Attachment 6 – Apartment Design Guidance Compliance Table

Apartment Design Compliance Table				
	Objective	**Design Criteria**	**Proposed**	**Compliance**
Apartment Building Types	Objective 1A	Shop top apartments are mixed use residential buildings often located in established centres, along main streets or close to public transport hubs. They can be small infill or larger developments where the gr ound floor is occupied by retail or commercial uses. Shop top apartments typically range between two and six storeys and are best used when: • increased residential uses are desired in established retail and commercial areas • the context is a traditional main street • zero setbacks to side boundary walls are possible or desired • active frontages such as retail tenancies are desired at street level • pedestrian activity on the street is desired • rear lane access is available.	The proposal is located along Addison Street, the main street of Shellharbour Village. The site is within a B2 Local Centre zone. The commercial tenancies are orientated to Addison Street thereby providing an active street frontage. Pedestrian activity along Addison is also encourage through the provision of an awning in-front of the tenancies. This is consistent with other retail/commercial tenancies within Shellharbour Village. Vehicle access is via the Council owned public car park to the south. The site is considered suitable for this type of development.	Yes.
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.	The development has been informed by a site-specific design approach that has taken cues from Part 6.3 Shellharbour Village Centre of the Shellharbour Development Control Plan 2013, the ADG and the heritage context of the site. The setbacks provide appropriate separation to the heritage items and a high level of residential amenity to the future residents. It is noted that the streetscape of Shellharbour Village is under a state of transition whereby sites are being re-developed and optimising	Yes

			the 15m building height limit and 1.5:1 FSR development standards. Overall the proposal responds well to the sensitive heritage context and changing streetscape of its surroundings.	
	Objective 1C Precincts and Individual Site	An individual site is a single lot or an amalgamation of several lots that can support individual or groups of residential flat buildings. The size, shape and orientation of individual sites directly inform the possible building types and development capacity. Where an area is planned to change, new development needs to address the desired future character at both the neighbourhood and street scales. In established areas new development should carefully respond to neighbouring development.	The proposal involves the consolidation of two (2) sites. The application, proposes to retain the heritage item and construct a L-shape building with commercial tenancies at the ground level and residential apartments above. The building form responds appropriately to the heritage constraints of the site and is sympathetic to the heritage property located to the immediate east. A Visual Impact Study was submitted during the assessment process demonstrating that the development will integrate with its immediate context and the wider Shellharbour Village which is currently under transition. A four (4) storey shop top housing building is currently under construction at the corner of Addison and Mary St.	Yes
	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.	As discussed throughout this report, the application does seek variations to planning controls including side and rear setbacks and the building height development standard under the Shellharbour Local Environmental Plan 2013. However, the application also exceeds the requirements of other controls including front setbacks. During the assessment process Council and the Design Review Panel acknowledged that strict numerical compliance with applicable planning controls would not result in a positive outcome.	Yes

	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 building envelope of the final design is an appropriate response to the heritage constraints and streetscape context of the site.	Yes
	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.	The proposed development exceeds the 15m building height development standard pursuant to the Shellharbour LEP 2013. A Clause 4.6 variation assessment has been undertaken and is supported. Refer to Clause 4.6 Variation assessment within Attachment 7.	Height variation is supported.
	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.	A compliant FSR is proposed. Refer to SLEP 2013 assessment.	Yes
	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.	None of the apartments exceed an 18m depth. The proposal meets solar access and natural cross-ventilation ADG requirements. The building form will not result in adverse overshadowing impacts onto the adjoining properties.	Yes
	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 areas. Minimum separation distances for buildings are: Up to four storeys (approximately 12m): • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms	The proposal complies with the building separation requirements. This is attributed to the single storey building heights of the adjoining properties. Privacy screens are proposed to the western elevation windows in response to the re-development potential of the western adjoining property (No. 37-739 Addison Street).	Yes

