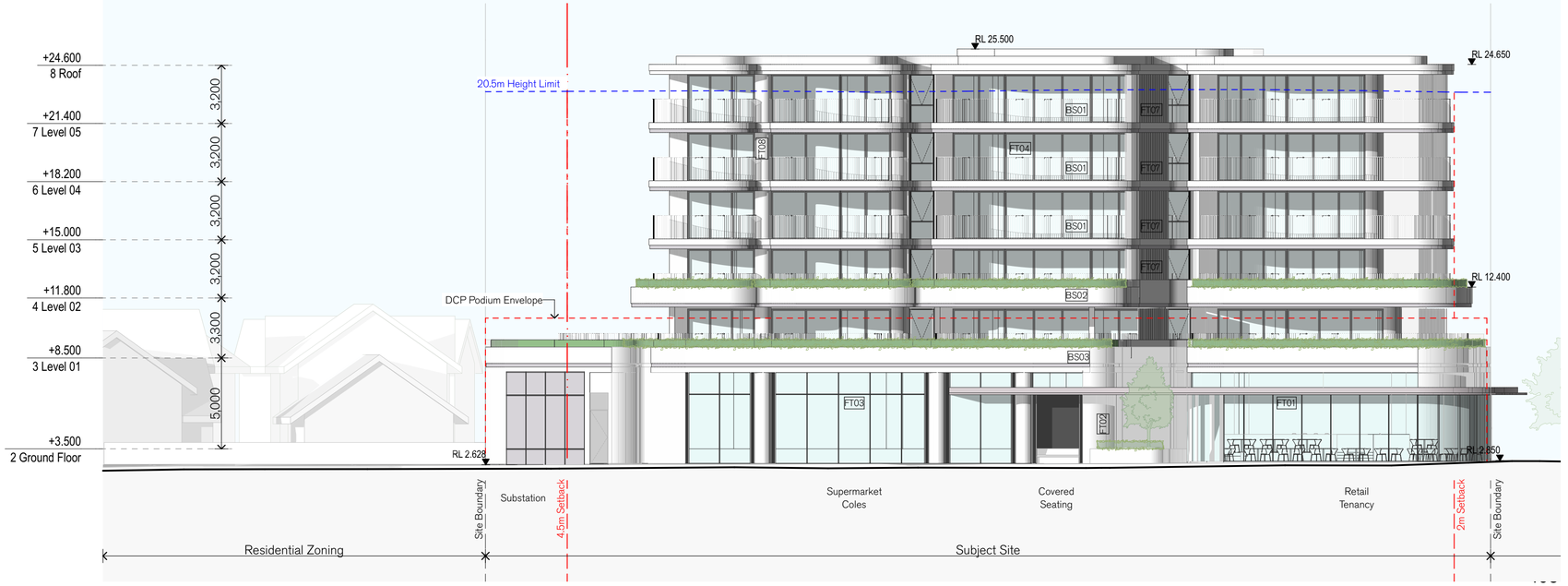
<u>Bayside Local Environmental Plan 2021</u>

Proposed RL 25 500 (Top of Lift Overrun)

Proposed RL 24 600 (Top Roof Slab Edge) 1000mm reduction from previous scheme.

Height

Elevations



Bayside Local Environmental Plan 2021

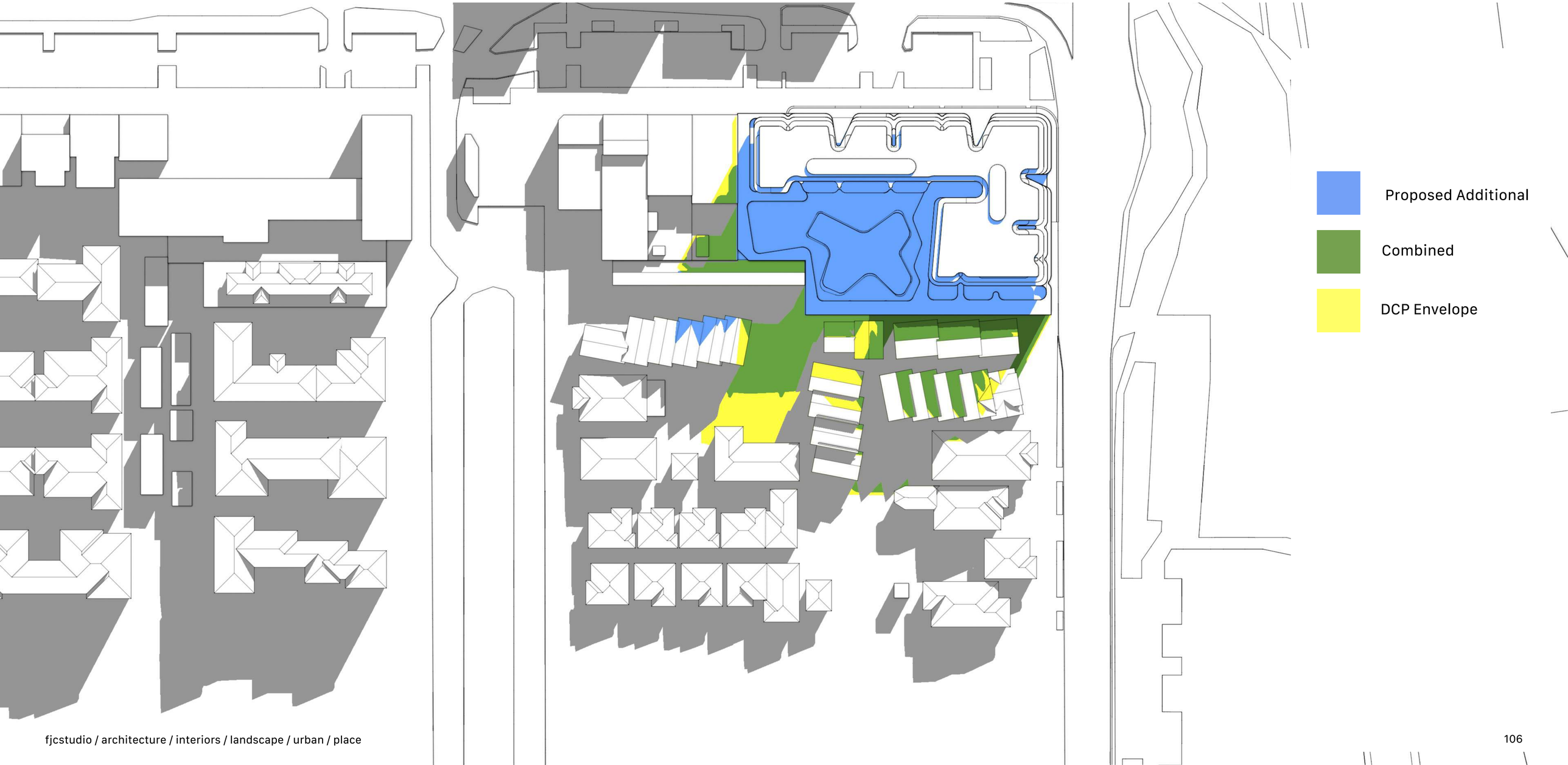
Proposed RL 25 500 (Top of Lift Overrun)

Proposed RL 24 600 (Top Roof Slab Edge)

1000mm reduction from previous scheme.

