


Attachment 9 – Assessment of compliance with Design Guidelines for Medium Density Housing and Apartments – Precincts B2 and C2.

Design Guidelines for Medium Density Housing and Apartments – Precincts B2 and C2	
<p>2.3 Precinct B2 and C2</p> <p>Precincts B2 and C2 are located to the south of the commercial precinct and have frontage to Boat Harbour. They comprise two sub-precincts Medium Density and Apartments as indicated in Figure 9.1.</p> <p>Characterised by its curvilinear frontage and mix of medium and high density housing types, Precincts B2 and C2 include apartment typologies along the northern blocks addressing the harbour foreshore park and medium density housing to the south.</p> <p>The medium density dwellings and apartments have been located to capitalise on the high level of amenity offered by this precinct. It represents a transition area between the lower density housing to the south and west and higher densities in the town centre</p>	 <p>Figure 9.1 - Precincts B2 and C2, showing areas for medium density and apartments</p>
Design Guidelines	Comments
Views and Vistas	

	The design and shape of the development results in all the apartments enjoying views across the pedestrian foreshore and over the Marina.
<p>Amenity Additional connectivity to the Boat Harbour is provided.</p> <p>Pedestrian connections to Harbour Boulevard and the main shared pathway to the north of Precincts B2 and C2.</p>	The design of the development has included specific techniques to improve the interface between the building and the public foreshore area. The residents access to the foreshore will ensure that pedestrian connections are maintained onto the public foreshore from all parts of the development. .
<p>Land Use and Building Types</p> <p>A mix of medium density housing and apartments provides a variety of architectural expression within Precincts B2 and C2 complementing the coastal context.</p> <p>Apartments, detached studios, Fonzie Flats, and townhouses (front and rear loaded) are sited to respond to the street and reinforce the structure of the Precinct.</p> <p>Building heights are to be consistent with the approved concept plan as modified.</p>	The proposed development will provide a mix of two and three bedroom apartments in accordance with the Concept Approval.
<p>3.4 Apartments</p> <p>To be located along the frontage of Precincts B2 and C2 adjacent to the Harbour foreshore subject to compliance with the Concept Approval as modified.</p> <p>The overarching control framework for apartments within Precincts B2 and C2 is SEPP 65 – Design Quality of Residential Flat Development and the NSW Apartment Design Guide.</p> <p>The siting of apartments buildings responds to the topography and natural landscape setting, maximizing the view amenity to Shell Cove Harbour and placing density adjacent to amenity.</p>	<p>The development will be sited along the water frontage as required by the Concept Approval.</p> <p>A detailed assessment against SEPP 65 and the NSW Apartment Design Guidelines has been included.</p> <p>The design of the building maximises the water views from all units within the development and also from the surrounding area.</p> <p>This separation between the two buildings will break up the development and allow water views across the site.</p> <p>The materials proposed are within the coastal palette included in the Design Guidelines and will compliment the future streetscape.</p>

<p>Apartments are intended to be designed utilizing similar materials and expressions as Other forms of medium density housing in the Precinct to create a cohesive, yet diverse streetscape and landscape character expressed at different densities and yields.</p>	
<p>Key Controls – Medium Density Apartments</p> <p>Apartment typologies are to be designed to ensure that they meet the aims, objectives and principles of SEPP 65 Design Quality of Residential Flat Development and the NSW Apartment Design Guide. Proposed variations to the design criteria must be supported by information at the development application stage that demonstrates how the aims, objectives and principles of SEPP 65 and the NSW ADGs are achieved.</p> <p>Car parking – Precincts B2 and C2 are not located in a nominated area for calculating car parking under the NSW Apartment Design Guide. Therefore, the Council's DCP rates apply. Any variation to the Council's DCP parking requirements is to be supported by a Traffic and Parking Study. This would need to include long term/broad area demand and supply assessment.</p>	<p>A detailed assessment against SEPP 65 and the NSW Apartment Design Guidelines has been included as Attachment 7 and proposed non-compliances are .</p> <p>Parking requirements have been informed by Shellharbour Development Control Plan as required and are compliant with these controls.</p> <p>Parking Proposed development includes a total of 117 parking spaces within the two level basement car park. This figure includes:</p> <ul style="list-style-type: none"> • 26 visitor spaces, • 6 accessible spaces, • 24 stacked spaces. <p>The development includes:</p> <ul style="list-style-type: none"> • 14 two bedroom units • 38 three bedroom units. <p>Therefore according to the DCP numerical standards the development requires a minimum of: 78 residential car parking spaces. 26 visitor parking spaces.</p> <p>The development will exceed the numerical parking requirement. The stacked spaces are to be allocated to units with two bedrooms or more subject to condition. The visitor parking spaces are not to be allocated to individual units in the event of future subdivision.</p>