		• 6m between non-habitable rooms Five to eight storeys (approximately 25m): • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms		
	Objective 2G- Setbacks	Determine street setback controls relative to the desired streetscape and building forms.	The proposal complies with the front setback requirements of Part 6.3 Shellharbour Village Centre of the Shellharbour Development Control Plan 2013. The ground floor front setback is consistent with the front setback of the existing commercial building. Doing so maintains the view corridor between the heritage item at the subject site and at No. 29 Addison Street.	Yes
Part 3 Siting the Development		**Control**	**Proposed**	**Compliance**
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	The Applicant has provided supporting documentation illustrating that the design decisions of the development have been informed by the constraints of the site and taking into consideration re-development potential of adjoining properties.	Yes
Orientation	Objective 3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	The building has been suitably orientated to address all three of the public domain interfaces (Addison Street to the north, public laneway to the east and public car to the south). The ground floor commercial tenancies are directly accessible from the Addison Street frontage. The Commercial/ Retail tenancy continues along a portion of the public laneway with the remainder proposed with heritage interpretation panels. These elements will activate the public laneway. The apartment layouts balance solar access and ocean views.	Yes
	Objective 3B-2	Overshadowing of neighbouring properties is minimised during mid winter	Shadow diagrams accompanied the development application. Adjoining properties including the residential properties to the south of the public car park will receive three (3) hours of solar access mid-winter.	Yes

Public Domain Interface	Objective 3C-1	Transition between private and public domain is achieved without compromising safety and security		Balconies and windows are located on all four elevations which provides passive surveillance opportunities to the public domain and communal open space areas. Fencing/gates around the ground floor communal open spaces and the main pedestrian entrance on Addison Street to provide clear definition of public and private areas.	
	Objective 3C-2	Amenity of the public domain is retained and enhanced		The interface between the development and the public laneway will be enhanced through the incorporation of heritage interpretation panels and the continuation of the Commercial 1 tenancy. The substation, hydrant & sprinkler boosters, plant room and mechanical services are appropriately integrated within the building form and visually softened with landscaping.	Yes
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. Two communal open areas are providing totally 26.27% (388.7m^2) of the site. 2. At least 50% of the principal usable part of the communal open space will receive 2hours of sunlight at mid-winter.	Yes Yes
	Objective 3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		The communal open space areas are provided with furniture (table, chairs), BBQ unit. The mix of covered and uncovered areas allows for flexibility of use throughout the year (rain, sun, warmer and colder months). The communal open space area on the uppermost level will have ocean views.	Yes
	Objective 3D-3	Communal Open space is designed to maximise safety.		Passive surveillance opportunities to both communal open space areas are provided by apartment windows.	Yes

<table>
<tr><td></td><td></td><td></td><td>Semi-transparent access gates from Addison Street and the public car park provide additional passive surveillance opportunities.</td><td></td></tr>
<tr><td></td><td>Objective 3D-4</td><td>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</td><td>No public open space is proposed.</td><td>N/A</td></tr>
<tr><td>Deep Soil Zones</td><td>Objective 3E-1</td><td>Deep soil zones are to meet the following minimum requirements:

Site Area – 1,479.5sqm: 650sqm - 1500sqm
Minimum dimensions: 3m
Percentage of site area: 7% (103.565sqm)</td><td>The proposal does not achieve the 7% deep soil requirement. The provision of deep soil zone is constrained on the site by the retention of the heritage building.

Within the area available for deep soil, open decking material is proposed with landscaping including trees. The decking material over the deep soil will provide water and capacity for the tree roots to grow. Landscaping in the form of planter boxes in non-deep soil areas are proposed with depth profiles suitable for plant species.