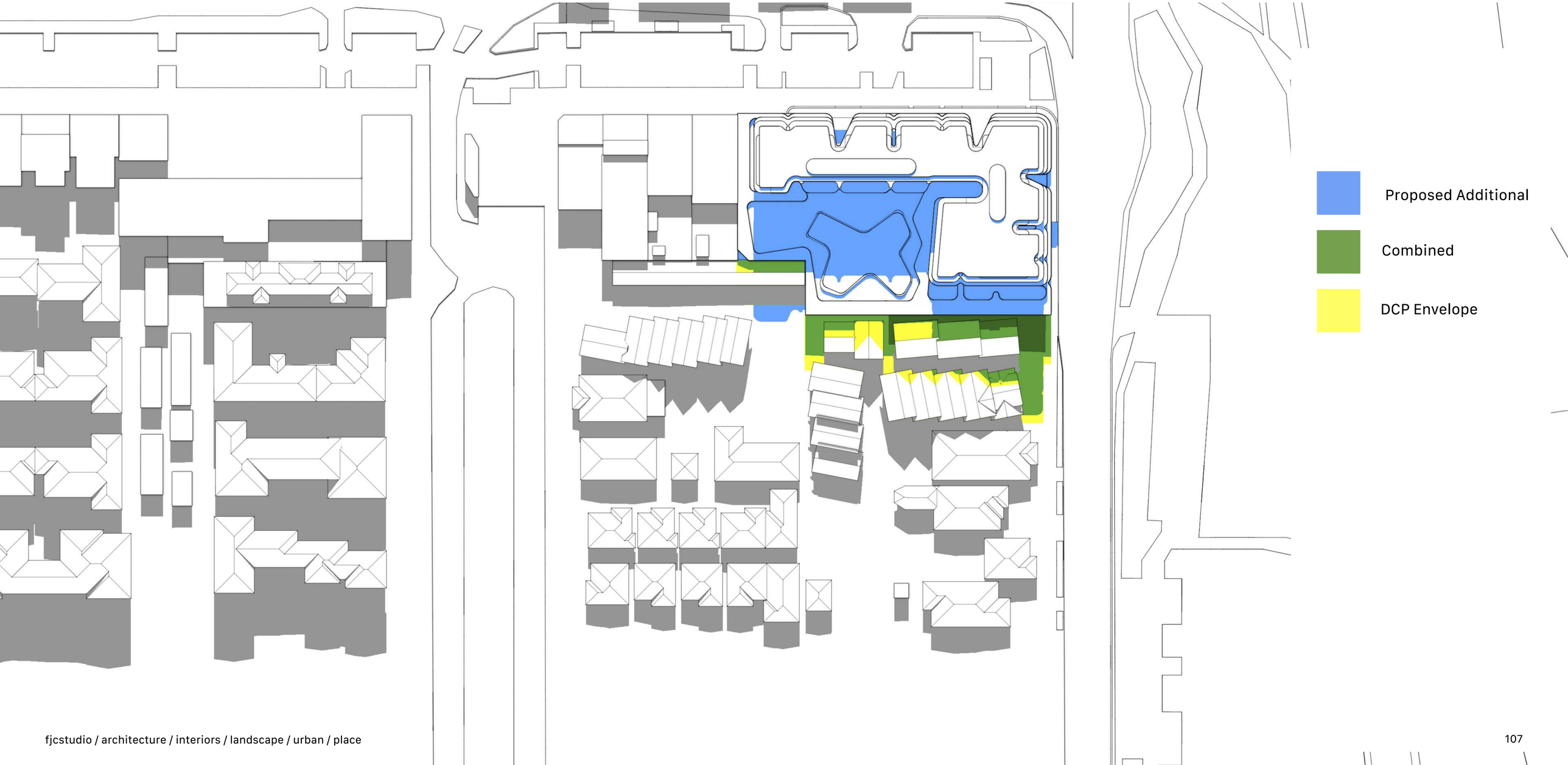
Height _Overshadowing

21 June 9am



Height _Overshadowing

21 June 11am



Height _Overshadowing

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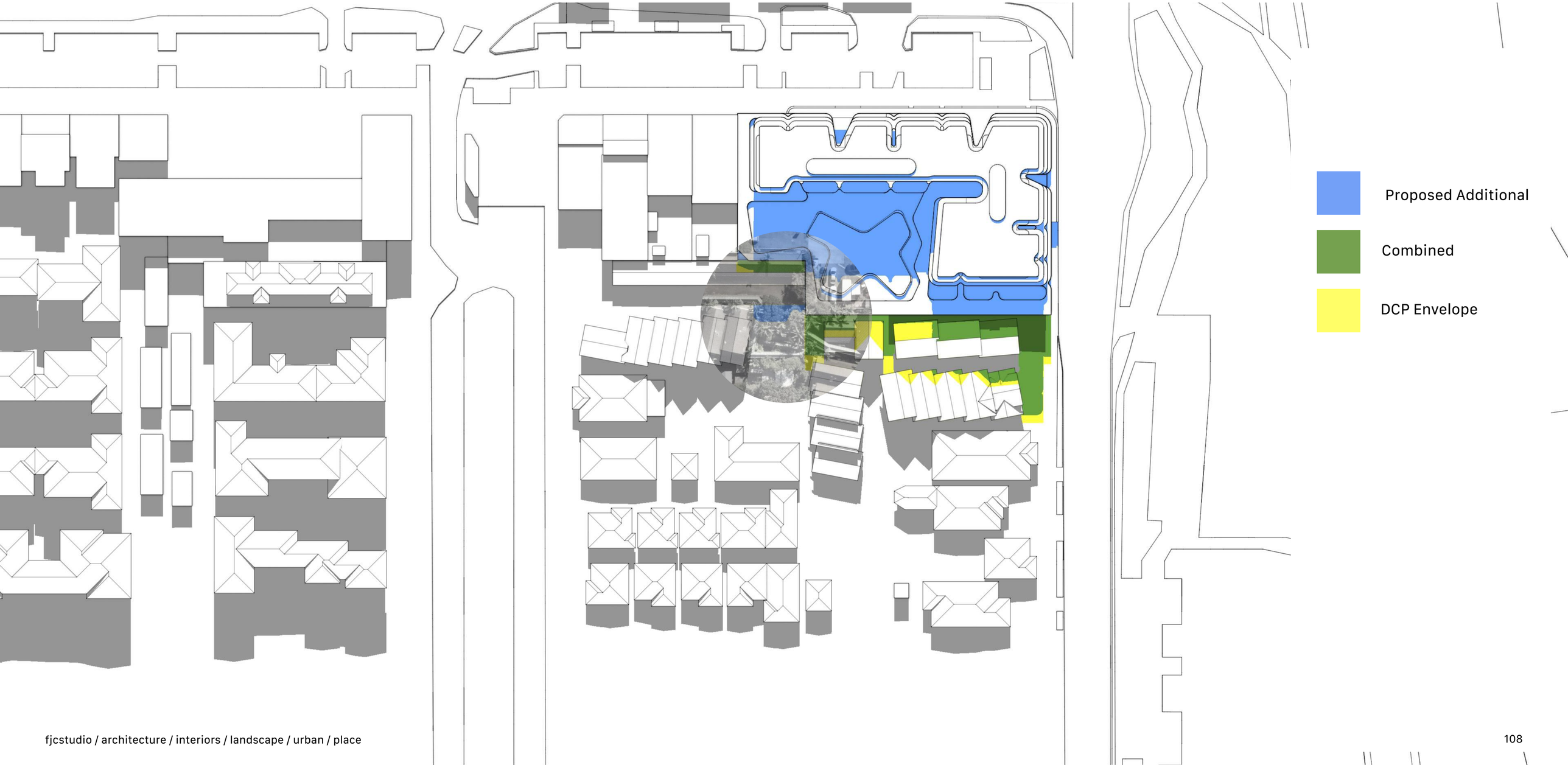
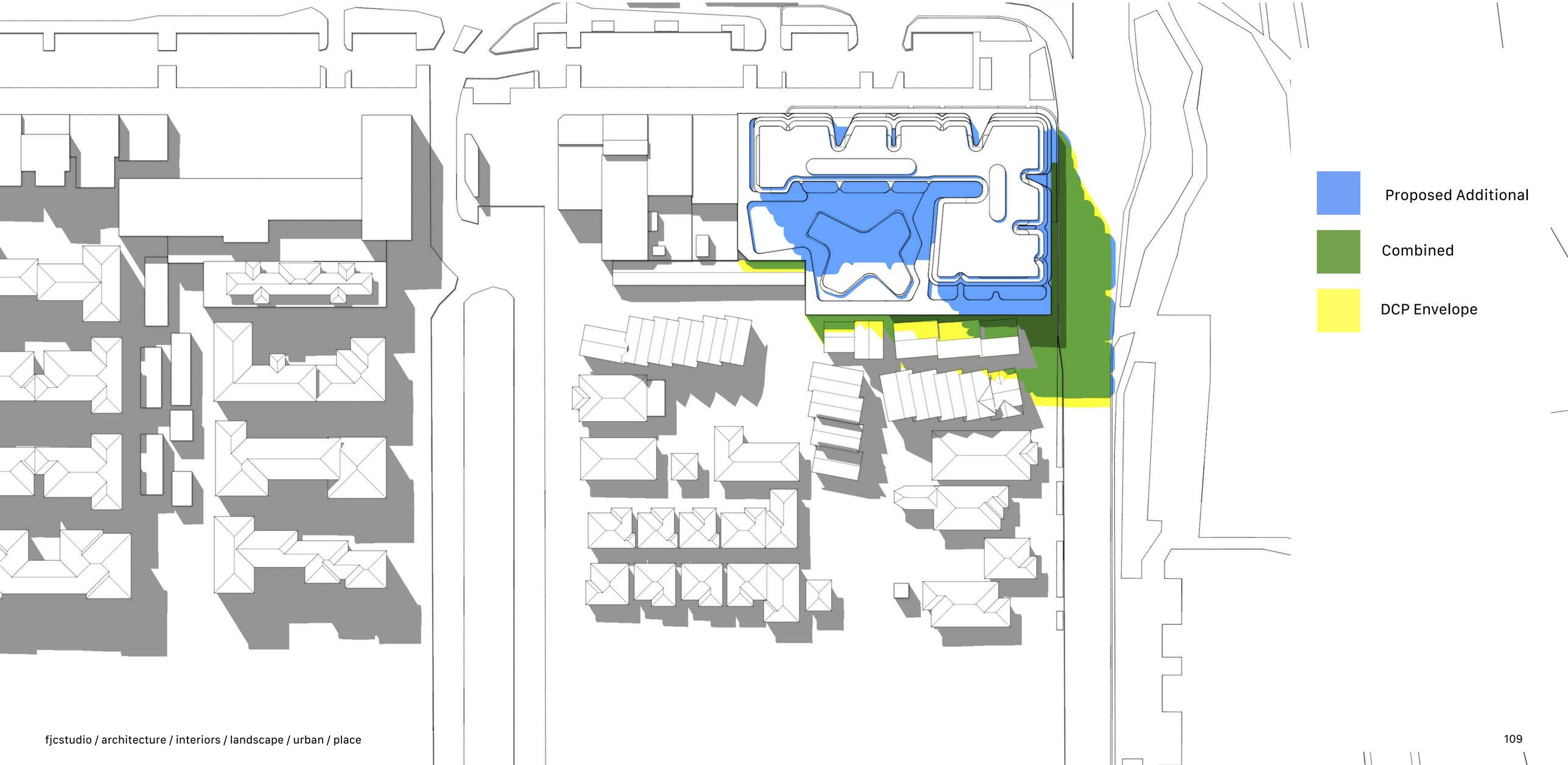


