Attachment 7 – Apartment Design Guidance Compliance Table

Apartment Design Compliance Table				
	Objective	**Design Criteria**	**Proposed**	**Council Comments**
Apartment Building Types	Objective 1A			The proposal is located within precinct C2 of the Shell Cove master planned development. The development will be in a prominent position when viewed from the water and the public foreshore. The development has been orientated to maximise the water views. The site provides street activation from the west with public open space to the east and north. Vehicle access is from Quayside Avenue to the west of the site. The site is considered suitable for this type of apartment.
Local Character and Context	Objective 1B	Good design responds and contributes to its context. Context is everything that has a bearing on an area and comprises its key natural and built features. Context also includes social, economic and environmental factors.	Site is significantly directed by the location within the Town Centre and the adjoining land uses to the south and east.	The development is guided by the Concept Approval in terms of form, use, height and number of storeys. The design is in keeping with this Approval. Further to the Concept Approval the proposal has responded well to the Design Review Panel process. Overall the proposal responds well to the coastal context of the site and surrounding future development.
	Objective 1C Precincts and Individual Site	Precincts are characterised by large land parcels or a group of larger sites undergoing extensive change. These sites often need to be restructured to support a change of land use mix, building height and density. Precinct		The development forms part of Precinct C2 which is subject of a land subdivision Development Application 287/2018. The proposal has been subject of an assessment against the Design Guidelines created for this precinct as required by the Concept Approval.

		plans typically incorporate new streets and infrastructure, through-site links and public open spaces that relate in scale, location and character to the local context.		Compliance discussed in section 6 of the Assessment Report.
	Objective 2A Primary Controls	Primary development controls are the key planning tool used to manage the scale of development so that it relates to the context and desired future character of an area and manages impacts on surrounding development.	Concept Approval provides primary development controls for this site. Use – residential apartments Height – Maximum 19 metres Number of Storeys – 5. Yield for Precinct - Maximum 150 dwellings .	The proposal complies with the primary development controls as provided by the Concept Approval. Compliance discussed in section 3 of the Assessment Report and Attachment 6.
	Objective 2B Building Envelopes	A building envelope is a three-dimensional volume that defines the outermost part of a site that the building can occupy. Building envelopes set the appropriate scale of future development in terms of bulk and height relative to the streetscape, public and private open spaces, and block and lot sizes in a particular location.		The primary controls pertaining to this development are enshrined in the Concept Approval.
	Objective 2C Building Height	Height controls should be informed by decisions about daylight and solar access, roof design and use, wind protection, residential amenity and in response to landform and heritage.	Height control determined by Concept Approval – maximum height of 19 metres for this site.	Development will not exceed the height limit set by the Concept Approval. Suitably complies.

	Objective 2D Floor Space Ratio	Floor space ratio (FSR) is the relationship of the total gross floor area (GFA) of a building relative to the total site area it is built on.	The Concept Approval does not include controls for FSR as height, number of storeys and yield is provided in its place.	Not applicable to land included in the Concept Approval.
	Objective 2E Building Depth	Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line when precinct planning and testing development controls. This will ensure that apartments receive adequate daylight and natural ventilation and optimise natural cross ventilation. Coordinate building height and building depth: • buildings that have smaller depths over a greater height deliver better residential amenity than those with greater depth and a lower height • greater building depths may be possible where higher ceiling heights are provided, for example adaptive reuse of an existing building.	No control for building depth in measurement provided by Design Guidelines or Concept Approval.	The development complies with the controls included within the Concept Approval. Whilst the building depth is not specified in terms of measurement the development complies with height, number of storeys, and dwelling yield for the precinct. The solar impact of the development internally within the development and to the surrounding sites is satisfactory and therefore it is considered that the building depth is suitable.
	Objective 2F Building Separation	Building separation is the distance measured between building envelopes or buildings. Separation between buildings contributes to the urban form of an area and the amenity within apartments and open space	The development is divided into two buildings with a separation between these buildings of a maximum of 8.8 metres and a minimum of 3.8 metres. Windows that serve habitable rooms will be	The separation between habitable rooms between the two buildings does not comply with the required 18 metres. The variation is considered acceptable due to the angle of the windows and design features. More detail included in section 4.2.4.3 of the Assessment Report.

