Attachment 7 – Apartment Design Guidance Compliance Table

Apartment Design Compliance Table				
	Objective	**Design Criteria**	**Proposed**	**Council Comments**
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 ground 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.	Apartments located above commercial use (hotel) and located in developing Town Centre Precinct within Shell Cove. Active frontages provided at ground floor level (food and drinks premises/hotel lobby.	The proposal is located within precinct D of the Shell Cove master planned development. The development will be a gateway development in a prominent position when viewed from the water and from the land. The development has been orientated to maximise the predominant and solar access. The site provides street activation from all sides with public open space to the south and east. Vehicle access is from the secondary road to the north of the development. The site is considered suitable for this type of apartment.
Local Character and Context	Objective 1B	Good design responds and contributes to its context. Context is everything that has a	Site is significantly directed by the location within the Town Centre and the	The development is guided by the Concept Approval in terms of form, use, height and number of storeys. The design is in keeping with this Approval.

		bearing on an area and comprises its key natural and built features. Context also includes social, economic and environmental factors.	adjoining land uses to the south and east.	Further to the Concept Approval the proposal has responded well to the Design Review Panel process. Overall the proposal responds well to the coastal context of the site and surrounding future development.
	Objective 1C Precincts and Individual Site	Precincts are characterised by large land parcels or a group of larger sites undergoing extensive change. These sites often need to be restructured to support a change of land use mix, building height and density. Precinct plans typically incorporate new streets and infrastructure, through-site links and public open spaces that relate in scale, location and character to the local context.		The development forms part of Precinct D which is subject of a land subdivision Development Application approved in. The proposal has been subject of an assessment against the Design Guidelines created for this precinct as required by the Concept Approval. Compliance discussed in **attachment 9** and section 10 of the Assessment Report.
	Objective 2A Primary Controls	Primary development controls are the key planning tool used to manage the scale of development so that it relates to the context and desired future character of an area and manages impacts on surrounding development.	Concept Approval provides primary development controls for this site. Use – Mixed use/residential apartments/hotel Height – Maximum 40 metres Number of Storeys – 11. Yield for Precinct - Maximum 250.	The proposal complies with the primary development controls as provided by the Concept Approval.
	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		The primary controls pertaining to this development are enshrined in the Concept Approval.

		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.		
	Objective 2C Building Height	Height controls should be informed by decisions about daylight and solar access, roof design and use, wind protection, residential amenity and in response to landform and heritage.	Height control determined by Concept Approval – maximum height of 40 metres for this site.	Development will exceed the height limit set by the Concept Approval. Discussed in detail in section 4.iii of the assessment report.
	Objective 2D Floor Space Ratio	Floor space ratio (FSR) is the relationship of the total gross floor area (GFA) of a building relative to the total site area it is built on.	The Concept Approval does not include controls for FSR as height, number of storeys and yield is provided in its place.	Not applicable to land included in the Concept Approval.
	Objective 2E Building Depth	Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line when precinct planning and testing development controls. This will ensure that apartments receive adequate daylight and natural ventilation and optimise natural cross ventilation. Coordinate building height and building depth: • buildings that have smaller depths over a greater height deliver better residential amenity	No control for building depth in measurement provided by Design Guidelines or Concept Approval.	The development complies with the controls included within the Concept Approval. Whilst the building depth is not specified in terms of measurement the development complies with height, number of storeys, and dwelling yield for the precinct. The solar impact of the development internally within the development and to the surrounding sites is satisfactory and therefore it is considered that the building depth is suitable.

		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.		
	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 • 6m between non-habitable rooms Five to eight storeys (approximately 25m): • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms	The proposed development is separated from surrounding future built form by Waterfront Promenade to the west. The balconies for residential apartments fronting this road will be approximately 19 metres from the existing lot to the west. To the south the future community centre and library will be separated by the approved Town Centre Public Park. The future community centre and library site will be approximately 42 metres from the application site. To the north the application site is separated from a maximum 4 storey Residential Flat Building within Precinct E (approved	The development will be separated from surrounding future residential development by roads on each side of the site. Whilst lot to the west is currently vacant the Concept Approval gives indication of housing typology, height, number of storeys and setbacks so Council can be satisfied that the separation will be acceptable.

		• 9m between non-habitable rooms	under DA0058/2020 by the Panel in October 2020) by Aquatic Drive and approved wetlands, approximately 85 metres to the north. To the east of the site is the Marina and limited built form.	
	Objective 2G-Setbacks	Determine street setback controls relative to the desired streetscape and building forms, for example: • define a future streetscape with the front building line • match existing development • step back from special buildings • retain significant trees • in centres the street setback may need to be consistent to reinforce the street edge • consider articulation zones accommodating balconies, landscaping etc. within the street setback • use a setback range where the desired character is for variation within overall consistency, or where subdivision is at an angle to the street • manage corner sites and secondary road frontages	The setbacks proposed for levels 8 – 11, the residential levels are varied due to the design of the building. These are shown on **figure 7.1** included at the end of this attachment**.**	The primary controls pertaining to this development are enshrined in the Concept Approval – satisfactory.

