

Attachment 8 – Apartment Design Guidelines Compliance Table

SEPP 65 - Design Quality Principles	Comments	Compliance
<p>Principle 1: Context and neighbourhood character</p> <p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</p> <p>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p>The subject site is located at the south-eastern corner of the T-intersection of George Street and Arcadia Street and is situated in a R3 Medium Density Residential zone. The subject site is currently occupied by a residential care facility, multiple single storey and two storey independent seniors living dwellings and op-shop. The proposal seeks to maintain the use of the site for seniors living in the form of multiple residential buildings. An additional building comprising of a community hall, neighbourhood shop and op-shop is also proposed. The neighbourhood shop is suitable given the close proximity of the site to Warilla Town Centre and the number of multi-dwellings housing developments surrounding the site. The existing op-shop has been operating at the site for multiple decades, its continuation as part of the proposal is a positive outcome.</p> <p>The subject site is constrained by a watercourse to the east. The proposed works includes a Vegetation Management Plan with significant planting to this area.</p> <p>The proposal is considered to be an appropriate response to the individual site characteristics and its location within the wider neighbourhood.</p>	Yes
<p>Principle 2: Built form and scale</p> <p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>The buildings are appropriately positioned within the site that responds to each boundary interface and each building to each other. The bulk of the development is focused towards the middle of the site and the watercourse thereby minimising the visibility of its mass, specifically the third storey from the public domain.</p> <p>The proposal is compliant in terms of the FSR and exceeds the building height development standard under the SLEP 2013. A clause 4.6 variation to the building height development standard has been submitted and is supported.</p> <p>The bulk and scale of the development is considered to be appropriate to the surrounding future streetscape character and building form.</p>	Yes

SEPP 65 - Design Quality Principles	Comments	Compliance
<p>Principle 3: Density</p> <p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<p>The density proposed will provide a high level of amenity to the future residents and will not adversely impact on the amenity of the adjoining residents. This is achieved through careful design and appropriate building positioning and distances.</p> <p>The residential flat building design of the development has enabled large, high quality landscape areas to be proposed.</p> <p>The proposal complies with the FSR development standard under the SLEP 2013.</p>	<p>Yes</p>
<p>Principle 4: Sustainability</p> <p>Good design combines positive environmental, social and economic outcomes.</p> <p>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</p>	<p>A BASIX Certificate meeting the energy, water and thermal requirements under <i>SEPP (BASIX) 2004</i> was submitted. The location of windows and openings are appropriately designed for cross-ventilation and cool southerly breezes. The BASIX commitments include rainwater tanks, photovoltaic system and four (4) EV charging stations for common use. The rainwater collected from the rainwater tanks will irrigate the common landscaping areas.</p> <p>The proposal was accompanied by a Vegetation Management Plan for revegetation and weed removal within the riparian corridor.</p>	<p>Yes</p>

SEPP 65 - Design Quality Principles	Comments	Compliance
<p>Principle 5: Landscape</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</p> <p>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</p>	<p>The landscape design is integrated with the overall design of the development and arrangement of public and communal spaces. The landscape areas incorporate a mixture of plantings, lawn areas and embellishments (BBQ, table and chairs) with hard stand areas to provide flexibility of use and amenity. The location of tree planting areas has taken into consideration the plant species canopy, root and solar access requirements that are conducive to long-term survival.</p> <p>Pedestrian paths are suitably located within the landscape areas to enhance the resident's enjoyment of these spaces.</p> <p>In addition to the landscaped areas surrounding the building footprint, the proposed landscaping works includes revegetation and weed removal within the riparian corridor located to the east.</p>	<p>Yes</p>
<p>Principle 6: Amenity</p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>The orientation of the apartments has sought to balance solar access and cross ventilation requirements under the ADG whilst taking advantage of the easterly outlook towards the watercourse, ocean and open space to the east and south.</p> <p>The apartment layouts achieve compliance with the ADG and seniors living requirements under the <i>SEPP (Housing) 2021</i> in terms of private open space, apartment size, solar access and cross-ventilation.</p> <p>A Statement of Compliance demonstrating that the proposal is capable of meeting the requirement for accessibility under the BCA, Australian Standards and <i>SEPP (Housing) 2021</i> Chapter 3, Part 5 accompanied the application. A condition to ensure compliance with these requirements has been recommended.</p> <p>Multiple common open spaces are proposed throughout the site and a community hall to enhance the amenity of the future occupants.</p>	<p>Yes</p>