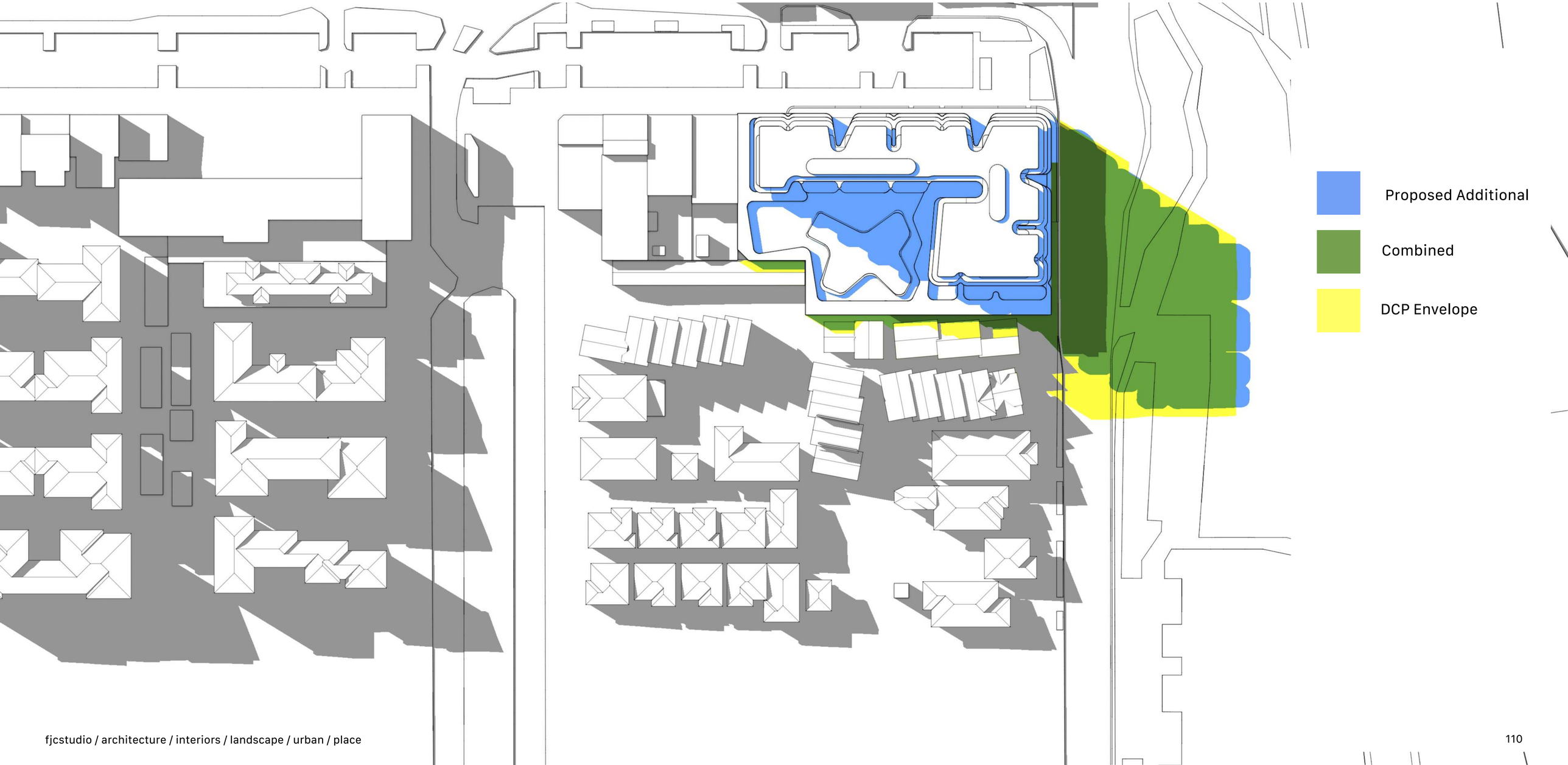
Height _Overshadowing

21 June 1pm



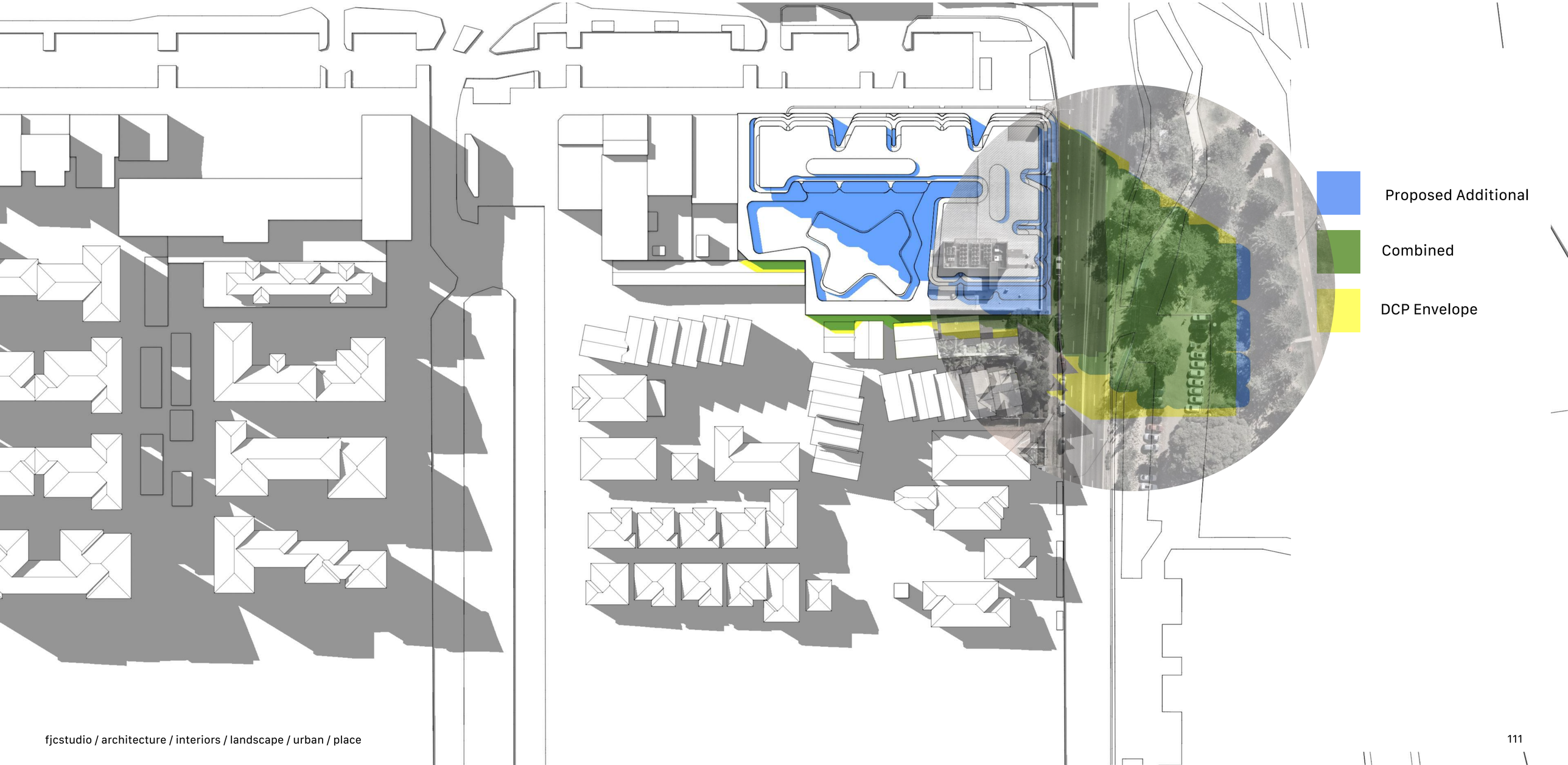
Height _Overshadowing

21 June 3pm



Height _Overshadowing

21 June 3pm



Communal Open Space Solar Access

21 June 1pm

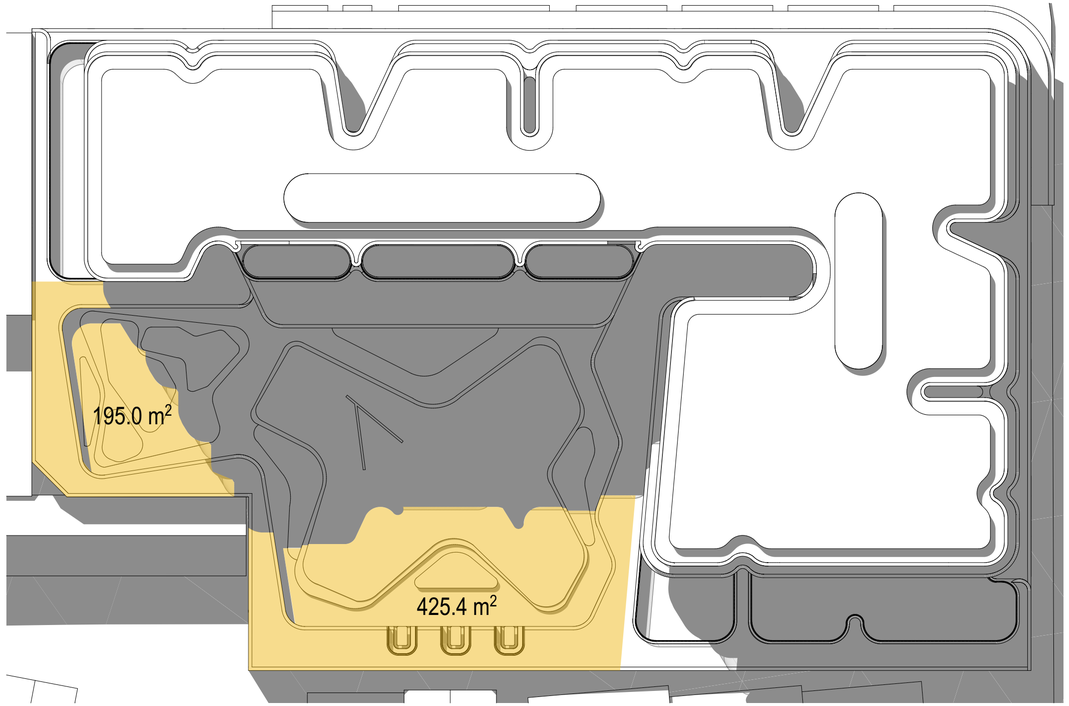
Objective 3D-1 | Design Criteria

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)

Bayside DCP Control

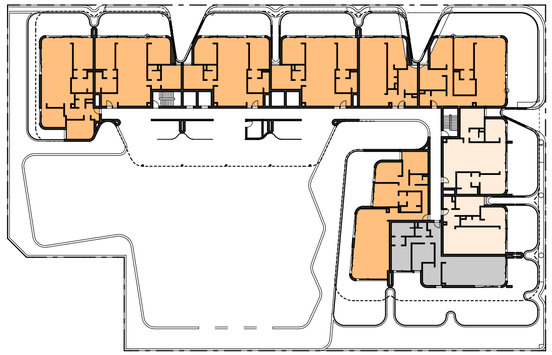
C5 a) have a minimum area of 40% that has sunlight at 1pm on 21 June

Communal Open Space Total Area	1245m^2
Minimum Solar Access Area Required	498m^2 (40%)
Total Area Achieved	**620.4m^2(50%)**

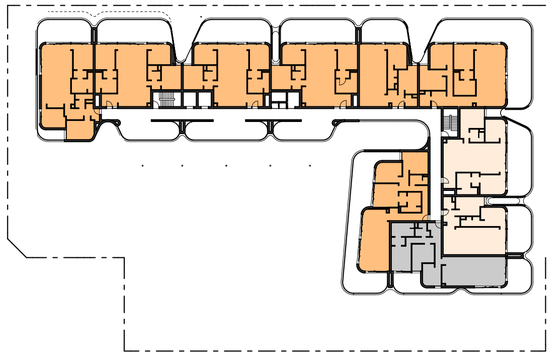


