

Attachment 5 – Apartment Design Guidance Compliance Table

Apartment Design Compliance Table				
	Objective	Design Criteria	Proposed	Compliance
Apartment Building Types	Objective 1A	<p>Shop top apartments are mixed use residential buildings often located in established centres, along main streets or close to public transport hubs.</p> <p>They can be small infill or larger developments where the ground floor is occupied by retail or commercial uses.</p> <p>Shop top apartments typically range between two and six storeys and are best used when:</p> <ul style="list-style-type: none"> • 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. 	<p>The proposal is located along Addison Street, the main street of Shellharbour Village. The site is within a B2 Local Centre zone.</p> <p>A retail tenancy provided on the ground floor and orientated to Addison Street thereby providing an active street frontage. Pedestrian activity along Addison is also encouraged through the provision of an awning for pedestrian weather protection. This is consistent with other retail/commercial tenancies within Shellharbour Village. Vehicle access is via the Council owned public car park to the south.</p> <p>The site is considered suitable for this type of development.</p>	Yes.
Local Character and Context	Objective 1B	<p>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.</p>	<p>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.</p> <p>The front and eastern side setbacks provide curtilage around the heritage item to the east whilst achieving an appropriate transition to the adjoining western buildings. It is noted that the streetscape of Shellharbour Village is under a state of transition whereby sites are being re-developed and optimising</p>	Yes

			<p>the 15m building height limit and 1.5:1 FSR development standards.</p> <p>Overall the proposal responds well to the sensitive heritage context and changing streetscape of its surroundings.</p>	
	Objective 1C Precincts and Individual Site	<p>An individual site is a single lot or an amalgamation of several lots that can support individual or groups of residential flat buildings.</p> <p>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.</p>	<p>The development site is a single allotment with a site area of 864.9m². The building form has been influenced by the heritage item adjoining the site to the east, the dimensions and area of the site whilst striving to optimise solar access and ocean views. The proposed building form is an appropriate response to the constraints of the site that has incorporated architectural elements and external finishes that will integrate with the 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.</p> <p>Plans have been submitted illustrating its compatibility with the streetscape.</p>	Yes
	Objective 2A Primary Controls	<p>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.</p>	<p>The development application does not seek any variations to the development standards under the Shellharbour Local Environmental Plan 2013.</p> <p>As discussed throughout this report, the application exceeds various planning controls including front setbacks, apartment size requirements and private open space area and does not achieve others including deep soil landscaping and communal open space area.</p> <p>The various constraints of the subject site require a proposal whereby strict numerical compliance with all applicable planning controls would not result in a positive outcome. Overall, it is considered that the proposed development achieves an acceptable urban design outcome for the locality and its future residents.</p>	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 complies with the 15m building height development standard under the SLEP 2013.	Yes
	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: <ul style="list-style-type: none"> • 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 the number of apartments received to receive three (3) hours of solar access 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): <ul style="list-style-type: none"> • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms Five to eight storeys (approximately 25m): <ul style="list-style-type: none"> • 18m between habitable rooms/balconies 	The proposal complies with the building separation requirements except for Level 3. A condition is recommended for a privacy screen to be installed along the eastern and western elevations of the balcony of Unit 3.02. Privacy screens are proposed along the western elevation windows of the eastern adjoining development at No. 31-35 Addison Street.	Yes

		<ul style="list-style-type: none"> • 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 exceeds the front setback requirements of Part 6.3 Shellharbour Village Centre of the Shellharbour Development Control Plan 2013. The front setbacks achieves an appropriate transition from the heritage item located to the east and the existing buildings to the west.	Yes
	Objective 2H – Side & rear setbacks	Test side and rear setbacks with height controls for overshadowing of the site, adjoining properties and open spaces.	The eastern side setbacks have taken into consideration the heritage item and the approved shop top development at No. 31-35 Addison Street. The design of the western side setbacks including openings have taken into consideration the future re-development potential at No. 41 Addison Street. The rear setback adjoins a Council car park and no overlooking into the nearby residential properties would be anticipated.	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 streetscape elevations and photomontages illustrating that the development will integrate with the transitioning character of street. Plans sufficiently demonstrating that the subject proposal will not adversely impact on the re-development potential of No. 41 Addison Street have been submitted.	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 the two public domain interfaces (Addison Street to the north and public car park to the south). The ground floor retail tenancy is directly accessible from the Addison Street frontage. The apartment layouts balances solar access, cool southerly breezes 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	Yes