SEPP 65 - Design Quality Principles	Comments	Compliance
<p>Principle 7: Safety</p> <p>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	<p>The proposed development has been designed with regard to safety and CPTED principles. Conditions of consent to ensure the proposal complies with path gradients and pedestrian lighting have been included in the draft consent.</p> <p>Apartment layout have been designed to provide passive surveillance opportunities within the development and public domain whilst providing privacy for the occupants. The common open spaces are clearly defined and distinct from private space. The building entry points are clearly defined and distinguishable.</p>	Yes
<p>Principle 8: Housing diversity and social interaction</p> <p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</p> <p>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</p>	<p>The proposed development is for independent seniors living units lodged under the <i>SEPP (Housing) 2021</i>. A restriction as to user is to be registered on the property title restricting the use of the independent living units to occupants as outlined in Clause 88 of the <i>SEPP (Housing) 2021</i>.</p> <p>The proposal provides an acceptable mix of apartment types consisting of:</p> <ul style="list-style-type: none"> • 4 x 1-bedroom units • 78 x 2-bedroom units • 36 x 3-bedroom units 	Yes

SEPP 65 - Design Quality Principles	Comments	Compliance
<p>Principle 9: Aesthetics</p> <p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>The composition of building elements, external finishes and colour palette is compatible with the surrounding streetscape. The residential buildings have a neutral colour palette that is consistent across all Warrigal Care developments. In comparison the colour palette for the community hall, op-shop and neighbourhood shop are darker and bolder so as to be visually interesting to potential customers along George Street</p> <p>The building is well articulated and avoids large expanses of unbroken wall through modulated building form and balconies on all elevations.</p>	Yes

Apartment Design Compliance Table				
	Objective	Design Criteria	Proposed	Compliance
Apartment Building Types	Objective 1A	<p>The ADG defined the following apartment types:</p> <ul style="list-style-type: none"> • narrow infill apartments • row apartments • shop top apartments • courtyard apartments • perimeter block apartments • tower apartments • hybrid development 	<p>The proposal is located at the south-eastern corner of the T-intersection of Arcadia Street and George Street.</p> <p>The apartment building type could be described as a courtyard apartment.</p> <p>The proposal comprises of 6 x three storey residential flat buildings and a single storey multi-use building with a centrally located common on space area.</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>There are several unique site characteristics that have informed the proposal design these include the following:</p> <ul style="list-style-type: none"> • Corner location • Large site area • Bounded by a water course to the east 	Yes

			<ul style="list-style-type: none"> • Close proximity to Warilla Town Centre • Continuation as a seniors living development • Continuation of op-shop • Adjoins multi-dwelling residential development to the south <p>The proposed design is considered to respond to the site's unique characteristics and its context.</p>	
	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.	<p>The large area of the subject site can appropriately support several residential flat buildings.</p> <p>Whilst the subject site is located within an established neighbourhood, the streetscape character is undergoing a transition. Several re-developments utilising the 12m building height development standard within Warilla Town Centre are at various stages of development. As such, the re-development of the subject site is not consistent with the wider changes occurring within the neighbourhood.</p>	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.	The development application complies with the FSR and seeks a variation to the building height development standards under the <i>SLEP 2013</i> . The proposal complies with the development standards for independent seniors living units under the <i>SEPP (Housing) 2021</i> . The building height variation is supported.	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 site characteristics and the streetscape.	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 maximum building height exceeds the 9m development standard under the provisions of the <i>SLEP 2013</i> . The proposal was accompanied by a clause 4.6 variation request which is supported. The building height variation does not result in adverse impacts to the streetscape character and the wider locality. Refer to <i>SLEP 2013</i> assessment.	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 <i>SLEP 2013</i> 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. Test building depths against indicative floor plat and apartment layouts to ensure they can meet natural ventilation and sunlight requirements. Where greater depths are proposed, demonstrate that indicative layouts can achieve acceptable amenity with room and apartment depths. This may require significant building articulation and increase perimeter wall length.	Each building has a depth of 22.5m. Whilst the building depth exceeds 18m, the apartment and building layouts enable solar access and cross-ventilation requirements to be achieved. As per the ADG, the greater depth is acceptable as the amenity of the apartment layouts and building articulation has enabled solar access and natural cross ventilation requirements to be met.	Not compliant. Acceptable on merit.
	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 	The building separation between Buildings D, E and F are 8m at the closest point. Where the building separation has not achieved 12m between habitable rooms and balconies visual privacy mitigation measures are proposed (highlight windows, privacy screen). This is acceptable. The building separation of Buildings D, E and F to the southern residential properties comply with the building separation distances. The habitable rooms on the ground floor of Building F do not comply with the building separations. However, this is acceptable as the dividing fence will mitigate any overlooking opportunities.	Numerically not compliant. Addressed through privacy mitigate measures.