<p>Objectives Apartment/apartment site design must:</p> <p>Be appropriate and complementary to its harbour location.</p> <p>Complement the design including materiality of the harbour perimeter public domain.</p> <p>Provide convenient and secure pedestrian access between the apartments and harbour perimeter public domain.</p> <p>Integrally consider the design of communal open spaces in designing apartment buildings.</p> <p>Clearly distinguish between the public and private domain at their interface.</p>	<p>Significant justification of the design details, materials and finishes has been provided by the applicant and it is considered that the proposed development is both appropriate and complementary to the location.</p> <p>Suitable materials and finishes have been proposed to integrate successfully with the public foreshore areas.</p> <p>Private pedestrian access provided between the buildings will facilitate access to the public foreshore for residents.</p> <p>COS is located on the eastern side of the development, maximizing water views and solar access.</p> <p>Public and private interface is suitably designed. Detailed assessment provided in section 2.4.3 of the Assessment Report.</p>
<p>Requirements The harbour perimeter public domain interface can include elements such as:</p> <p>Boundary level changes.</p> <p>Boundary fencing/landscaping which is visually permeable.</p> <p>Changes in paving design as the public domain transitions to private domain.</p> <p>The harbour perimeter public domain boundary should:</p> <p>Avoid visually dominant fencing. Consider landscaping integrated with any fencing.</p> <ul style="list-style-type: none"> • Enable secure, legible pedestrian accesses. 	<p>Boundary level changes between the public foreshore and the development are enabled by the sloping landscape bed shown in the section (Figure 9.2) below.</p> <p>This area will include pedestrian accessways to seven of the ground floor apartments, the private walkway between the buildings and the COS for the development. The level changes will not detrimentally affect the existing public walkway which runs adjacent to the development site.</p> <p>The landscaping and fencing proposed is visually permeable with the difference in levels ensuring suitable privacy and security for the ground floor apartments PPOS and COS.</p> <p>The fencing proposed is a combination of masonry walls and metal palisade fencing above. The fencing is consistent throughout the development and allows a combination of security as well as privacy to the ground floor units and some degree</p>