Given the location of the site in a local centre, heritage constraints to enable the provision of deep soil and minimal vegetation at the existing site, the variation is supported in this instance.</td><td>No – Variation supported.</td></tr>
<tr><td>Visual Privacy</td><td colspan="3">Objective 3F-2
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:

<table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr></table>
<table><tr><th></th><th>Eastern side setback (laneway)</th><th>Western side setback</th><th>Southern rear setback (carpark)</th></tr><tr><td>Ground Floor</td><td>Commercial tenancy – Nil</td><td>Blank wall – Nil</td><td>Blank wall – Nil</td></tr><tr><td>Level 1</td><td>Balcony – Nil</td><td>Habitable room – 3.11m (privacy screen provided)</td><td>Balcony – Nil</td></tr><tr><td>Level 2</td><td>Balcony- 2.10m</td><td>Habitable room – 3.11m (privacy screen provided)</td><td>Balcony – Nil</td></tr></table></td><td></td></tr>
</table>

				Level 3	Balcony 2.10m	Habitable room – 3.11m (privacy screen provided)	Balcony- 1.2m	
				Level 4	Balcony - 3.6m	Blank wall - 10.67m	Balcony - 2m	
			The proposal seeks consent for variations to the eastern and western side and rear setbacks. The site adjoins a Council owned public car park to the rear. The southern elevation balconies are located approximately 38m from the rear property boundary of the nearest residential properties. The site immediately adjoins a Council owned public laneway to the east. It is unlikely that a future re-development proposal at No. 29 Addison St would include western facing openings due to poor amenity outcomes (no ocean views and solar access). Privacy screens are proposed along the western side setback thereby mitigating overlooking opportunities. The proposed side and rear setbacks are considered acceptable within the site context.	No – Variations supported
	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 orientation of balconies and windows has minimised the requirement for privacy screens and take advantage of ocean views. The building design has taken into consideration the potential for re-development on the adjoining western property (privacy screens on western elevation).	Yes
Pedestrian Access and Entries	Objective 3G-1	Building entries and pedestrian access connects to and addresses the public domain.	The residential building entrance provides direct access to Addison Street. An awning is provided across the entire Addison Street frontage for pedestrian use.	Yes
	Objective 3G-2	Access, entries and pathways are accessible and easy to identify.	The awning and façade treatment at the residential building entrance assists in way-finding.	Yes

				The visibility of the car parking from the public domain is appropriate.	
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		Vehicle access to the site will be via the Council owned public car park and is subject to the creation of Right of Way easement. Basement car parking is proposed. The visibility of the car park entrance is appropriate and does not dominate the southern building façade. The waste collection area is located within the car parking area and will not be visible from the public domain.	
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 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.	Car parking is discussed at Chapter 13 of the SDCP 2013. See Attachment 8.	Yes
	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		Seven (7) bicycle parking spaces are located in Basement 2.	Yes

		Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas Conveniently located charging stations are provided for electric vehicles, where desirable			
	Objective 3J-3	Car park design and access is safe and secure		Every two car parking spaces within the basement can be enclosed by a garage door. All storage cages are located within the basement levels. Visitor car parking is provided with the basement levels.	Yes
	Objective 3J-4	Visual and environmental impacts of underground car parking are minimised.		The lobby area to the lift and fire stairs is appropriate. The car parking layout is considered logical and efficient.	Yes
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 sunlight between 9 am and 3 pm at mid winter	70% (12/17) of the units will receive 3hours of direct sunlight between 9am and 3pm at mid-winter.	Yes
			3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	29% (5/17) of the units will not receive direct sunlight to the main living areas and private open space between 9am and 3pm at mid-winter. The non-compliance is considered acceptable in this instance as the southern facing balconies have been designed to take advantage of the cool southerly breezes and ocean views. It is noted that three of the five units have bedrooms with north facing windows.	No. Variation is acceptable.
	Objective 4A-2	Daylight access is maximised where sunlight is limited.		The apartment configurations balance solar access to the main living areas/balconies whilst optimising the ocean views afforded by the subject site location.	Yes
	Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months		A range of different building treatments are proposed. The location of balconies and main living areas balance the need for solar access and privacy.	Yes