		Align street setbacks with building use. For example in mixed use buildings a zero street setback is appropriate Consider nominating a maximum percentage of development that may be built to the front build-to line, where one is set, to ensure modulated frontages along the length of buildings Identify the quality, type and use of open spaces and landscaped areas facing the street so setbacks can accommodate landscaping and private open space In conjunction with height controls, consider secondary upper level setbacks to: • reinforce the desired scale of buildings at the street frontage • minimise overshadowing of the street and other buildings To improve passive surveillance, promote setbacks which ensure a person on a balcony or at a window can easily see the street Consider increased setbacks where street or footpath widening is desired		
Part 3 Siting the Development		**Control**	**Justification provided by applicant**	**Council Comments**

Site Analysis	Objective 3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	The building orientation responds to the surrounding site to take advantage of the North aspect overlooking the adjacent parklands, whilst enforcing the building setback to the East boundary from Levels 5-11 to ensure minimal overshadowing onto the public park domain south of the site. Residential Unit Balconies facing south have been orientated towards the Harbour & Waterfront Village to increase the amenity to units with limited solar aspect.	Design decisions detailed in the supporting documentation are considered to be suitably reflective of the site conditions. The development is considered to be a bespoke design which reacts to the benefits and the obstacles of the site. Suitably complies.
Orientation	Objective 3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	Design does not result in significant internal overshadowing.	Suitably compliant
	Objective 3B-2	Overshadowing of neighbouring properties is minimised during mid winter	The building envelope has been shaped to ensure sunlight reaches parts of the Town Centre Park in winter. Shadow diagrams provided demonstrate that there are no unreasonable shadow impacts on neighbouring properties.	Shadow diagrams have been included as **attachment 11.** The development is the first within this northern area of Precinct D however as the surrounding lots have been approved as part of DA0735/2018 and heights of these future developments are known as this is specified in the Concept Approval, it is possible to evaluate any potential impact of the proposed apartment building on future development. It is considered that the solar impact on the neighbouring properties will not be significant and will not require increased setbacks or decreased height of the proposed apartment buildings.

				Notwithstanding the shadow impact of the proposed development on the Town Centre Park to the south, the solar access for this public open space complies with the requirements of the Concept Approval as discussed in **Attachment 6**.
Public Domain Interface	Objective 3C-1	Transition between private and public domain is achieved without compromising safety and security	Suitably stepped between development and public areas adjoining to south and east.	Suitably compliant – discussed in detail in section 13.ii of the assessment report.
	Objective 3C-2	Amenity of the public domain is retained and enhanced	No direct street entry access or level changes to residential is applicable. A chute discharge room is provided on basement level 2. An automatic slider system will be incorporated as per the waste management plan to ensure the bins automatically change over once an individual bin is full. Substation is located within the adjacent park outside of the property. A main distribution board room is provided on basement level 1 close by the substation in the parkland.	Substation provision is located outside of the proposed site. DA0402/2019 approved embellishments to the Marina foreshore and the Town Centre public park. This DA was approved by Council in June 2020. Further discussion of the substation placement has been detailed in section 4.iv of the assessment report.

				Two sprinkler tanks and a pump room is provided on basement level 1. Mechanical plant rooms and NBN service rooms are provided in basement level 1. A loading dock is provided on Level 1(Ground) along the Northern Boundary sharing the basement access crossover to the street.	
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	Residents will be restricted from using the L2 open space because it is exclusive to the hotel guests only. Total Site Area: 3280m2 Communal Open Space level 5 : 716m2 Communal Open Space levels 10 & 11: 177m2 Total Communal Open Space: 893m2 (27% of Site Area)	Satisfactory – discussed in more detail in section 8.v.c) of the assessment report.

			21 June (mid winter)		
	Objective 3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting			Suitably compliant. COS will include pools, lounge, gym and seating areas.
	Objective 3D-3	Communal Open space is designed to maximise safety.			Suitably compliant subject to Plan of Management condition recommended in **Attachment 1.**
	Objective 3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		Not applicable	No public open space is provided as part of this development.
Deep Soil Zones	Objective 3E-1 - Deep soil zones provide areas on the site that allow for and support	Deep soil zones are to meet the following minimum requirements: Site Area: Greater than 1500sqm Minimum dimensions: 6m Percentage of site area: 7%		There is 0% of deep soil zone provided on the site	Non compliance considered acceptable as discussed in section 8.v.b) of the assessment report.

	healthy plant and tree growth. They improve residential amenity and promote management of water and air quality			
Visual Privacy	Objective 3F-2 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: Building height: Up to 25 m (5-8 Storeys). Habitable rooms and balconies: 9 metres Non-habitable rooms: 4.5 metres.	The site currently does not adjoin residential development on all sides at present. The distance of the road reserve between Shell Cove Hotel and any adjacent residential buildings is 19m ensuring adequate building separation distances for the visual privacy of residents. Also considering the residential apartments begin on Level 8 whilst the adjacent building has a height limit of 6 storeys.	The site is suitably separated from other sites within the precinct and will allow satisfactory separation from future development.