		areas. Minimum separation distances for buildings are: Five to eight storeys (approximately 25m): • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms	located on the adjacent elevations. The proposed development is separated approximately 35 metres from the Marina Services Building to the north by a public open space area. The proposed development is separated from the apartment building under construction to the south (approved under DA0501/2019) by The Promontory Drive, separation is approximately 30 metres. The proposed development will be separated from future townhouse developments to the west by Quayside Avenue, separation will be approximately 20 metres.	The development will be separated from surrounding future residential development by roads on each side of the site. Whilst lot to the west is currently vacant the Concept Approval gives indication of housing typology, height and number of storeys. The Design Guidelines provide details of setbacks so Council can be satisfied that the separation will be acceptable.
	Objective 2G-Setbacks	Determine street setback controls relative to the desired streetscape and building forms, for example: • define a future streetscape with the front building line • match existing development	Setbacks proposed: Articulation zone – minimum 1.4 metres Primary setback (Aquatic Drive) – minimum 3 metres. Secondary Street (The Promontory Drive) – 1 metre	The setbacks proposed reflect the future streetscape in relation to the approved apartments building to the south which is currently under construction. Suitable articulation zones are proposed within each elevation which extend up through all floors of the development.

		• step back from special buildings • retain significant trees • in centres the street setback may need to be consistent to reinforce the street edge • consider articulation zones accommodating balconies, landscaping etc. within the street setback • use a setback range where the desired character is for variation within overall consistency, or where subdivision is at an angle to the street • manage corner sites and secondary road frontages Align street setbacks with building use. For example in mixed use buildings a zero street setback is appropriate Consider nominating a maximum percentage of development that may be built to the front build-to line, where one is set, to ensure modulated frontages along the length of buildings Identify the quality, type and use of open spaces and landscaped areas facing the street so setbacks can accommodate landscaping and private open space	at corner, 3.8 metres for bulk of side elevation. Rear boundary with foreshore – minimum 3.1 metres.	The design addresses each elevation suitably with angled windows on the ground floor to protect residents privacy and articulation provided. Landscaped areas are located on the outside of the buildings adjacent with the streets and foreshore area.

		In conjunction with height controls, consider secondary upper level setbacks to: • reinforce the desired scale of buildings at the street frontage • minimise overshadowing of the street and other buildings To improve passive surveillance, promote setbacks which ensure a person on a balcony or at a window can easily see the street Consider increased setbacks where street or footpath widening is desired		
Part 3 Siting the Development		**Control**	**Justification provided by applicant**	**Council Comments**
Site Analysis	Objective 3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		Design decisions detailed in the supporting documentation are considered to be suitably reflective of the site conditions. The development is considered to be a bespoke design which reacts to the benefits and the obstacles of the site. Suitably complies.
Orientation	Objective 3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	Design does not result in significant internal overshadowing.	Suitably compliant. Building is stand alone and suitably responds to the streetscape.
	Objective 3B-2	Overshadowing of neighbouring properties is minimised during mid winter	Shadow diagrams provided demonstrate that there are no unreasonable shadow impacts on neighbouring properties.	Shadow diagrams have been included as **attachment 11.** The impact on future townhouse developments to the west and approved apartment development (commenced) to the north has been minimised by the setbacks proposed, design and orientation of the site. Suitably compliant.

Public Domain Interface	Objective 3C-1	Transition between private and public domain is achieved without compromising safety and security			Suitably compliant – discussed in detail in section 2.4.3 of the assessment report.
	Objective 3C-2	Amenity of the public domain is retained and enhanced			Suitably compliant – discussed in detail in section 2.4.3 of the assessment report.
Communal and Public Open Space	Objective 3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	1. Communal open space has a minimum area equal to 25% of the site 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	1. Site area = 3,482sqm therefore 25% = 870.5sqm. The proposal provides 596sqm of COS (17.1%) of the total site area. In addition 149sqm (4.3% of site area) of communal internal space including a lounge room, dining room and gymnasium. In addition 365sqm of communal landscaped area is proposed within the site. 2. Solar access suitably complies.	Satisfactory –discussed in more detail in section 4.2.4.1) of the assessment report.
	Objective 3D-2	Communal open space is designed to			Suitably compliant. COS will include pool, outdoor kitchen/BBQ, lounge/dining area, gym and communal garden.

		allow for a range of activities, respond to site conditions and be attractive and inviting			
	Objective 3D-3	Communal Open space is designed to maximise safety.			Suitably compliant**.**
	Objective 3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		Not applicable	No public open space is provided as part of this development or required as part of the Concept Approval. .
Deep Soil Zones	Objective 3E-1 - Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential	Deep soil zones are to meet the following minimum requirements: Site Area: Greater than 1500sqm Minimum dimensions: 6m Percentage of site area: 7%		Site area = 3,482sqm. Deep soil zone required = 243sqm with a minimum dimension of 6 metres. Total of deep soil zone with minimum dimension of 6 metres = nil. The proposal provides 7.6% (265sqm) of deep soil that is between 3m and 5.7m, and	Non compliance considered acceptable as discussed in section 4.2.4.2) of the assessment report.