Natural Ventilation	Objective 4B-1	All habitable rooms are naturally ventilated.		All habitable rooms are naturally ventilated with openable windows/doors.	Yes
	Objective 4B-2	The layout and design of single aspect apartments maximises natural ventilation		Two single aspect units are proposed. As both units are southern facing, this is considered acceptable.	Yes
	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.	65% (11/17) of the units are cross-ventilated.	Yes
			2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	The overall depth of the apartments does not exceed 18m.	Yes
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	Commercial No. 1 & 2 – 3.7m Commercial No. 3 & 4 - No changes to the ceiling height within the heritage building are proposed. Habitable & non-habitable rooms – 2.7m	Yes
	Objective 4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		Compliant and consistent ceiling heights are proposed for all of the residential apartments.	Yes
	Objective 4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building		The ceiling heights of the commercial tenancies are considered appropriate within the context of the location.	Yes

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: 1 bedroom – 50m^2 2 bedroom – 70m^2 3 bedroom – 90m^2 Areas include 1 bathroom only. Additional bathrooms increase the minimum internal areas by 5m^2 each.	All units exceed the internal area requirements.	Yes
			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 habitable rooms have a window.	Yes
	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	The depth of habitable rooms comply with the requirements of this control.	Yes
			2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	All units are proposed as open plan. Units 1-04 (9m) and 1-05 (8.2m) exceed the 8m depth control. The variation is considered minor and acceptable.	No. Variation acceptable.
	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 bedrooms exceed the minimum area requirements. All bedrooms have built-in wardrobes.	Yes
			2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All bedrooms exceed the minimum dimension requirements.	Yes
			3. Living rooms or combined living/dining rooms have a minimum width of:	All units are proposed as open plan which exceed the minimum width requirements.	Yes

			• 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments		
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 proposed balconies exceed the dimension and area requirements.	Yes
			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.	N/A	N/A
	Objective 4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents		All private open space areas have been designed as extension of the main living areas of the units. Multiple apartments have access from the bedrooms onto the balconies. The architectural plans show BBQ built into the balconies.	Yes

	Objective 4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		The design and dimensions of the balconies have been amended during the assessment process in response to the sensitive heritage context of the site. The design of the balconies including the external finishes are appropriately integrated and articulate the building form.	Yes
	Objective 4E-4	Private open space and balcony design maximises safety.		All private open space areas are in the form of a balcony. No level changes are proposed within the balcony areas.	Yes
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	The maximum number of apartments off a circulation core is 6.	Yes
	Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents		The common circulation spaces have short sight lines. The common circulation spaces are naturally ventilated with natural daylight opportunities. The two communal open space areas would provide for reasonable opportunities for social interaction.	Yes
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 be located within the apartment.	Insufficient information has been submitted to demonstrate that this control has been achieved. In this regard, a condition of consent has been recommended to ensure the minimum storage requirements of this control are met.	Condition of consent recommended.
	Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments		Storage areas are provided in the basement levels. The locations of the storage cages are appropriate.	Yes

Acoustic Privacy	Objective 4H-1	Noise transfer is minimise through the siting of buildings and building layout.	The location of sensitive rooms are considered appropriate within the location context. Non-habitable rooms are located near common circulation areas and services such as lifts and fire stairs.	Yes
	Objective 4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	None of the proposed bedrooms share walls with fire stairs, lifts or service rooms.	
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	The proposed development is located within a town centre, however it is not considered to be a “noisy or hostile” environment. The building setbacks are appropriate for the location context.	Yes
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	The proposal provides the following apartment mix: • 2 x 1-bedroom units (12%) • 10 x 2-bedroom units (59%) • 5 x 3-bedroom units (29%) This composition is appropriate for the Shellharbour LGA demographic.	Yes
	Objective 4K-2	The apartment mix is distributed to suitable locations within the building	The apartment mix is distributed appropriately throughout the building.	Yes
Ground Floor Apartments	Objective 4L-1	Street frontage activity is maximised where ground floor apartments are located.	No ground floor apartments are proposed.	N/A
	Objective 4L-2	Design of ground floor apartments delivers amenity and safety for residents	No ground floor apartments are proposed.	N/A