	the same site should combine required building separations depending on the type of room			
	Objective 3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.		The variety of design techniques described by the applicant has provided suitable privacy for residents internally and also from the public domain.
Pedestrian Access and Entries	Objective 3G-1	Building entries and pedestrian access connects to and addresses the public domain.	Entrances to hotel and residential apartments will be clearly distinguishable from each other. Hotel Entry from Street 10 Waterfront Promenade including a Porte Cochere drop off zone, Residential Entry from Street 11 Aquatic Drive. The primary entry lobbies to each building are clearly visible from each frontage and fully accessible to comply to AS1428.1.	The residential element of the proposed development will be accessed by pedestrians via a private entrance on Aquatic Drive. This entrance addresses the Wetlands located along the northern side of this road. The location of the residential entrance is considered to suitably balance the need to connect to and address the public domain whilst allowing the commercial uses of the proposed mixed use development to address the public foreshore and park to the east and south of the site.

	Objective 3G-2	Access, entries and pathways are accessible and easy to identify.	Each building access point is clearly visible from the public domain. Signage integrated with the building's architecture clearly mark these entries.	Suitably complies
Vehicle Access	Objective 3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscape	The vehicular access point was selected and coordinated with the consulting traffic engineer while complying with the Urban Design Guidelines in Precinct D. Residential carparks will be accessed via electronic security devices and intercom for visitors. Car parks will be well lit and lifts will have security control and close circuit television cameras. Loading dock screened from street view along boundary line, roller shutter located for access. Basement Entry point located along Aquatic Drive preferred by Hydraulic Consultants to suit peak flood levels	Vehicle access point to residential basement parking will be from Aquatic Drive to the north of the site. The ramped access will be shared by the loading dock and visitors to the hotel, restaurant, function centre and bars, and staff for these uses. The vehicle entrance will be suitably separate from the pedestrian access. Elevation including in **figure 7.2** included at the end of this attachment shows detail of locations for residential pedestrian access and basement vehicle/loading dock access.

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	Motor bike and bicycle parking are provided as per the Urban Design Guidelines referring calculations to Shellharbour Development Control Plan (DCP). Refer to Architecturals (**included as attachment 2)** nominating the car spaces within basement, calculations based on Precinct D Urban Design Guidelines of Shell Cove.	The Council endorsed Design Guidelines required by the Concept Approval for Precinct D includes requirements for parking. This is addressed in detail in **Attachment 10.**

			Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street.		
	Objective 3J-2	Parking and facilities are provided for other modes of transport. Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas Conveniently located charging stations are provided for electric vehicles, where desirable		The proposed development includes a bicycle store approximately 50sqm on basement level 1. The development also includes four motorcycle parking spots on basement level 1.	Suitably complies.

	Objective 3J-3	Car park design and access is safe and secure		Facilities within the carpark are accessible from common space, without travelling through car spaces. Circulation within the carpark is considered and well lit. Lift lobbies are defined and incorporate suitable quality finishes, walls are painted and signage will be designed to suit the interiors concept.	The design of the basement car park areas is considered suitable with access points accessible, safe and secure. Finishes, internal signage and materials are not specified and will be subject to condition. This is a satisfactory outcome.
	Objective 3J-4	Visual and environmental impacts of underground car parking are minimised.		Carparking is designed to be as efficient as possible with double loaded aisles, efficient structural layouts minimising transfer and minimum footprints.	Suitably complies
Solar and Daylight Access.	Objective 4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	27/42 units (64%) More than 3 hours of solar access has been provided to 64% of the residential units in mid winter between the hours of 9am-3pm However including the additional 3 units that achieve 3 hours of solar access between the hours of 1:30pm4:30pm the total inclusive percentage of achieving 3 hours of sunlight	Non compliance considered acceptable. Discussed in detail within the Assessment Report at section 8. V.

				between 9am – 4:30pm is 71%	
			3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	12/42(29%) units will not receive any direct solar access between the hours of 9am-3pm mid winter. However, they take advantage over key feature views of the Marina & Park.	Non compliance considered acceptable. Detailed discussion included in section 8.v of the Assessment Report. Variation considered acceptable due to the orientation of the apartments affected overlooking the Marina and public park.
	Objective 4A-2	Daylight access is maximised where sunlight is limited.		High levels of controlled daylight are provided directly through generous windows. The orientation of the site means that whilst some apartments on the south and west fall outside of the 9-3pm window they still receive afternoon sun between 1.30pm and 4.30pm.	The design of the development is considered to have suitably taken advantage of the location of the site, in terms of views. The floor to ceiling glazing for windows and balcony doors are considered to maximise daylight. Suitably complies.
	Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months		All windows to habitable rooms are provided with blades or overhangs to limit insolation in summer. This approach also provides the	Suitable design features have been included within the development to provide shading and glare control. Communal Open Space suitably includes shaded areas. Suitably complies.