ADG Compliance

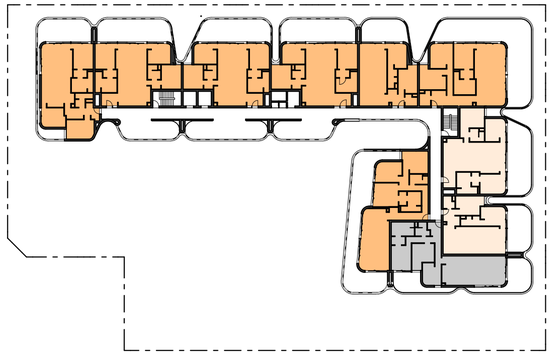
Solar Access



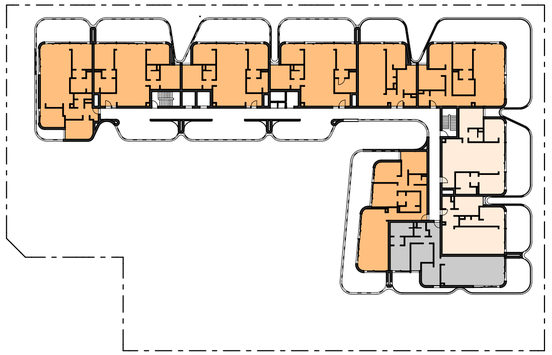
Level 01



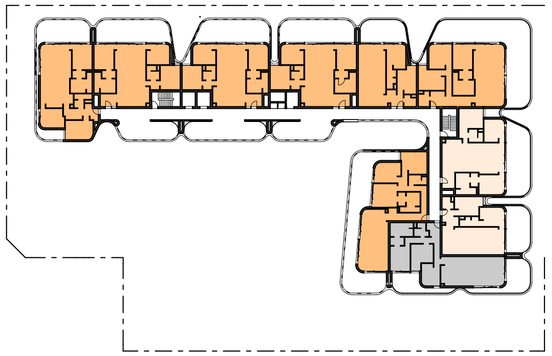
Level 02



Level 03



Level 04



Level 05

ADG Compliance - Solar Access

Objective 4A-1 | Design Criteria

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

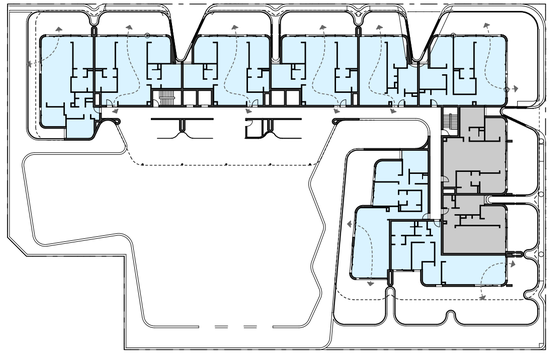
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

Apartments receiving >2h of sun at winter solstice	35 (70%)
Apartments receiving <2h of sun at winter solstice	10 (20%)
Apartments receiving no direct sun-light as winter solstice	5 (10%)
Total	**50 Apartments**