	amenity and promote management of water and air quality		4.7% (163sqm) of deep soil that is less than 3m	
Visual Privacy	Objective 3F-2 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	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 25 m (5-8 Storeys). Habitable rooms and balconies: 9 metres Non-habitable rooms: 4.5 metres.	The proposal includes two buildings which are separated by a minimum distance of 3.8 metres.	Non compliance considered acceptable as discussed in section 4.2.4.3 of the assessment report.

	depending on the type of room			
	Objective 3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.		The variety of design techniques described by the applicant has provided suitable privacy for residents internally and also from the public domain.
Pedestrian Access and Entries	Objective 3G-1	Building entries and pedestrian access connects to and addresses the public domain.	Vehicle access from Quayside Avenue with separate pedestrian entrances from Quayside Avenue accessed via the footpath. Pedestrian access to from the foreshore between the two buildings to Quayside Avenue. Individual pedestrian access to ground floor apartments from public foreshore.	Suitably complies.
	Objective 3G-2	Access, entries and pathways are accessible and easy to identify.	The building access point is clearly visible from the public domain.	Suitably complies
Vehicle Access	Objective 3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscape	The vehicular access point complies with the requirements of the Design Guidelines. Basement carpark will be accessed via electronic security devices and	The vehicle entrance will be suitably separate from the pedestrian access.

				intercom for visitors. Car parks will be well lit and lifts will have security control and close circuit television cameras. Vehicle access point and pedestrian access are separate.	
Bicycle and car parking	Objective 3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	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	Motor bike and bicycle parking are provided as per the Urban Design Guidelines referring calculations to Shellharbour Development Control Plan (DCP).	The Council endorsed Design Guidelines required by the Concept Approval for Precinct C2 includes requirements for parking. This is addressed in detail in **Attachment 10** and section 4.7.iv of the Assessment Report. Suitable bike storage provided within basement 2.

			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.		
	Objective 3J-2	Parking and facilities are provided for other modes of transport. Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters Secure undercover bicycle parking should be provided that is easily accessible from both			Basement bike storage has been provided within Basement level 1 and 2 with a total of 23 spaces provided. This is in addition to residential storage lockers within the basement which will be large enough for individual secure bike storage.

		the public domain and common areas Conveniently located charging stations are provided for electric vehicles, where desirable			
	Objective 3J-3	Car park design and access is safe and secure		Facilities within the carpark are accessible from common space, without travelling through car spaces. Circulation within the carpark is considered and well lit. Lift lobbies are defined and incorporate suitable quality finishes, walls are painted and signage will be designed to suit the interiors concept.	The design of the basement car park areas is considered suitable with access points accessible, safe and secure. Finishes, internal signage and materials are not specified and will be subject to condition. This is a satisfactory outcome.
	Objective 3J-4	Visual and environmental impacts of underground car parking are minimised.		Carparking is designed to be as efficient as possible with double loaded aisles, efficient structural layouts minimising transfer and minimum footprints.	Suitably complies
Solar and Daylight Access.	Objective 4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct	Variation request provided within the submitted Statement of Environmental Effects.	Non compliance considered acceptable. Discussed in detail within the Assessment Report at section 4.2.4.5.

			sunlight between 9 am and 3 pm at mid winter		
			3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	.	Complies – no apartments receive no direct sunlight.
	Objective 4A-2	Daylight access is maximised where sunlight is limited.			The design of the development is considered to have suitably taken advantage of the location of the site, in terms of views. The floor to ceiling glazing for windows and balcony doors are considered to maximise daylight. Suitably complies.
	Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months		All windows to habitable rooms are provided with blades or overhangs to limit insolation in summer. This approach also provides the proposal with its visual identity	Suitable design features have been included within the development to provide shading and glare control. Communal Open Space suitably includes shaded areas. Suitably complies.
Natural Ventilation	Objective 4B-1	All habitable rooms are naturally ventilated.		All habitable rooms are naturally ventilated.	Suitably complies.
	Objective 4B-2	The layout and design of single aspect apartments maximises natural ventilation		Majority (38) of apartments are dual aspect. The 14 that are single aspect have oversized living areas and benefit from floor to ceiling	Suitably complies.

				glass doors to maximise ventilation.	
	Objective 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		Cross ventilation plans provided total of 38 (73%) apartments comply – refer to **attachment 12**.
			2. Overall depth of a cross-over or cross-through apartment does not	No apartments exceed 18m.	Suitably complies

			exceed 18m, measured glass line to glass line		
Ceiling Heights	Objective 4C-1	Ceiling height achieved sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Habitable rooms – 2.7m Non-habitable 2.4m	Minimum of 2.4 m high ceiling, maximum of 2.7 m high ceiling	Suitably complies.
	Objective 4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms			Suitably complies
	Objective 4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building			Residential use only proposed or permissible under Concept Approval. Ceiling heights suitably comply.