				proposal with its visual identity	
Natural Ventilation	Objective 4B-1	All habitable rooms are naturally ventilated.		All habitable rooms are naturally ventilated.	Suitably complies.
	Objective 4B-2	The layout and design of single aspect apartments maximises natural ventilation		All single aspect apartments are laid out to ensure natural ventilation is maximised, with habitable spaces ranged around balconies at the facades.	All single aspect apartments are to include open plan living areas and include balconies that cover the width of the apartments. This, in addition to coastal breezes, is considered to be sufficient to maximise natural ventilation for single aspect apartments.
	Objective 4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate	Natural cross ventilation has been provided to 64% of the units, 14/22 units for levels 8 and 9. The remaining units (levels 10 and 11) receive passive natural/ stack ventilation	Cross ventilation plans provided – refer to **attachment 12**.

			natural ventilation and cannot be fully enclosed		
			2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	No apartments exceed 18m.	Suitably complies
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	3.1m Floor to floor provides for 2.7m Floor to ceiling	Ceiling heights noted in supporting information as 2.7 metres. Section plans show floor to floor dimensions as 3.1 metres. Suitably complies.
	Objective 4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		All residential apartments have a minimum ceiling height of 2.7 metres and apartment layouts are designed to provide well-proportioned rooms	Suitably complies

	Objective 4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building			The development is within Precinct D – Shell Cove Town Centre and the land is zoned B2 (Local Centre). The ground floor of the development includes hotel facilities, function centre, restaurant and bar. The ceiling heights for these areas exceeds 5 metres and is shown in detail in **figure 7.3** included at the end of this attachment. Ceiling height for ground floor considered suitable for proposed mixed use of the development.
Apartment Size and Layout	Objective 4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.	Apartments are required to have the following minimum internal areas: 2 bedroom – $70m^3$ 3 bedroom – $90m^3$	All apartments exceed the minimum internal areas specified in the ADG for their types.	Suitably complies

			2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Adequate areas of glass have been provided within habitable areas with the smallest bedroom receiving 23% minimum of floor area to glazing ration.	Suitably complies
	Objective 4D-2	Environmental performance of the apartment is maximised.	1. Habitable room depths (other than rooms in open plan layouts) are limited to a maximum of 2.5 x the ceiling height	All apartments achieve this requirement	Maximum depth for all habitable rooms not within open plan layout would be 6.75 metres. All apartments comply with this control.
			2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room	All apartments achieve this requirement	Suitably compliant

			depth is 8m from a window		
	Objective 4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	All master bedrooms have a minimum area of more than $10m^2$, with generous robe allowances, with other bedrooms typically $9m^2$ or more.	Each apartment suitably complies
			2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Bedrooms have a minimum dimension of 3m	Each apartment suitably complies
			3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1	The living rooms to 2 and 3 bedroom apartments have living room widths of 4m.	Each apartment suitably complies

			bedroom apartments • 4m for 2 and 3 bedroom apartments		
			4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	All cross through apartments are typically at least 4m wide.	All cross through apartments have a minimum width of 4 metres.

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

			2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m.	Not applicable	All apartments on level 8 or above and include sufficient balconies.
	Objective 4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents		Private open space is accessed directly from the living area of each apartment.	All balconies are directly accessed from the open plan living areas for each apartment. The design of the development and placement of the balconies/private open space maximises the views from the site and over the Marina and on to Ocean views to the east, over the public park and Shell Cove Town Centre to the South and over the wetlands to the north. Views to the west are currently over a vacant lot fronting Waterfront Parade. This lot has been designated for apartments a maximum of 6 storeys in height, in accordance with the Concept Approval. The residential element of the proposed development will start at level 8 which will be

				significantly higher than the top floor of future developments on the lot opposite. Due to the difference in height it is considered that the liveability and privacy afforded to residents on this western side of the development will be acceptable. The design is considered to enhance liveability for future residents.
	Objective 4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Balconies are integrated into the overall form of the building and their balustrades designed to reinforce the desired proportions of the proposed massing.	The integrated balconies are considered to contribute to the architectural form and detail of both buildings.

	Objective 4E-4	Private open space and balcony design maximises safety.		All balconies have safe barriers in accordance with the requirements of the BCA.	Suitably complies
Common Circulation and Spaces	Objective 4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	Levels 8-10 - 11 apartments off a circulation core Level 11 – 9 apartments off a circulation core. Windows are provided at the end of circulation corridors.	Suitably complies.
	Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents		The residential pedestrian entrance is suitably separated from the other uses within the development with a separate ramped access which is shared with the hotel lobby.	Separation and security of residential floors subject to condition as included in **attachment 1.**

				The residential floors are separate from the hotel and serviced apartments below.	
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.	Storage for each apartment has been provided within each apartment as well as additional storage spaces in the carpark levels at the rear of car spaces within cages on basement level 4 within the residential parking zone. A total of 42 storage cages has been provided to accommodate one cage per unit.	Storage plans are included in **attachment 13.** Suitably complies.

	Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	A substantial and secure storage facility is provided for each residence in the basement.	Storage areas in basement provided which meets requirements.
Acoustic Privacy	Objective 4H-1	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses.	Adequate separation is provided to adjacent buildings. Noisy areas such as lift and entries are located away from habitable areas. Party walls and floors will exceed the minimum sound impact ratings. Internal layout separates living areas from bedroom areas. Robe areas in bedrooms buffer bathroom walls.	The master bedroom for apartment 1 share a wall with the living/dining room for apartment 2. This is repeated on each residential floor (levels 8-11). The communal open space area located on level 11 shares a wall with a bedroom for unit 7 on the same floor. A suitable condition has been included within **attachment 1** to ensure that the party walls will exceed the minimum sound impact ratings. Hours of operation will be restricted by condition for the communal open space area. The lift areas will share a wall with the kitchen/hallways of apartment 2 on each floor. This is considered acceptable.
		Window and door openings are generally orientated away from noise sources.	Apartments 5 and 6 on each residential level will include the main living areas and balconies facing east and overlooking the hotel terrace and pool area.	Windows and doors are generally sited away from noise sources as the residential element of the development starts on level 8. The hotel terrace and pool area will be restricted in terms of hours of operation by condition which is considered suitable to mitigate significant impact on residents in the apartments facing this noise source.

		Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas.	Corridors and entries are located above each other throughout the development.	Suitably compliant
		Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources.	Throughout all apartments storage, circulation areas and non habitable rooms (bathrooms) are located adjacent to the corridors for the buildings, habitable rooms are on the outside of the building to increase benefits of outlook, light and solar access.	Suitably complies
		The number of party walls (walls shared with other apartments) are limited and are appropriately insulated.	Maximum number of neighbouring apartments each unit will share party walls with is two.	Suitably compliant.
		Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms.		Suitably compliant.

	Objective 4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	Rooms with simular noise requirements (bedrooms) are generally adjacent to each other within apartments. Dining/kitchen/living areas open plan design.	The master bedroom for apartment 1 share a wall with the living/dining room for apartment 2. This is repeated on each residential floor (levels 8-11). The communal open space area located on level 11 shares a wall with a bedroom for unit 7 on the same floor. Impact suitably mitigated by conditions.
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		Suitable noise management recommended by condition with ongoing monitoring to be undertaken. Relevant conditions recommended in **attachment 1.**
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	There are 9 types of 2 bedroom apartment types ranging in size from 70sqm to 85sqm There are 3 types of 3 bedroom apartments ranging from the size of 117sqm to 196sqm.	Suitable mix proposed.
	Objective 4K-2	The apartment mix is distributed to suitable locations within the building	The apartments are distributed through each building proposed and on each level.	Suitably complies.

Ground Floor Apartments	Objective 4L-1	Street frontage activity is maximised where ground floor apartments are located.	Not applicable residential apartments from level 8-11 only.	Not applicable
	Objective 4L-2	Design of ground floor apartments delivers amenity and safety for residents	Not applicable residential apartments from level 8-11 only.	Not applicable
Facades	Objective 4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	The architectural intent is intended to ensure building elements follow the overall form and function of the building. The breakdown and use of materials is intended to emulate the building uses visually breaking up the built form into 3 progressive forms from the base (Hotel), middle (Serviced Apartments) and Top (Residential). At street level the façade and building uses have been allocated to maximize on the adjacent park and Marina.	Suitably complies as required by Concept Approval.

	Objective 4M-2	Building functions are expressed by the façade.	Building entries are clearly defined throughout the development.	Suitably complies.
Roof Design	Objective 4N-1	Roof treatments are integrated into the building design and positively respond to the street.	The roof design maximises solar access to the roof top apartments in winter (through skylights) and shade in summer.	Suitably complies
	Objective 4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	Not included as part of this development.	COS provided on roof on level 5. Suitably compliant.
Landscape Design	Objective 4O-1	Landscape design is viable and sustainable		Suitably complies

	Objective 4O-2	Landscape design contributes to the streetscape and amenity		Suitably complies
Planting on Structures	Objective 4P-1	Appropriate soil profiles are provided		Suitably conditioned.
	Objective 4P-2	Plant growth is optimised with appropriate selection and maintenance.	Landscape plans show variety of plant species suitable to coastal environment.	Suitably complies subject to condition.
	Objective 4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.	Roof top planting proposed both within Communal Open Space areas.	Suitably complies.