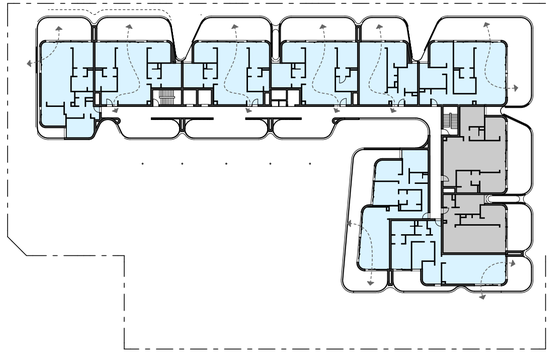
Floor (Story)	Zone Category	Room Number	Solar Access
Level 01			
	RESIDENTIAL COMMUN...		---
	APT. 3BED	1.01	Compliant
	APT. 3BED	1.02	Compliant
	APT. 3BED	1.03	Compliant
	APT. 3BED	1.04	Compliant
	APT. 2BED	1.05	Compliant
	APT. 3BED	1.06	Compliant
	APT. 3BED	1.07	Assisted
	APT. 2BED	1.08	Assisted
	APT. 3BED	1.09	Non-Compliant
	APT. 3BED	1.10	Compliant
Level 02			
	APT. 3BED	2.01	Compliant
	APT. 3BED	2.02	Compliant
	APT. 3BED	2.03	Compliant
	APT. 3BED	2.04	Compliant
	APT. 2BED	2.05	Compliant
	APT. 3BED	2.06	Compliant
	APT. 3BED	2.07	Assisted
	APT. 2BED	2.08	Assisted
	APT. 3BED	2.09	Non-Compliant
	APT. 3BED	2.10	Compliant
Level 03			
	APT. 3BED	3.01	Compliant
	APT. 3BED	3.02	Compliant
	APT. 3BED	3.03	Compliant
	APT. 3BED	3.04	Compliant
	APT. 2BED	3.05	Compliant
	APT. 3BED	3.06	Compliant
	APT. 3BED	3.07	Assisted
	APT. 2BED	3.08	Assisted
	APT. 3BED	3.09	Non-Compliant
	APT. 3BED	3.10	Compliant
Level 04			
	APT. 3BED	4.01	Compliant
	APT. 3BED	4.02	Compliant
	APT. 3BED	4.03	Compliant
	APT. 3BED	4.04	Compliant
	APT. 2BED	4.05	Compliant
	APT. 3BED	4.06	Compliant
	APT. 3BED	4.07	Assisted
	APT. 2BED	4.08	Assisted
	APT. 3BED	4.09	Non-Compliant
	APT. 3BED	4.10	Compliant
Level 05			
	APT. 3BED	5.01	Compliant
	APT. 3BED	5.02	Compliant
	APT. 3BED	5.03	Compliant
	APT. 3BED	5.04	Compliant
	APT. 2BED	5.05	Compliant
	APT. 3BED	5.06	Compliant
	APT. 3BED	5.07	Assisted
	APT. 2BED	5.08	Assisted
	APT. 3BED	5.09	Non-Compliant
	APT. 3BED	5.10	Compliant

ADG Compliance

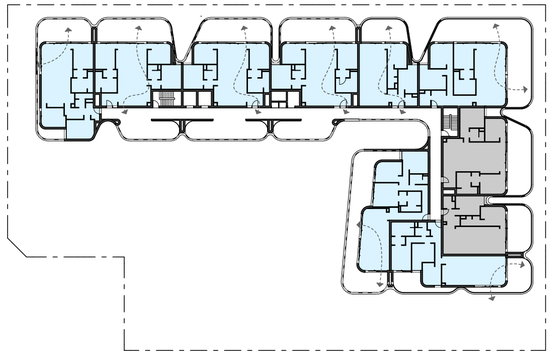
Cross Ventilation



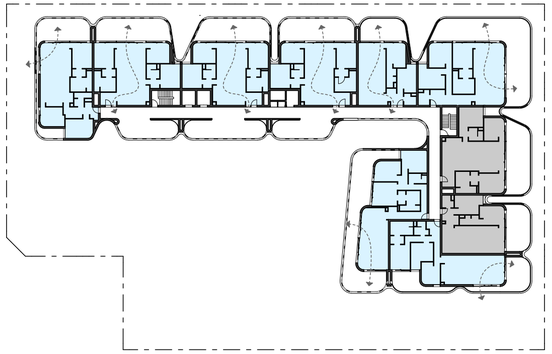
Level 01



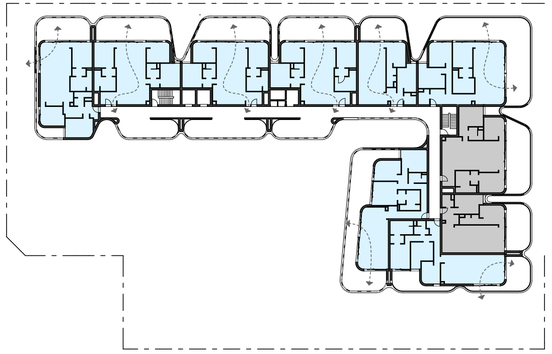
Level 02



Level 03



Level 04



Level 05

ADG Compliance - Cross Ventilation

Objective 4B-3 | Design Criteria

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

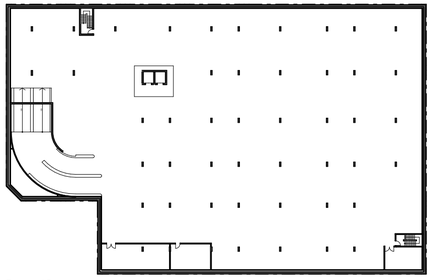
Apartments with natural cross-ventilation	40 (80%)
Apartments without natural cross-ventilation	10 (20%)

Apartments with natural cross-ventilation (Overall)	40 (80%)
Total	**50 Apartments**

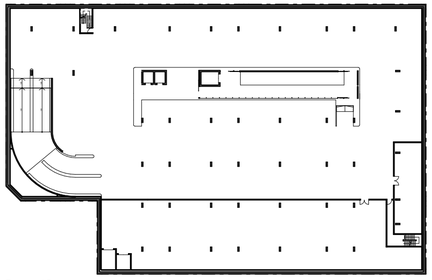
Floor (Story)	Zone Category	Room Number	Cross Ventillation
Level 01			
	RESIDENTIAL COMMUN...		---
	APT. 3BED	1.01	Compliant
	APT. 3BED	1.02	Compliant
	APT. 3BED	1.03	Compliant
	APT. 3BED	1.04	Compliant
	APT. 2BED	1.05	Compliant
	APT. 3BED	1.06	Compliant
	APT. 3BED	1.07	Non-Compliant
	APT. 2BED	1.08	Non-Compliant
	APT. 3BED	1.09	Compliant
	APT. 3BED	1.10	Compliant
Level 02			
	APT. 3BED	2.01	Compliant
	APT. 3BED	2.02	Compliant
	APT. 3BED	2.03	Compliant
	APT. 3BED	2.04	Compliant
	APT. 2BED	2.05	Compliant
	APT. 3BED	2.06	Compliant
	APT. 3BED	2.07	Non-Compliant
	APT. 2BED	2.08	Non-Compliant
	APT. 3BED	2.09	Compliant
	APT. 3BED	2.10	Compliant
Level 03			
	APT. 3BED	3.01	Compliant
	APT. 3BED	3.02	Compliant
	APT. 3BED	3.03	Compliant
	APT. 3BED	3.04	Compliant
	APT. 2BED	3.05	Compliant
	APT. 3BED	3.06	Compliant
	APT. 3BED	3.07	Non-Compliant
	APT. 2BED	3.08	Non-Compliant
	APT. 3BED	3.09	Compliant
	APT. 3BED	3.10	Compliant
Level 04			
	APT. 3BED	4.01	Compliant
	APT. 3BED	4.02	Compliant
	APT. 3BED	4.03	Compliant
	APT. 3BED	4.04	Compliant
	APT. 2BED	4.05	Compliant
	APT. 3BED	4.06	Compliant
	APT. 3BED	4.07	Non-Compliant
	APT. 2BED	4.08	Non-Compliant
	APT. 3BED	4.09	Compliant
	APT. 3BED	4.10	Compliant
Level 05			
	APT. 3BED	5.01	Compliant
	APT. 3BED	5.02	Compliant
	APT. 3BED	5.03	Compliant
	APT. 3BED	5.04	Compliant
	APT. 2BED	5.05	Compliant
	APT. 3BED	5.06	Compliant
	APT. 3BED	5.07	Non-Compliant
	APT. 2BED	5.08	Non-Compliant
	APT. 3BED	5.09	Compliant
	APT. 3BED	5.10	Compliant