<p>Communal open spaces will be secure and can be located either on the harbour side of apartment buildings or landward side. The building design must provide appropriate solar access to communal open spaces. Apartment buildings presenting to the harbour will provide appropriate form/function/footprint/envelope influenced by:</p> <ul style="list-style-type: none"> • communal open space design. • harbour perimeter layout at the corresponding development interface. • public domain design/materiality. • the coastal setting. 	<p>of passive surveillance towards the public foreshore and the street (on the western side).</p> <p>The communal open spaces are on the harbour side and offer a secure space which reflects the coastal setting.</p>
<p>4.1 Building Facades, Street Frontage and Character Design Requirements</p> <p>All buildings are to meaningfully contribute to the character of The Waterfront Shell Cove through quality design composition of facades.</p> <ul style="list-style-type: none"> • Facades should provide a richness of detail and design interest especially at visually prominent locations. • Designs should demonstrate a clear relationship between the collection of building forms and the individual facade and elements. 	<p>The application site is seen as a gateway site which is highly visible from the water. The design is considered suitable for the coastal area with design detail included within the balconies and roof form which provide a rich detailed façade.</p>
<p>Coastal Character</p> <p>Design requirements</p> <ul style="list-style-type: none"> • Maximising indoor/outdoor relationships that create a sense of ‘openness’ and ‘transparency’ with opportunities for ‘outdoor’ rooms, verandas, balconies and porches. • Use of materials, colours and textures that reflect the natural coastal landscape. • Incorporation of landscaping as an element that links new development to the existing coastal setting. 	<p>Each of the 52 units include a generous balcony with open plan living areas opening off these balconies with full height glass doors.</p> <p>The materials and finishes are considered to reflect the coastal theme of the area and will be hard wearing for the harsh conditions. The external and internal landscaping will suitably soften the building and will provide an effective interface with the surrounding coastal setting.</p>
<p>4.4 Universal Design and Sustainability</p>	

Universal design features are included in dwelling design to promote flexible housing for all community members.	Suitable design details have been included to ensure that the development complies with relevant sustainably building legislation.
<p>4.5 Exterior Design Palette</p> <p>Where masonry is used, this is preferred on the base of the building with lightweight materials used for the upper levels.</p> <ul style="list-style-type: none"> • Composition of materials such as weatherboards, glass, masonry, timber and expressed steel elements are encouraged to add variation. 	<p>The proposed materials and finishes are considered to suitably reflect and sympathise with the coastal location. The materials are considered to be suitably hardy to withstand the coastal environment.</p>
<p>4.7 Walls and Fences</p> <p>Special Fences</p> <p>Fencing to apartment boundaries addressing the harbour perimeter / open space must be consistent with the additional apartment controls in Section 3.4.</p> <p>Special fencing will provide for a unified streetscape along key corners and surrounding the medium density dwellings and apartments. The design of special fences is to be:</p> <ul style="list-style-type: none"> • Appropriate height and scale (height to be minimised). • Provide noise protection if required. • Comply with site distance safety provisions. • Provide passive surveillance via visual permeability where appropriate. • Provide privacy to private open space where appropriate. • Consistent with and complementary to fencing provisions in these Design Guidelines. • Provide pedestrian gates at the primary frontage for all medium density dwellings. <ul style="list-style-type: none"> • Provide appropriate pedestrian access points from the public domain/streets to apartment buildings. • Complement open space design where interfacing with open space. • Provide gates for access to adjoining open space. 	<p>The development includes pedestrian entrances that open onto the foreshore (east) and each of the ground floor apartments include independent pedestrian access onto the adjoining pedestrian footpath via gates.</p> <p>The proposed fencing has been designed specifically for this site and suitably allows privacy and security whilst maintaining some passive surveillance and an open feel to the street.</p>

• Provide retaining walls that are integrated with fencing where required	
<p>4.8 Service Areas and Auxiliary Structures</p> <p>Elements such as aerials, solar panels, air conditioners, gas and water meters, and storage structures are to be considered as integral parts of the dwelling design.</p>	<p>The service areas are located away from the public foreshore areas and are located within the development.</p>
<p>5.1 Landscaping</p> <p>A Landscape Plan is required by Shellharbour City Council as part of the DA application. A Landscaping Palette is provided in the design guidelines which details preferred species and plantings for front and rear gardens. These have been informed by Council's preferred species for planting.</p>	<p>Internal</p> <p>The internal landscaping proposed provides a rich variety of planting, including mature trees. The landscaping will be distributed around the site. Suitable species have been proposed.</p> <p>External</p> <p>Rich landscaping is proposed on the eastern side of the development on the foreshore site between the development and the pedestrian footpath. This landscaping will soften the level change, provide some additional privacy to residents and will enhance the public foreshore area.</p>