Universal Design	Objective 4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.	5 of 42 (10%) Apartments are required to achieve Silver Level Universal Design Features as per the Liveable Housing Guidelines. An additional 5 of 42 (10%) of Apartments are required to become adaptable housing in accordance with AS4299-1995. 5 car spaces within the residential basement 4 have been provided to have a dimension of 5.4m long x 3.2m wide.	Suitably complies
	Objective 4Q-2	A variety of apartments with adaptable designs are provided	10 apartments proposed with adaptable floor plan designs.	Suitably complies
	Objective 4Q-3	Apartments layouts are flexible and accommodate a range of lifestyle needs	All apartments have open plan living/dining and kitchens – rooms with multiple functions. All apartments exceed the overall size requirements.	Suitably complies

Mixed Use	Objective 4S	Mixed use development to be concentrated around public transport and centres. Mixed use developments include active street frontages, diverse activities, diverse land uses, avoid blank walls etc…	The mixed use development is in accordance with the Urban Design Guidelines within Precinct D. Reference to page 15 the guidelines indicates a development land use is to include Hotel, Carparking, Serviced Apartments and Residential Accommodation.	Suitably complies with Concept Approval.
Awnings and signage	Objective 4S	Awnings should be located along streets with high pedestrian activity and active frontages Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development.	Street Awning is provided along Street 11, hotel entry, hotel alfresco and the residential entry (Street 10) to provide weather protection and assist in identifying the buildings main entry point. Signage will be located at Ground and upper levels well integrated in response to the scale of the development.	Awnings suitably comply. Signage details not provided. Suitable condition relating to signage recommended as part of **attachment 1.**
Energy Efficiency	Objective 4U-1	Development incorporates passive environmental design	Adequate natural light is provided to habitable rooms. The design response provides for overhangs and shading as required. Double glassing and devices such as awnings, screens and balconies. Roofs and floors are concrete, providing thermal mass to the building. Walls are insulated and all	Suitably complies

			openings will be thermally sealed	
	Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	Shading devices designed as part of the building elevation to provide shading in summer.	Suitably complies
	Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	All apartments will have large glass doors providing natural ventilation.	Suitably complies – cross ventilation discussed in detail in assessment report.
Water management and Conservation	Objective 4V-1	Potable water use is minimised	Suitable plant species proposed with low water requirement. Four star rating for all taps, dishwashers and HW systems proposed. Runoff is collected and used for irrigation.	Suitably complies

Waste Management	Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Waste storage is located at basement level, concealed from the building entry and streetscape. A recycling/waste chute has been provided in every level.	Suitably complies
	Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	All apartments proposed suitable waste storage areas within kitchen. Organic waste storage provided.	Suitably complies
Building maintenance	Objective 4X-1	Building design detail provides protection from weathering	Appropriate materials and finishes proposed to respond to coastal environment.	Suitably complies
	Objective 4X-2	Systems and access enable ease of maintenance.	Main windows for apartments will be accessible from balconies which will ease maintenance and cleaning. Roof overhangs protect walls, windows and openings. Architectural detailing will ensure	Suitably complies.

			horizontal edges will not cause drip or staining of wall surfaces. Centralised service risers are provided from common spaces. Windows are able to be cleaned from the inside or adjoining balcony areas. Robust materials and finishes are selected	
	Objective 4X-3	Materials selection reduces ongoing maintenance.	Hard wearing materials chosen and timber avoided to ensure reduced ongoing maintenance in coastal location.	Suitably complies