			The ground level of Building D, E and F have blank walls and therefore no building separation is required.	
	Objective 2G- Setbacks	Determine street setback controls relative to the desired streetscape and building forms.	The front setbacks of Building A along Arcadia Street exceed the front setback requirements in the Shellharbour Development Control Plan 2013. The front setback along Arcadia Street follows the angle of the property boundary. The op-shop has a front setback of 3.1m from George Street. The setback is appropriate within the streetscape	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 side and rear setbacks have taken into consideration the solar access and visual privacy needs of the adjoining properties. The eastern setbacks are suitable for the site characteristics, adjoining a riparian corridor and a public park.	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	A site analysis plan, photomontages and sections demonstrate that the proposal is compatible with the streetscape.	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 street frontages (Arcadia Street and George Street) and the watercourse traversing the site to the east. The positioning of the larger common open space in the middle of the site optimises solar access to the area. The rebuilding of the op-shop a couple of metres from its existing location is appropriate. The layout of the buildings have taken into consideration solar access, natural ventilation and the amenity needs of the future occupants and surrounding development.	Yes
	Objective 3B-2	Overshadowing of neighbouring properties is minimised during mid winter	Shadow diagrams accompanied the development application. The shadow diagrams demonstrate that the proposal will not adversely reduce the solar access of the southern adjoining residential properties.	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 elevations where available providing passive surveillance opportunities to the public and common domains. The main pedestrian and vehicle entrances are clearly defined. The pedestrian entrances of each building are clearly defined by projecting awnings and letterboxes. Public and private domains are delineated through fencing, retaining walls and landscaping.	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. Large landscaped areas are positioned towards the main vehicle and pedestrian entrances enhancing the interface of the development and the public domain.	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. Multiple communal open spaces are proposed with a total area of 5,507m ² (25%). Communal open spaces are proposed in the following locations: <ul style="list-style-type: none"> • Village Green (middle of the site) • Podium level on Building B and C • Community garden in the north-eastern corner • Seating area in the east • BBQ area adjoining the community hall • Open space and seating area in the north-eastern corner 2. At least 50% of the principal usable part of the two main communal open space areas (Village Green and podium Building B and C) will receive in excess of 2 hours 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	Across the development the following embellishments within the communal open spaces are provided: Furniture (table, chairs, BBQ), exercise equipment, vegetable garden and community hall. The mix of covered and uncovered areas allows for flexibility of use throughout the year.	Yes															
	Objective 3D-3	Communal Open space is designed to maximise safety.	Passive surveillance opportunities to the communal open area is provided by 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: Greater than 1,500m ² – 7% requirement (1,541.4m ²) Minimum dimensions: 6m	A total area of 7,439m ² (33.78%) of the site is provided as deep soil zone, exceeding the 7% requirement. Whilst it is noted that in excess of the 7% requirement alone is located within the riparian corridor, adequate deep soil is provided outside of the riparian corridor with tree planting.	Yes															
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></table>		Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	<table><tr><th></th><th>Eastern side setback (adjoins creek)</th><th>Southern rear setback (adjoins residential properties)</th></tr><tr><td>Ground Floor</td><td>Building C – Min 6.5m - Complies Building D – Min 8.6m – Complies</td><td>Building D – Blank walls - 2.5m and 4.5m – Complies Building E – Blank walls 2.5m and 4.5m - Complies Building F – Habitable rooms 9m – Complies. Blank wall 2.5m and 4.5m - Complies</td></tr><tr><td>Level 1</td><td>Building C – Min 6.50m – Complies Building D – Min 8.6m – Complies</td><td>Building D, E & F – 9.24m – Complies</td></tr></table>			Eastern side setback (adjoins creek)	Southern rear setback (adjoins residential properties)	Ground Floor	Building C – Min 6.5m - Complies Building D – Min 8.6m – Complies	Building D – Blank walls - 2.5m and 4.5m – Complies Building E – Blank walls 2.5m and 4.5m - Complies Building F – Habitable rooms 9m – Complies. Blank wall 2.5m and 4.5m - Complies	Level 1	Building C – Min 6.50m – Complies Building D – Min 8.6m – Complies	Building D, E & F – 9.24m – Complies
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			Level 2	Building C – Min 6.50m - Complies Building D – Min 10.08m - Complies	Building D, E & F – 19.47m - complies	
		Building A to B: Min 41.34m – Complies Building B to C: Min 12.6m – Complies Building A to F: Min 19.32m - Complies Building B to E: Min 14.95m – Complies Building C to D: Min 15.9m – Complies Building F to E: Min 8m – Privacy screens and highlight windows to address building separation non-compliance. Building E to D: Min 8m – Privacy screens and highlight windows to address building separation non-compliance.				
	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 openings and the articulation of the building have maximised the orientation and site characteristics of the site to minimise the requirements for visual privacy mitigation measures. In particular balconies facing the street frontages, the creek to the east and to the main communal open space area.		Yes
Pedestrian Access and Entries	Objective 3G-1	Building entries and pedestrian access connects to and addresses the public domain.		Each building has multiple pedestrian entrances that are distinguishable through projecting awnings that are bold colours to the main building façade.		Yes.
	Objective 3G-2	Access, entries and pathways are accessible and easy to identify.		The awning and façade treatment at pedestrian entrances assist in way-finding. Designated pedestrian crossings are located near the building entrances. The majority of visitor car parking spaces are located parallel to the main internal road for high visibility and ease of access.		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		Designated pedestrian crossings are proposed and are located away from driveways. This will minimise vehicle/pedestrian conflicts.		Yes