Areas - Compliance Diagrams and Schedules

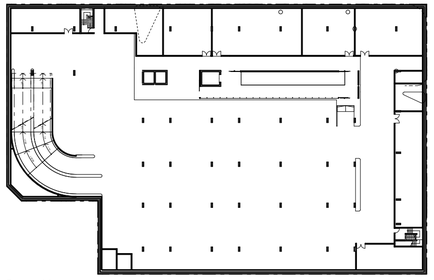
Gross Floor Area Schedule and Diagrams



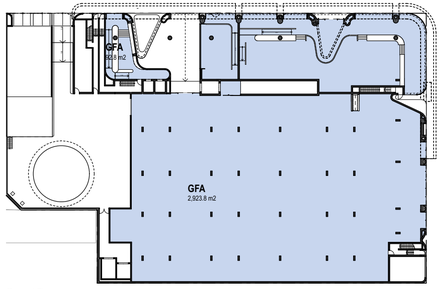
Basement 3



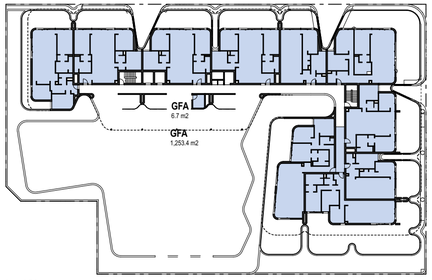
Basement 2



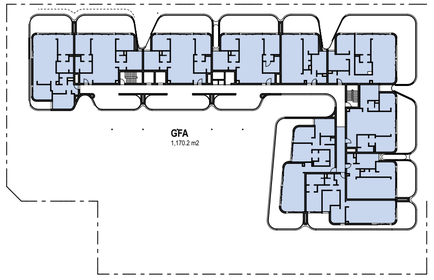
Basement 1



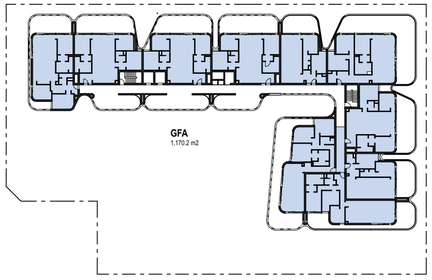
Ground Floor



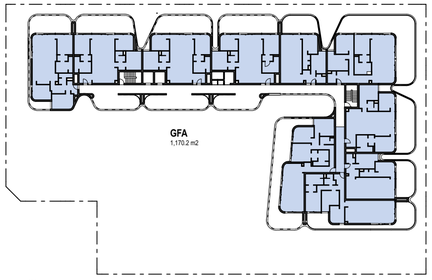
Level 01



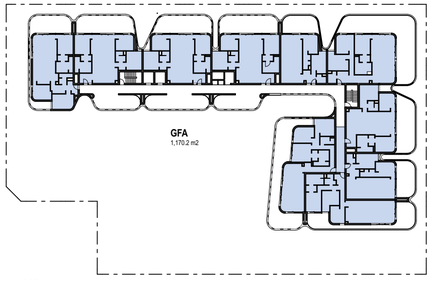
Level 02



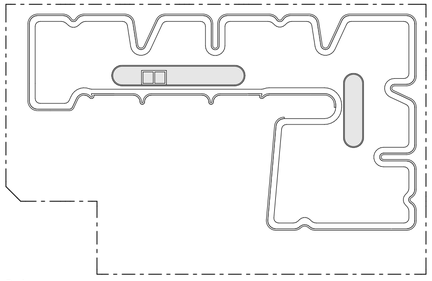
Level 03



Level 04



Level 05



Roof

GFA Schedule

Floor (Story)	Room Name	Area
Ground Floor		
	GFA	3,016.68
		3,016.68 m²
Level 01		
	GFA	1,260.15
		1,260.15 m²
Level 02		
	GFA	1,170.16
		1,170.16 m²
Level 03		
	GFA	1,170.16
		1,170.16 m²
Level 04		
	GFA	1,170.16
		1,170.16 m²
Level 05		
	GFA	1,170.16
		1,170.16 m²
		8,957.47 m²

Site Area	4,479m^2
Floor Space Ratio	2:1
Permissible GFA	8958m^2
Apartments	50

GFA Definition - Bayside Local Environmental Plan 2021
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

State Environmental Planning Policy (Housing) 2021
Design Principles for Residential Apartment Development

State Environmental Planning Policy (Housing) 2021
Schedule 9 Design principles for residential apartment development

1 Context and neighbourhood character

Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character.

Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

The new mixed use development - both retail and multi unit residential sits at the junction between a predominately residential area and the "Ramsgate Beach Commercial Area" zone. The built form is characterised by a mixture of 2 storey retail premises and both low rise and medium density residential developments with several recently constructed 6 storey mixed use developments on the northern side of Ramsgate Road.

Directly opposite the site on the eastern side of The Grand Parade is Cook Park which extends the full length of the western shore of Botany Bay from Kyeemagh to Dolls Point and the clubhouse of the Ramsgate and Ramsgate Surf Life Saving Club. The vistas to the Bay are broad and are seperated by The Grand Parade - designated as a State Road.

The site is an important site as it sets the precedent for a new typology along The Grand Parade. Consistent with the DCP, the character of the new proposal is reflective of a "coastal aesthetic" - wide, long balconies, screens with light and shade and a gently undulating facade.

The relationship between the public domain and the ground level has been carefully considered to provide easily identifiable entrances for both the retail and the residentuial lobby and also a strong connection between inside and out to maintain connections.

2 Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

The proposed built form is carefully arrticulated to harmonize with the context of surrounding buildings and streetscapes and to also provide a strong response to a corner site - between low rise residential and higher density commercial.

It offers a scale in terms of bulk and height that is thoughtfully calibrated to navigate the transition between the low rise residential to the south of the site along The Grand Parade and the 6 storey multi unit residential developments ot the north of the site along Ramsgate Road.

As the site is large, rather than presenting as a monolithic structure, the proposal introduces a series of articlated forms, which provide a heirarchy of form across the site.

The design is also tailored to optimize environmental performance. Generous balconies to the north and the east provide shading and protected outdoor rooms, ideal for a coast location.

Finely detailed metal balsutrades and screens provide an additional layering to the facades.

The overall development is a compliant 6 stories, however to accommodate the required height for the "large format" supermarket use, the height of the proposal is approximately 1m over and above the height plane.

3 Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

The proposal is designed to achieve high- quality design outcomes that enhance the character and identity of the surrounding area.

The design responds sensitively to the context and neighbourhood character, integrating seamlessly with the existing built environment and respecting the coastal location.

Principles of good design excellence are integral to the project, ensuring that it contributes positively to the public domain and enhances the well-being of the community.

Through careful consideration of scale, form, and environmental performance, the development aims to create a sustainable and visually attractive addition to an area awaiting revitalisation.

The apartments are well designed with clear zoning, generous outdoor rooms, good solar and ventilation, maximisation of views and a consideration of privacy.

4 Sustainability

Good design combines positive environmental, social and economic outcomes.

The project aims to deliver a sustainable residential building with low operational energy consumption / energy efficient equipment in line with BASIX requirements, reduced potable water use, water efficient tap ware and appropriate materials selection while at the same time maintaining a high level of indoor environmental quality through appropriate mechanical design, façade configuration and materials selection.

Thermal comfort has been assessed and appropriate glass / insulation will be specified.

5 Landscape

Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.

Refer Landscape Architects Statement

6 Amenity

Good design positively influences internal and external amenity for residents and neighbours.

As illustrated in the ADG Compliance schedules submitted with the Development Application the proposed scheme is entirely compliant with the objectives and in many key areas, exceeds the minimum requirements.

All of the apartments have large living spaces - internally and externally that engage directly with views. The balconies are seen as generous outdoor rooms with finely detailed metal balustrades which allow access to light and views, yet respond to the maritime environment.

The apartments have clear zoning, allowing for family living.

Access to the apartments at Ground Level is separated from the retail access and easily identified.

The external balcony accessway provides a strong connection to the envionment - emphasing the beachside locale.

7 Safety

Good design optimises safety and security within the development and the public domain.

Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.

Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

The delineation between public and private has been carefully consdiered to provide a secure and safe ground level access for the residents and highly visible connections to the public domain.

The retail use of the site including the supermarket entrance has been consolidated to the east of the site. All retail facades are predominately glazed to provide a high level of visibility. Glazed corners are curved to increase visibility and all entrances/exits including egress stairs are generous in width and highly visible.

The proposal aims to strike a balance between passive surveillance, achieved through active uses adjacent to the public domain, and maintaining privacy for neighbouring residents.

The external access ways to the apartments are visible yet screened to respect privacy and to provide a sense of connection and inclusion with other residents.

Similarly the shared private communal area, provides a combination of screened and open settings.

This approach ensures that the development promotes safety and security while respecting the privacy of surrounding properties.

8 Housing diversity and social interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including—
(a) different types of communal spaces for a broad range of people, and
(b) opportunities for social interaction among residents.

Recognising the need for family living including cross generational, the majority of the apartments are three bedrooms with 2 x two bedrooms per level.

With remote work becoming more common, residents are seeking larger spaces to create home offices, workout areas, or simply to have more living space for personal comfort.

9 Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.

Good design uses a variety of materials, colours and textures.