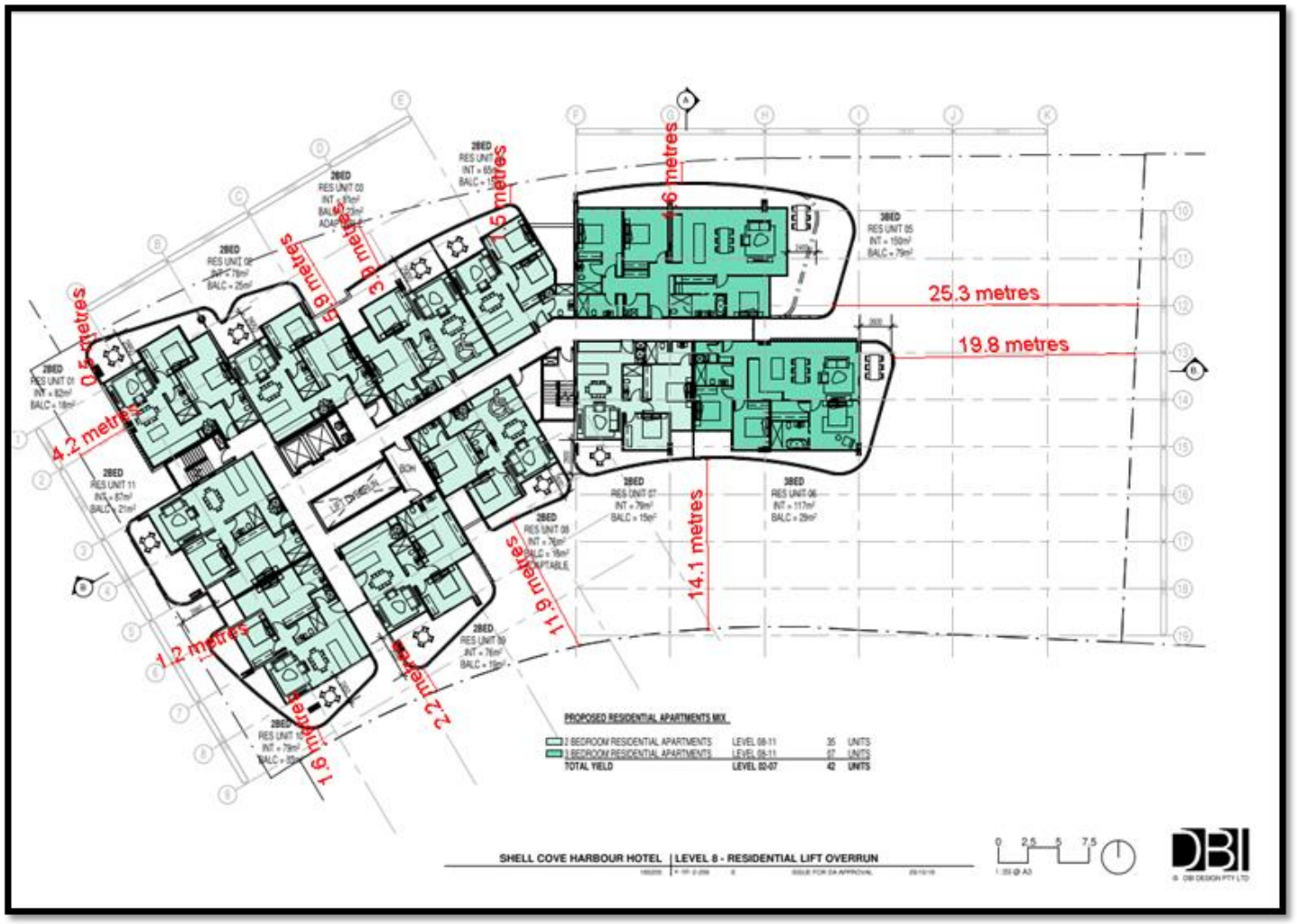

Figure 7.1 –Proposed Setbacks

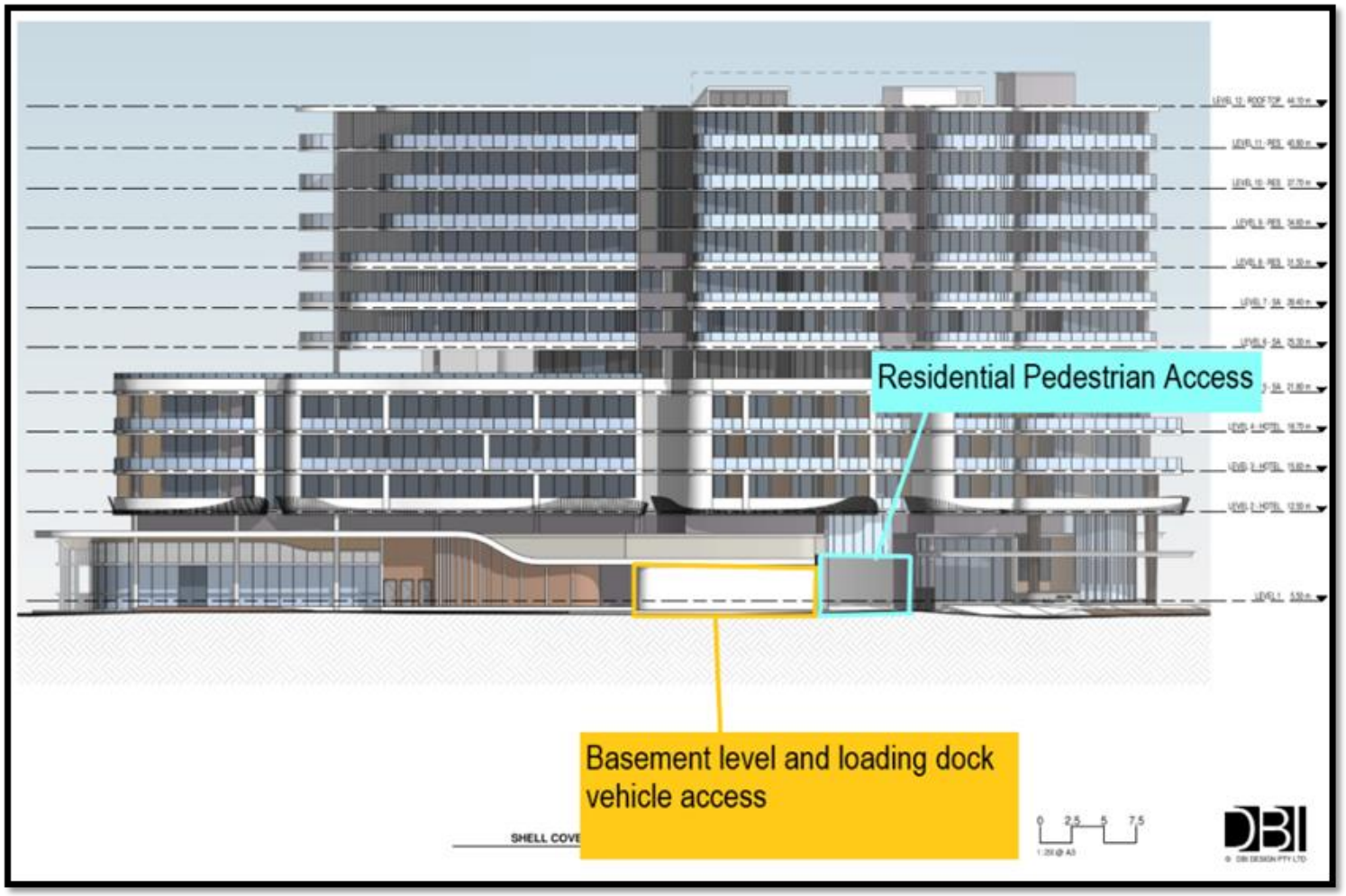