Apartment Size and Layout	Objective 4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.	Apartments are required to have the following minimum internal areas: 2 bedroom – 70m^3 3 bedroom – 90m^3	All apartments exceed the minimum internal areas specified in the ADG for their types.	Suitably complies
			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		Suitably complies

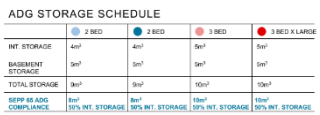
	Objective 4D-2	Environmental performance of the apartment is maximised.	1. Habitable room depths (other than rooms in open plan layouts) are limited to a maximum of 2.5 x the ceiling height		Maximum depth for all habitable rooms not within open plan layout would be 6.75 metres. All apartments comply with this control.
			2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	All three-bedroom apartments are compliant with this criteria (Corner apartments). All two bedroom apartments have a maximum combined habitable room depth of 8.5m. These apartments provide additional amenity to alleviate non-conformance through an increased habitable room width of 4.3m (300mm above requirements), and considerably larger private open space provisions. This will ensure sufficient amenity is provided to these apartments and satisfy the objectives of this clause.	Variation supported to room depth. See section 4.2.4.4 of Assessment Report for discussion. Suitable design measures have been proposed to maximise light into each of the units and this minor variation can be supported.

	Objective 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)	All master bedrooms have a minimum area of more than 10m^2, with generous robe allowances, with other bedrooms typically 9m^2 or more.	Each apartment suitably complies
			2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Bedrooms have a minimum dimension of 3m	Each apartment suitably complies
			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	The living rooms to 2 and 3 bedroom apartments have living room widths of 4m.	Each apartment suitably complies

			4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	All apartments are cross through and exceed 4 metres in width.	Each apartment suitably complies.
Private Open Space and Balconies	Objective 4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity	All apartments are required to have a primary balconies as follows: 1 bedroom – $8m^3$, minimum depth 2m. 2 bedroom - $10m^3$, minimum depth 2m. 3+ bedroom – $12m^3$, minimum depth 2.4m. The minimum balcony depth to be counted as contributing to the balcony area is 1m	All balconies and open spaces satisfy or improve upon the minimum required areas. 2 Bed – Minimum balcony areas achieved, average of 37m2 per apartment. 3 Bed + - Minimum balcony areas achieved, average of 68m2 per apartment.	Each apartment has a balcony or private open space area which complies or exceeds the minimum area required.

			2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m.		
	Objective 4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents		Private open space is accessed directly from the living area of each apartment.	All balconies are directly accessed from the open plan living areas for each apartment. The design of the development and placement of the balconies/private open space maximises the views from the site and over the public foreshore and marina. The design is considered to enhance liveability for future residents.

	Objective 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 integrated into the overall form of the building and their balustrades designed to reinforce the desired proportions of the proposed massing.	The integrated balconies are considered to contribute to the architectural form and detail of both buildings.
	Objective 4E-4	Private open space and balcony design maximises safety.	All balconies have safe barriers in accordance with the requirements of the BCA.	Suitably complies

Common Circulation and Spaces	Objective 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	Maximum of three apartments off one circulation core. Each building has two circulation cores per floor. Suitable windows for each core provided to ensure suitable light .	Suitably complies.
	Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents			Circulation spaces are limited in size and have serve a maximum of three apartments. They have been designed to avoid long corridors and hidden corners. Suitably complies.
Storage	Objective 4G-1	Adequate, well designed storage is provided in each apartment.	In addition to storage in kitchens, bathrooms and bedrooms the following storage is provided: 1 bedroom – 6m^3 2 bedroom – 8m^3 3+ bedroom – 10m^3 At least 50% of the required storage is to		Storage plans are included in **attachment 13.** Suitably complies.

			be located within the apartment.		
	Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments		A substantial and secure storage facility is provided for each residence in the basement.	Storage areas in basement provided which meets requirements.
Acoustic Privacy	Objective 4H-1	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses.			The additional bedroom for apartment 02 (northern building) shares a wall with the lift shaft. This is repeated on each residential floor for this building. A suitable condition has been included within **attachment 1** to ensure that the party walls will meet the required sound impact ratings.
		Window and door openings are generally orientated away from noise sources.		All apartments are suitably orientated from noise sources.	Suitably complies

		Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas.	Corridors and entries are located above each other throughout the development.	Suitably compliant
		Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources.		The additional bedroom for apartment 02 (northern building) shares a wall with the lift shaft. This is repeated on each residential floor for this building. A suitable condition has been included within **attachment 1** to ensure that the party walls will meet the required sound impact ratings.
		The number of party walls (walls shared with other apartments) are limited and are appropriately insulated.	Maximum number of neighbouring apartments each unit will share party walls with is two.	Suitably compliant.
		Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms.	Apartment 01 adjoins ramped vehicle access and communal gym area.	A suitable condition has been included within **attachment 1** to ensure that the party walls will meet the required sound impact ratings.

	Objective 4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	Rooms with simular noise requirements (bedrooms) are generally adjacent to each other within apartments. Dining/kitchen/living areas open plan design.	Suitably complies
Noise and Pollution	Objective 4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		Not considered a noisy or hostile environment
Apartment Mix	Objective 4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	Two bedroom apartments – 14 Three bedroom apartments - 38	Suitable mix proposed.
	Objective 4K-2	The apartment mix is distributed to suitable locations within the building	The apartments are distributed through each building proposed and on each level.	Suitably complies.

Ground Floor Apartments	Objective 4L-1	Street frontage activity is maximised where ground floor apartments are located.	Ground floor apartments have suitable setbacks from street and public foreshore to ensure privacy. Passive surveillance is achieved with suitable window placement.	Boundary treatment and setbacks proposed on eastern and western elevations will allow suitable passive surveillance whilst also achieving privacy to ground floor apartments.
	Objective 4L-2	Design of ground floor apartments delivers amenity and safety for residents	As above	As above
Facades	Objective 4M-1	Building facades provide visual interest along the street while respecting the character of the local area.		Suitable articulation and materials within the design to reflect the current and future character of the surrounding area.
	Objective 4M-2	Building functions are expressed by the façade.	Building entries are clearly defined throughout the development.	Suitably complies.

Roof Design	Objective 4N-1	Roof treatments are integrated into the building design and positively respond to the street.		Suitably complies
	Objective 4N-2	Opportunities to use roof space for residential accommodation and open space are maximised		Not included as part of this development.
Landscape Design	Objective 4O-1	Landscape design is viable and sustainable		Suitably complies
	Objective 4O-2	Landscape design contributes to the streetscape and amenity		Suitably complies

Planting on Structures	Objective 4P-1	Appropriate soil profiles are provided		Suitably conditioned.
	Objective 4P-2	Plant growth is optimised with appropriate selection and maintenance.	Landscape plans show variety of plant species suitable to coastal environment.	Suitably complies subject to condition.
	Objective 4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.		Suitably complies subject to condition.
Universal Design	Objective 4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.		Suitably complies

	Objective 4Q-2	A variety of apartments with adaptable designs are provided		Suitably complies
	Objective 4Q-3	Apartments layouts are flexible and accommodate a range of lifestyle needs	All apartments have open plan living/dining and kitchens – rooms with multiple functions. All apartments exceed the overall size requirements.	Suitably complies
Energy Efficiency	Objective 4U-1	Development incorporates passive environmental design		Suitably complies
	Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.		Suitably complies

	Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	All apartments will have large glass doors providing natural ventilation.	Suitably complies.
Water management and Conservation	Objective 4V-1	Potable water use is minimised	Suitable plant species proposed with low water requirement. Four star rating for all taps, dishwashers and HW systems proposed.	Suitably complies
Waste Management	Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Waste storage is located at basement level, concealed from the building entry and streetscape. A recycling/waste chute has been provided in every level.	Suitably complies
	Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	All apartments proposed suitable waste storage areas within kitchen. Organic waste storage provided.	Suitably complies

Building maintenance	Objective 4X-1	Building design detail provides protection from weathering	Appropriate materials and finishes proposed to respond to coastal environment.	Suitably complies
	Objective 4X-2	Systems and access enable ease of maintenance.	Main windows for apartments will be accessible from balconies which will ease maintenance and cleaning. Roof overhangs protect walls, windows and openings. Architectural detailing will ensure horizontal edges will not cause drip or staining of wall surfaces. Windows are able to be cleaned from the inside or adjoining balcony areas. Robust materials and finishes are selected	Suitably complies.
	Objective 4X-3	Materials selection reduces ongoing maintenance.	Hard wearing materials chosen and timber avoided to ensure reduced ongoing maintenance in coastal location.	Suitably complies