				residential properties to the south of the public car park will receive three (3) hours of solar access mid-winter.	
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 the front and rear building elevations which provides passive surveillance opportunities to the public domain. Windows and common circulation areas provide passive surveillance opportunities to the communal open space area. The residential entrance on Addison Street is clearly defined.	Yes
	Objective 3C-2	Amenity of the public domain is retained and enhanced		The services, plant rooms are appropriately integrated within the building form. Mailboxes are located near the residential entrance with passive surveillance opportunities.	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. One communal open area is provided totally 13.75% (119m ²) of the site. Whilst this does not achieve the 25% (216.22m ²) requirement of the ADG, the area is acceptable given the number of units, balcony sizes, proximity of the site to the beach (350m), public park (400m) and swimming pools (550m). 2. At least 50% of the principal usable part of the communal open space will receive 2hours of sunlight at mid-winter.	No. Variation supported 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 is 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). Conditions of consent are recommended to substitute plant species with Australian natives that are suited to the coastal conditions and the furniture to be fixed.	Yes
	Objective 3D-3	Communal Open space is designed to maximise safety.		Passive surveillance opportunities to the communal open area is provided apartment windows and common circulation areas.	Yes

	Objective 3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	No public open space is proposed.		N/A																													
Deep Soil Zones	Objective 3E-1	Deep soil zones are to meet the following minimum requirements: Site Area – 864.9sqm: 650sqm - 1500sqm Minimum dimensions: 3m Percentage of site area: 7% (60.54sqm)	No deep soil landscaping is proposed. Given the location of the site in a local centre and car parking requirements, the variation is supported. Landscaping in the form of planter boxes in non-deep soil areas are proposed with depth profiles suitable for the plant species.		No – Variation supported.																													
Visual Privacy	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>		Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	<table><tr><th></th><th>Eastern side setback</th><th>Western side setback</th><th>Southern rear setback (carpark)</th></tr><tr><td>Ground Floor</td><td>Blank wall and glass fire rated blocks – Nil</td><td>Blank wall– Nil</td><td>Blank wall - Nil</td></tr><tr><td>Level 1</td><td>Balcony – Nil</td><td>Private open space with 1.8m high fence – Nil Blank walls - Nil</td><td>Balcony – Nil</td></tr><tr><td>Level 2</td><td>Habitable room – Nil Balcony – 1m</td><td>Blank walls – Nil Habitable room Glass fire rated blocks – Nil</td><td>Balcony – Nil</td></tr><tr><td>Level 3</td><td>Balcony – 3.4m</td><td>Blank walls - Nil</td><td>Balcony- 0.816m</td></tr></table>				Eastern side setback	Western side setback	Southern rear setback (carpark)	Ground Floor	Blank wall and glass fire rated blocks – Nil	Blank wall– Nil	Blank wall - Nil	Level 1	Balcony – Nil	Private open space with 1.8m high fence – Nil Blank walls - Nil	Balcony – Nil	Level 2	Habitable room – Nil Balcony – 1m	Blank walls – Nil Habitable room Glass fire rated blocks – Nil	Balcony – Nil	Level 3	Balcony – 3.4m	Blank walls - Nil	Balcony- 0.816m
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The eastern side setbacks achieve the building separation requirements when assessed against the development plans of DA0616/2021. A condition of consent is recommended for a privacy screen to be installed along the eastern elevation of Unit 3.02's balcony to mitigate overlooking into the eastern adjoining neighbour. The site adjoins a Council owned public car park to the rear. The southern elevation balconies are located approximately 15m and 38m from the rear property boundary of the nearest residential properties, achieving the building separation requirements. Setbacks to the western side are not required as the walls are blank. A condition of consent is recommended for a privacy screen or blade wall to be installed along the western elevation of Unit 3.02's balcony to mitigate overlooking into the western adjoining neighbour. The proposed side and rear setbacks are considered acceptable within the site context.					Yes																													