Figure 7.2 – Vehicle and Pedestrian Access Detail

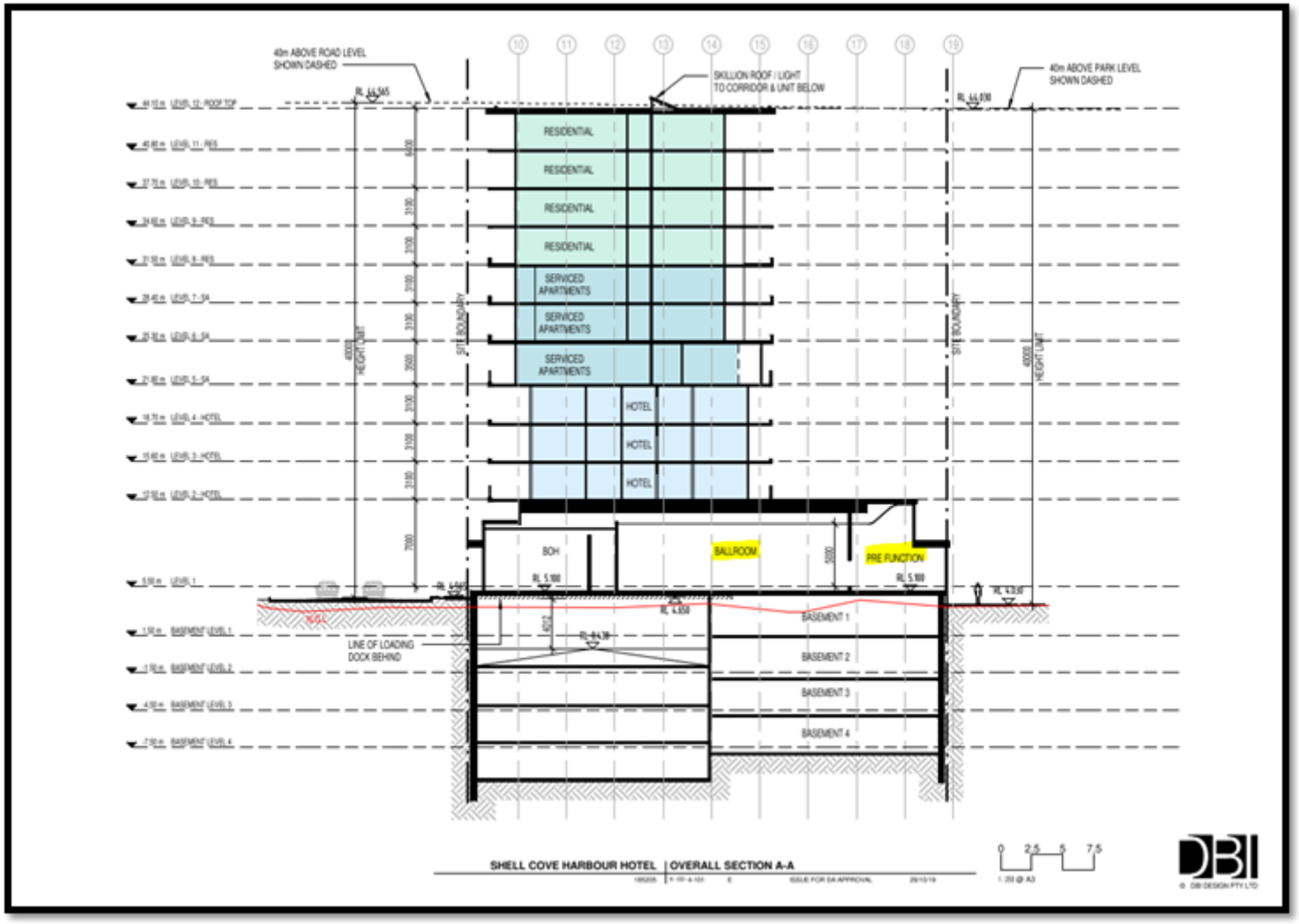

Figure 7.3 – Floor to floor height section plans