Facades	Objective 4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	The building façade on all elevations is well articulated using variation in building materials and modulated components to visual break up the building. Chapter 6.3 Shellharbour Village in the Shellharbour Development Control Plan 2013 provides guidance on the colour tones and external materials to be used for developments in Shellharbour Village. The use of soft blue and white tones and selective use of blue stone is consistent with these controls and shop top housing developments along Addison Street. The lighter colour tones on the upper storeys in conjunction with the setbacks softens the visual appearance of the building. The face brick on the ground floor provides a contrast to the remainder of the building to assist in the identification of the commercial component. This feature has been adopted in recently constructed shop top housing developments along Addison Street (No. 23 Addison St). Building services including the hydrant and sprinkler boosters, stormwater infrastructure and the substation has been appropriately incorporated into the building façade.	Yes
	Objective 4M-2	Building functions are expressed by the façade.	The main pedestrian entrance on Addison Street is clearly defined with different external finishes (bluestone) to the commercial tenancies (face brick) and the heritage building (rendered masonry). During the assessment process the lift was re-located so as to be integrated within the main building mass.	Yes
Roof Design	Objective 4N-1	Roof treatments are integrated into the building design and positively respond to the street.	A flat roof design is proposed which is compatible with the streetscape. The location of the lift overrun and services including an enclosure are appropriately located to minimise visibility from the public domain.	Yes

	Objective 4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	The uppermost floor includes an open communal open space.	Yes
	Objective 4N-3	Roof design incorporates sustainability features	Solar panels in accordance with the BASIX Certificate commitments are located on the roof.	Yes
Landscape Design	Objective 4O-1	Landscape design is viable and sustainable	A detailed Landscape Plan accompanied the development application. Suitable plant species proposed with low water requirement. Larger plant species are proposed within the deep soil zone which will support tree root growth.	Yes
	Objective 4O-2	Landscape design contributes to the streetscape and amenity	Landscaping is proposed throughout the building and will be visible from the public domain. The landscaping on the ground floor southern elevation assists in articulating the façade. The subject site contains very little vegetation, as such the proposed landscaping will be a significant improvement.	Yes
Planting on Structures	Objective 4P-1	Appropriate soil profiles are provided	The Landscape Plan was updated during the assessment process to include the soil depth profiles of the proposed planter boxes. The dimensions of the planter boxes are suitable for the plant species proposed.	Yes
	Objective 4P-2	Plant growth is optimised with appropriate selection and maintenance.	Landscape plans show variety of plant species suitable to coastal environment. The selected plant species are appropriate for the availability of sunlight including shade tolerant species. The submitted BASIX Certificate requires a 3,000L rain water tank to be installed and used for the irrigation of 144.96 sqm of common landscaped area.	Yes
	Objective 4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.	The two communal open spaces are complemented with landscaping. The landscaping comprises of a mixture trees, shrubs and ground covers. The	Yes

			landscaping is concentrated around the areas where furniture/seating is proposed. This enhances the amenity of the communal open space areas.	
Universal Design	Objective 4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.	Four (23.52%) of the apartments have incorporated the the Livable Housing Design (LHD) Guidelines silver level universal design features	Yes
	Objective 4Q-2	A variety of apartments with adaptable designs are provided	Two (11.765) of the apartments are compatible of complying with Australian Standard 4299-1995 Adaptable Housing contrary to the 20% (3.4) Shellharbour Development Control Plan 2013 requirement. The variation is acceptable as the overall number of apartments which have incorporated features to promote flexible housing is acceptable.	No. Variation acceptable.
	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.	Yes
Adaptive Reuse	Objective 4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place/	A Heritage Impact Statement and Schedule of Conservation Works accompanied the application. The proposed works to the heritage building are appropriate. There is a clear distinction between the heritage building and the proposed shop top housing building.	Yes
	Objective 4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse.	This existing heritage building that is to be retained is currently being used for commercial/retail purposes. The application proposes to continue the use the building for commercial/retail purposes.	N/A
Mixed Use	Objective 4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	The proposed shop top housing development will be on Addison Street, the main street within Shellharbour Village. Active street frontage in the form of commercial tenancies and the main pedestrian entrance is orientated to Addison Street. Pedestrian movement is further encouraged through the provision of an awning	Yes