	Windows and openings between apartments on the same site either achieve the required building separation distances or privacy measures have been incorporated such as highlight windows.			
	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.	<p>The orientation of balconies and windows taken into consideration the configuration of the eastern adjoining development to minimise the requirement for privacy screens and take advantage of ocean views, solar access and cool southerly breezes.</p> <p>The building design has taken into consideration the potential for re-development on the adjoining western property through the incorporation of blank walls.</p>	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 a portion of the Addison Street frontage for pedestrian use. A condition is recommended for the awning to be extended to provide continuous weather protection.	Yes. Condition recommended.
	Objective 3G-2	Access, entries and pathways are accessible and easy to identify.	<p>The awning and façade treatment at the residential building entrance assists in way-finding.</p> <p>The visibility of the car parking from the public domain is appropriate.</p>	Yes
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	<p>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. On-grade car parking is proposed.</p> <p>The visibility of the car park entrance is appropriate with the use of reclaimed facebrick, landscaping and articulation to soften the building appearance.</p> <p>The waste collection area is located within the car parking area and will not be visible from the public domain.</p>	Yes
Bicycle and car parking	Objective 3J-1	<p>Car parking is provided based on proximity to public transport in metropolitan Sydney</p> <p>For development in the following locations:</p> <ul style="list-style-type: none"> • on sites that are within 800 metres of a railway station or light 	The subject site is not located in the Sydney Metropolitan Area and is located in the B2 Use. As such, the car parking requirements as prescribed in	Yes

		and centres in regional areas	rail stop in the Sydney Metropolitan Area; or <ul style="list-style-type: none"> 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. 	Chapter 13 of the SDCP 2013 apply. See Attachment 8 for assessment.	
	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 the public domain and common areas. Conveniently located charging stations are provided for electric vehicles, where desirable		No bicycle racks are proposed. A condition of consent is recommended for bicycle racks to be provided within the car parking area.	Conditioned.
	Objective 3J-3	Car park design and access is safe and secure		All residential and visitor car parking is located on the one level. The visitor car parking areas are located close to the entrance for ease of access and visibility. Condition is recommended for one visitor space to be equipped as a car wash bay.	Yes
	Objective 3J-4	Visual and environmental impacts of underground car parking are minimised.		The car parking level is on-grade.	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% (7/10) 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	30% (3/10) 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 all three of the non-compliant apartments have north facing bedrooms or living room.	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, ocean views and cool southerly breezes. The north facing bedrooms will allow filtered light into the apartments where no direct sunlight to the living rooms are received.	Yes
	Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months		Privacy screens are included on the northern and southern balconies for shading and privacy. The location of balconies has minimised the need for extensive privacy measures.	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		Single aspect apartments have incorporated multiple southern openings with indirect cross-ventilation opportunity to assist with effective air circulation.	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.	Over 60% of the apartments are naturally cross-ventilated. The cross-ventilation has taken into consideration a potential nil setback re-development of the western adjoining site.	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	Retail tenancy – 3.85m Habitable & non-habitable rooms – 2.9m	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 retail tenancy is 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 1.02 (10.2m), 2.02 (10.2m) 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 10m ² and other bedrooms 9m ² (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: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	All units are proposed as open plan which exceed the minimum width requirements.	Yes
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 15m ² 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.	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 of the balconies including the external finishes are appropriately integrated and articulate the building form. Each apartment is provided with a clothes line that is 1m from the finished floor level. The location of various clothes line will be visible from the public domain. Conditions of consent are recommended to ensure the location of the clothes line is appropriate.	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 4.	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 main common circulation area on each level has vertical slats for both natural ventilation and privacy.	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	Storage opportunities are provided within the apartments and the car parking areas achieving the requirements.	Yes