The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Consistent with the Control: BDCP2022 Ramsgate Beach Commercial Area - C10. Developments should respond to the Centre's beachside location by using a variety of environmental protection elements such as screens and louvres and a palette of materials which create a sense of lightness and openness and evoke a beachside feel, the architectural expression celebrates the organic forms of coastal landscapes, shifting sands and moving tides.

Characterised by broad veranda rooms, open breezeways, and a continuous connection to the outdoor environment, the development breaks away from traditional compressed apartment layouts to create vast internal vistas capturing views from all aspects of the site.

Large balconies predominately to the north and the east, create an extension to the living space and allowing for maximum coastal engagement.

As an abstraction of the undulating curves of Botany Bay, the facade expression is defined by a continuous curved profile at each floor level and a vertical rhythm of fine circular rods - either balustrades or screens encircling the perimeter of each apartment creating opportunities for tecxture, light and shade.

The materiality is subtle reflecting the sun bleached landscape. Planters with endemic landscaping, selected for the coastal environment soften the edges.

Embodying the essence of the natural environment, the proposal emerges as a distinctive and carefully crafted form that seamlessly integrates with its coastal surroundings.

Schedules

Apartment Design Guide

Compliance Schedule

Clause Number	Clause Title	Objective	Design Criteria	*fjcstudio Commentary*
PART 03 - SITING THE DEVELOPMENT				
	Site Analysis	**3A-1**	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	• Apartments are designed to optimise solar access and minimise overshadowing to the adjacent communal open space.
		3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	• Orientation of the building to maximise northern and eastern facade • Apartment designed to maximise direct solar onto living space / private open space • Living spaces and balconies located predominately towards north and east. One apartment is orientated towards the west with a veiw across the communal public space.
	Orientation	**3B-2**	Overshadowing of neighbouring properties is minimised during mid winter	• Overshadowing of neighbouring properties is minimised during mid winter • Refer to shadow diagram for detailed analysis
	Public Domain Interface	**3C-1**	Transition between private and public domain is achieved without compromising safety and security	• The apartments have a dedicated lobby which is accessed from Ramsgate Road. The lobby sits between a small retail and the public lobby which provides access to Ramsgate Road from the carpark. The lobby is generous in proportion, providing access to internal mail boxes and will have good access to north light and views of Ramsgate Road. The approach to the lobby is sheltered by an awning and is highly visible providing a safe and secure solution.
		3C-2	Amenity of the public domain is retained and enhanced	• Ramsgate Road has a generous set back consisting of public parking and landscaped zones. This is maintained and the ground floor of the development will overlook the public domain through large format glazing. An awning is provided to the north (up to the carpark driveway) and to the east (up to the large retail glazed windows) providing weather potection to the high activity zones.
	Communal and Public Open Space	**3D-1**	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping 1. Communal open space has a minimum area equal to 25% of the site (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)	Complies. Principle communal open space is located on Level 1 rooftop above the large format retail. Landscaping has been provided to acheive a soft transition to the residential properties to the south and the commercial to the west. Access to direct sunlight to principle communal open space • Total principle open space: 1245 sqm
		3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	• Principle communal open space is located on Level 1 rooftop above the large format retail. Landscaping has been provided to acheive a soft transition to the residential properties to the south and the commercial to the west. • The rooftop communal open space has barbeque facility and shading structure to ensure the space can be activated through various weather conditions
		3D-3	Communal open space is designed to maximise safety	• Passive surveillance of space and CPTED principles have been considered throughout the development. The space will be overlooked from the apartment accessway/corridor on each level.
		3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	• As the development is building to the boundary (consistent with the existing development), there is no ground level public open space.
	Deep Soil Zone	**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 Deep soil zones are to meet the following minimum requirements: Site area / Min. Dim. / Deep Soil zone (% of site area) <650m2 / - / 7% 650m^2 - 1500m^2 / 3m / 7% >1150m^2 / 6m / 7%	As the development is building to the boundary (consistent with the existing development), there is no deep soil planting.

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Clause Number	Clause Title	Objective	Design Criteria	*fjcstudio Commentary*
	Site Amenity - Visual Privacy	**3F-1**	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room • 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 Up to 12m (4 storeys) Up to 12m (5-8 storeys) Up to 25m (9+ storeys) Habitable Room & Balcony 6m 9m 12m Non Habitable Room & Balcony 3m 4.5m 6m	Building separation distances mostly comply with the criteria.
		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	All apartments have been designed to ensure privacy to the residents. Where there are compromises, the window has been designed to have additional screens for privacy and to direct view away from the adjacent apartment. Views and direct access to sunlight have been maximised through use of windows and glazed sliding doors.
	Site Access - Pedestrian Access and Entries	**3G-1**	Building entries and pedestrian access connects to and addresses the public domain	Ensure building entries are welcoming and easily accessible from the public domain. Design pedestrian access points to seamlessly integrate with surrounding pathways and streetscapes.
		3G-2	Access, entries and pathways are accessible and easy to identify	Direct entry from Ramsage Road is easy to identify ensuring a seamless transition into the entry of the building.
		3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	Not applicable
	Vehicle Access	**3H-1**	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Vehicles can enter the site from the west with direct access from Ramsgate Road.
	Bicycle and Car Parking	**3J-1**	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. 1. For development in the following locations: • ✳ 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.	To be advised following submission of Traffic Report
		3J-2	Parking and facilities are provided for other modes of transport	To be advised following submission of Traffic Report
		3J-3	Car park design and access is safe and secure	Vehicles can enter the site from the west with direct access from Ramsgate Road. The two-way ramp allow for cars to enter and exit the carpark. The carpark will have entry shutter for added security after hours. The operation of the roller shutter doors can be operated by residents electronically.
		3J-4	Visual and environmental impacts of underground car parking are minimised	
		3J-5	Visual and environmental impacts of on-grade car parking are minimised	Not applicable
		3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	Not applicable

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Compliance Schedule

Clause Number	Clause Title	Objective	Design Criteria	*fjcstudio Commentary*
PART 04 - DESIGNING THE BUILDING				
	Solar and Daylight Access	**4A-1**	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space • ✳ 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 • ✳ 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 • ✳ A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	There are a total of 50 apartments in the scheme. 70% of apartments in the building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter. 10% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.
		4A-2	Daylight access is maximised where sunlight is limited	Not applicable
		4A-3	Design incorporates shading and glare control, particularly for warmer months	All apartments have balconies which provide shading during summer whilst allowing direct solar access in the winter months.
	Natural Ventilation	**4B-1**	All habitable rooms are naturally ventilated	• All apartments have operable windows with compliant open areas. • All balconies have sliding doors opening into the living spaces to maximise ventilation
		4B-2	The layout and design of single aspect apartments maximises natural ventilation	Apartments are well orientated where possible to maximise the natural ventilation performance of apartments.
		4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies The development includes a combination of single aspect apartments (2 per level) and dual aspect apartments (8 per level). 80% of the apartments are cross ventilated. The maximum depth of the apartments is 15m
		4C-1	Ceiling height achieves sufficient natural ventilation and daylight access 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings • ✳ Habitable Rooms • ✳ Non-Habitable Rooms • ✳ Two Storey Apartments - 2.7m - 2.4m - 2.7m for living area floor and 2.4m for second floor where it's area does not exceed 50% of the apartment area. • ✳ Attic Spaces - 1.8m at edge of room with a 30 degree minimum ceiling slope. • ✳ If located in mixed use areas - 3.3m for ground and first floor to promote future flexibility of use. These minimums do not preclude higher ceilings if desired	• All habitable rooms have a minimum ceiling height of 2.7m • All non-habitable rooms have a minimum ceiling height of 2.4m • The Ground Level with retail is
		4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	• All habitable rooms have a minimum ceiling height of 2.7m • All non-habitable rooms have a minimum ceiling height of 2.4m • All ceiling mounted services are located in 2400 ceilings over wet areas. • Bulkheads do not protrude into habitable spaces