			for weather protection and vehicle access via the Council car park.	
	Objective 4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	The location of the residential entrance is differentiated from the commercial tenancies by differing external finishes and different coloured awning. The ground floor communal open space is enclosed with fencing with residential accessible gates.	Yes
Awnings and signage	Objective 4T-1	Awnings are well located and complement and integrate with the building design.	A continuous awning is provided along Addison Street and is consistent with other shop top housing buildings in Shellharbour Village. Business identification signage opportunities have been included within the external building façade.	Yes
	Objective 4T-2	Signage responds to the context and desired streetscape character.	Business identification signage opportunities (for future businesses) have been included within the external building façade. The address of the building is located next to the residential entrance for wayfinding.	Yes
Energy Efficiency	Objective 4U-1	Development incorporates passive environmental design	The size of the windows of habitable rooms allow for adequate natural light. During the assessment process, openings were incorporated on the eastern façade to increase direct sunlight into the main living areas.	Yes
	Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	The design of the balconies include coverings to provide shading in summer. A BASIX and NatHERS Certificate demonstrating compliance with SEPP (Building Sustainability Index: BASIX) 2004 was submitted.	Yes
	Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	Cross-ventilation opportunities and southerly facing openings for single aspect apartments have been provided.	Yes

			Due to the sensitivity of the public domain interfaces of the subject site (main street in a village centre, public laneway and public car park) an on-grade car park with natural ventilation is not considered appropriate.	
Water Management and Conservation	Objective 4V-1	Potable water use is minimised	Rainwater tanks and water efficient fittings are provided in accordance with the BASIX Certificate Commitments.	Yes
	Objective 4V-2	Urban stormwater is treated on site before being discharged to receiving waters.	Council's Engineer has reviewed the proposed stormwater drainage design and raised no objections. Suitable conditions of consent will be imposed.	Yes
	Objective 4V-3	Flood management systems are integrated into site design.	The subject site is not flood affected.	N/A
Waste Management	Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	The development application was accompanied by a Waste Management Plan. The residential waste/recycling and bulky waste room is located in Basement 1 and the commercial waste room on the ground floor. Both waste room areas are located away from the public domain and apartments. No garbage chutes have been provided which is considered acceptable. Residents and commercial tenants will be responsible for transporting waste from the apartments/ tenancies to the waste rooms. Residential waste will be collected by Council's Waste Services.	Yes
	Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	All apartments proposed suitable waste storage areas within the kitchen. Council waste services include general waste, recycling and FOGO. Separate commercial and residential waste storage rooms are provided.	Yes
Building maintenance	Objective 4X-1	Building design detail provides protection from weathering	Appropriate materials and finishes proposed to respond to the coastal environment.	Yes

	Objective 4X-2	Systems and access enable ease of maintenance.	Plant rooms and other service rooms have been included on the submitted plans. The proposed substation is directly accessible from the public car park for ease of access.	Yes
	Objective 4X-3	Materials selection reduces ongoing maintenance.	The proposed schedule of external finishes include masonry bricks, bluestone, weatherboard and rendered masonry. The materials are relatively durable to reduce the ongoing maintenance cost of the building. A Conservation Management Plan has been submitted for the heritage building to be retained.	Yes.