			At least 50% of the required storage is to be located within the apartment.		
	Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments		The locations of the storage cages are appropriate in the car parking areas are appropriate.	Yes
Acoustic Privacy	Objective 4H-1	Noise transfer is minimise through the siting of buildings and building layout.		Apartments 1.02 and 1.03 immediately adjoin the communal open space. To ensure a reasonable level of acoustic privacy is achieved, conditions are recommended requiring the common wall of these apartments to be acoustically treated. No bedrooms adjoin the common lift or the fire stairs.	Yes. Conditioned
	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.	Yes
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: <ul style="list-style-type: none"> • 2 x 2-bedroom units (20%) • 8 x 3-bedroom units (80%) 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.	<p>The building façade on all elevations is well articulated using variation in building materials and modulated components to visually break up the building.</p> <p>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.</p> <p>The use of off-white colour tones, reclaimed bricks and darker tones for specific elements to create contrast 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.</p> <p>The reclaimed bricks on the ground floor and a portion of Level 1 provides a contrast to the remainder of the building to assist in the identification of the retail component. This feature has been adopted in recently constructed shop top housing developments along Addison Street (No. 23 Addison St).</p> <p>Building services including the hydrant and sprinkler boosters, stormwater infrastructure are appropriately incorporated within the building envelope.</p>	Yes
	Objective 4M-2	Building functions are expressed by the façade.	<p>The main pedestrian entrance on Addison Street is clearly defined with a separate awning feature and the property address in contrast to the retail component.</p> <p>During the assessment process the lift was re-located so as to be integrated within the main building mass.</p>	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 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		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. Councils Landscape Officer has recommended the substitution of specific species with those more suitable for the coastal and sunlight conditions. Planter boxes of suitable depth profiles are proposed to support tree root growth.	Yes
	Objective 4O-2	Landscape design contributes to the streetscape and amenity	Landscaping is proposed along the southern property boundary and on Level 1 and be visible from the public domain. The landscaping on the ground floor southern elevation assists in articulating the façade.	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.	Councils Landscape Officer has recommended the substitution of specific species with those more suitable for the coastal and sunlight conditions. The selected plant species are appropriate for the availability of sunlight including shade tolerant species. Conditions have been included that all common landscaped areas are connected to an automatic irrigation system.	Yes
	Objective 4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.	The communal open space on Level 1 is complemented with landscaping. The landscaping comprises of a mixture trees, shrubs and ground covers and enhances the amenity of the communal open space area.	Yes

Universal Design	Objective 4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.	Two (20.00%) of the apartments have incorporated 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 (20%) of the apartments are compatible of complying with Australian Standard 4299-1995 Adaptable Housing, complying with the 20% Shellharbour Development Control Plan 2013 requirement.	Yes
	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/	Existing buildings on the site are to be demolished.	N/A
	Objective 4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse.	Existing buildings on the site are to be demolished.	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. The street will be activated by the retail tenancy and residential entrance. Pedestrian movement is further encouraged through the provision of an awning for weather protection.	Yes
	Objective 4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	The residential entrance is separated from the retail tenancy and accessible from Addison Street. The awning and location of the mailboxes assists in the identification of the residential entrance.	Yes
Awnings and signage	Objective 4T-1	Awnings are well located and complement and integrate with the building design.	Whilst an awning is provided for the retail tenancy and the residential entrance, it is not continuous. A condition of consent has been recommended for the awning to be extended.	Yes

			Business identification signage opportunities have been included within the external building façade.	
	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 provided as an awning over 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. All apartments are provided with an outdoor clothes drying area.	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. The constraints of the subject site is not conducive for on-grade naturally ventilated car parking.	Yes
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	<p>The development application was accompanied by a Waste Management Plan.</p> <p>Retail and residential waste storage areas are suitably separated and located on ground level within the car park area. Both waste room areas are located away from the public domain and apartments.</p> <p>No garbage chutes have been provided which is considered acceptable. Residents and retail 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 in the designated waste collection.</p>	Yes
	Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	<p>All apartments proposed suitable waste storage areas within the kitchen. Council waste services include general waste, recycling and FOGO.</p> <p>Separate retail and residential waste storage areas are proposed.</p>	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.	Yes
	Objective 4X-3	Materials selection reduces ongoing maintenance.	The proposed schedule of external finishes include reclaimed bricks, fibre cement, rendered masonry and timber looking aluminium cladding. The materials are relatively durable to reduce the ongoing maintenance cost of the building.	Yes.