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Clause Number	Clause Title	Objective	Design Criteria	*fjcstudio Commentary*
		4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building	• The apartment ceiling heights comply with Objectives 4C1 and 2
		4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity 1. Apartments are required to have the following minimum internal areas: • ✶ 1 Bedroom • ✶ 2 Bedroom • ✶ 3 Bedroom - 50m2 - 70m2 - 90m2 The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by $5m^2$ each. A fourth bedroom and further additional bedrooms increase the minimum internal area by $12m^2$ 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	• All apartments conform to the required minimum internal areas. • Apartment sizes have been developed in accordance with the client brief and approvals on the development site whilst providing efficient apartment planning. • All habitable rooms have windows which represent more than 10% of the floor area of the room.
		4D-2	Environmental performance of the apartment is maximised 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	• All apartments comply with the 8m to the back of the kitchen rule of thumb. • All apartments are open plan layouts, with living rooms and bedrooms located against the external envelope of the building to maximise natural light and ventilation.
		4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs 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	Complies • • All apartments comply with the minimum ADG bedroom sizes. • All apartments comply with the minimum ADG living room widths.
	Private Open Space and Balconies	**4E-1**	Apartments provide appropriately sized private open space and balconies to enhance residential amenity • ✶ 1 Bedroom • ✶ 2 Bedroom • ✶ 3 Bedroom - $8m^2$ - $10m^2$ - $12m^2$ - min 2m depth - min 2m depth - min 2.4m depth 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 $15m^2$ and a minimum depth of 3m.	• All of the proposed apartment balcony areas and depth satisfy the ADG objectives. The scheme results in the following range of balcony sizes: ✶ 2 Bed : External Area - $+10m^2$ ✶ 3 Bed : External Area - $+12m^2$
		4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents	• Balconies are located off the living areas to maximise sunlight and views. • All balconies will afford a bay view. • Balconies are generously sized so that they can perform the function of an “outdoor” room.
		4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Balconies are located within the building envelope to become an integral part of the form. Fixed screens are used to control sunlight /winds and privacy and to also provide a “beachside” character to the development

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Clause Number	Clause Title	Objective	Design Criteria	*fjcstudio Commentary*
		4E-4	Private open space and balcony design maximises safety	• The proposed development satisfies the requirements of the objective. • The handrail design is contiguous across the width of all balconies and the heights are compliant with the Australian Standards and NCC
	Common Circulation and Spaces	**4F-1**	Common circulation spaces achieve good amenity and properly service the number of apartments 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	• Each apartment level has 10 apartments accessible from a semi-enclosed L-shaped accessway/corridor with 50 apartments across 5 levels. Two lifts provide vertical circulation. • The accessway is open to the south and the west, protected with vertical battens to provide privacy, visual protection and facade articulation. The accessway/corridor is generally 1800mm in width. • To increase the amenity of the corridor, acknowledging that there are 10 apartments per level, the corridor/accessway is increased in width immediately adjacent to the lift to provide an opportunity for a planter/seating area. This increase in width is 3500mm (5300mm exclusive). This will provide interest, outlook and a generous landscaped area.
		4F-2	Common circulation spaces promote safety and provide for social interaction between residents	• Areas in front of lifts and corridor widths allow for sufficient circulation space and interaction of residents. As noted in the above item, the accessway/corridor is generally 1800mm in width. • To increase the amenity of the corridor, the corridor/accessway is increased in width immediately adjacent to the lift to provide an opportunity for a planter/seating area. This increase in width is 3500mm (5300mm exclusive). This will provide interest, outlook and a generous landscaped area.
	Storage	**4G-1**	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: • ✶ 1 Bedroom • ✶ 2 Bedroom • ✶ 3 Bedroom - 6m3 - 8m3 - 10m3 At least 50% of the required storage is to be located within the apartment	• The proposed development satisfies the requirements of the storage in the apartment internally. • A minimum of 50% of the required storage has been located within the apartment
		4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	• Large storage cages can be provided in Basements 1-3. • On-grade accessible access is provided to storage facilities
	Acoustic Privacy	**4H-1**	Noise transfer is minimised through the siting of buildings and building layout	Generally, apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account.
		4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	Where possible, rooms with similar noise requirements are grouped together. Wardrobes are also used as sound buffers.
	Noise and Pollution	**4J-1**	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	• Generally apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. • Noise sources such as lift shafts and common corridors have also been taken into account. • Operable screens are proposed to balconies to provide a sense of enclosure and privacy when desired.
		4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Insulation will be provided to the facade walls to minimise noise. Elements of solid walls are provided to the balcony areas to further minimise noise transfer
	Apartment Mix	**4K-1**	A range of apartment types and sizes is provided to cater for different household types now and into the future	To align with the demographics of this area which is focussed on families, the majority of apartments are 3 bedrooms with 2 x 2 bedrooms per level.
		4K-2	The apartment mix is distributed to suitable locations within the building	The mix is distributed across the floors with the premium/larger apartments taking up the corner positions.
	Ground Floor Apartments	**4L-1**	Street frontage activity is maximised where ground floor apartments are located	Not applicable
		4L-2	Design of ground floor apartments delivers amenity and safety for residents	Not applicable

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Compliance Schedule

Clause Number	Clause Title	Objective	Design Criteria	*fjcstudio Commentary*
	Facades	**4M-1**	Building facades provide visual interest along the street while respecting the character of the local area	The facades have been studied in detail in terms of local materiality, environmental response, enhancement of the public domain and modulation of scale and residential rhythm. This apartment building is one of the first larger developments to the south of Ramsgate Road. There are several 6/7 stories apartment buildings located to the north of Ramsgate Road which are characterised by large wrap-around balconies and louvred screens.
		4M-2	Building functions are expressed by the facade	Building entries are clearly defined, the retail is clearly articulated as a generous, open volume and each apartment stack is defined through a deep facade articulation.
	Roof Design	**4N-1**	Roof treatments are integrated into the building design and positively respond to the street	• Although the roof will not be overlooked, it is important however that the roof form is carefully considered when viewed from afar. • The treatment of the roof has been developed to respond to the facade articulation and built form below. Two curved forms provide definition for the lift over run and services risers. • The edge of the roof is intended to be relatively fine. • Photo voltaics will be set back from the roof edge
		4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	• The roof top of the podium is used as the communal open space.
		4N-3	Roof design incorporates sustainability features	• The roof level has been provided with zone available for PV cells.
	Landscape Design	**4O-1**	Landscape design is viable and sustainable	• Selected plants provide visual interest through form, texture and variations in seasonal colour. Stormwater is to be harvested and retained on site for re-use in the planter bed irrigation system.
		4O-2	Landscape design contributes to the streetscape and amenity	Refer Landscape Design Report
	Planting on structures	**4P-1**	Appropriate soil profiles are provided	Raised planters within the lower and upper level terraces provides sufficient soil depth for planting appropriately scaled plants.
		4P-2	Plant growth is optimised with appropriate selection and maintenance	The soil formation will be framed in planters to provide a variety of soil depths to ensure a diverse selection of species types.
		4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	Refer Landscape Design Report
	Universal Design	**4Q-1**	Universal design features are included in apartment design to promote flexible housing for all community members • Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features	The proposed scheme is compliant with 20% of the silver standard.
		4Q-2	A variety of apartments with adaptable designs are provided	• 2 adaptable apartment types (2 bed and 3 bed) are provided. • There are total 10 adaptable apartments.
		4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	• Equitable access is provided to all apartment doors in accordance with AS1428.2
	Adaptive Reuse	**4R-1**	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	• Not applicable
		4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	• Not applicable
	Mixed Use	**4S-1**	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	• The development is consistent with the requirements and character of the Ramsgate Commercial Centre
		4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrates compliance with this.
	Awning and Signage	**4T-1**	Awnings are well located and complement and integrate with the building design	The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrates compliance with this objective
		4T-2	Signage responds to the context and desired streetscape character	Signage to be developed under separate application
	Energy Efficiency	**4U-1**	Development incorporates passive environmental design • ✳ 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	• All apartments have internal drying facilities

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Compliance Schedule

Clause Number	Clause Title	Objective	Design Criteria	*fjcstudio Commentary*
		4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrate compliance with this objective
		4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	Natural ventilation is provided. This is especially enhanced by the developments beachside location.
	Water Management and Conservation	**4V-1**	Potable water use is minimised	Refer to Water Management Plan.
		4V-2	Urban storm water is treated on site before being discharged to receiving waters	Refer to Water Management Plan.
		4V-3	Flood management systems are integrated into site design	
	Waste Management	**4W-1**	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Refer Waste Management Report
		4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	Refer Waste Management Report
	Building Maintenance	**4X-1**	Building design detail provides protection from weathering	• The materiality and detailing of the proposed development are in keeping with the client brief, building typology and expected building life. • The selection of materials and detailing is cognisant of the proximity of the site to the bay. • The palette is restraining, reflecting the “beachside” environment
		4X-2	Systems and access enable ease of maintenance	All facades are accessible for cleaning and maintenance via rope access or directly from the adjacent pavement (north and east).
		4X-3	Material selection reduces ongoing maintenance costs	Materials have been carefully selected to require minimum ongoing maintenance. This is especially relevant due to the proximity to the coast.
	Building Configuration - Safety of Children		▪ Windows have safety screens, window locks or other safety devices to prevent falls. ▪ Room layouts minimise the need to locate furniture immediately adjacent windows or balustrades	• All windows located at fall height are fitted with restrictors that limit openings to 125mm

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