				<p>All car park entries are located behind the corresponding building line.</p> <p>Waste collection is proposed along the main internal road. This will obstruct a small number of visitor car parking spaces for a short period of time and is acceptable.</p>	
Bicycle and car parking	Objective 3J-1	<p>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</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 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. 	<p>The subject site is not located in the Sydney Metropolitan Area and is located in the R3 Medium Density Residential zone. As such, the car parking requirements as prescribed in Chapter 13 of the SDCP 2013 apply. The number and location of car parking spaces for residential and visitor is compliant.</p>	Yes
	Objective 3J-2	<p>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</p>		<p>Bicycle racks are proposed in each building car parking area.</p> <p>Four (4) EV charging stations are proposed near the main internal driveway. The location is highly visible.</p>	Yes
	Objective 3J-3	<p>Car park design and access is safe and secure</p>		<p>The visitor car parking areas are located close to the building entrances for ease of access and visibility.</p>	Yes

				The waste storage areas are suitably separated from car parking spaces.	
	Objective 3J-4	Visual and environmental car parking are minimised. Car parking layout should be well organised, using logical, efficient structural grid and double loaded aisles. impacts of underground		All car parking is located on-grade, except for a basement provided underneath Building A. The location of the car parking areas is suitably integrated within the building form to minimise visibility to the public domain. The ground floor southern elevation of Buildings D, E and F containing the car parking areas will be partly visible to the southern residential properties. Deep soil landscaping and external finishes and an articulated building form has been utilised to minimise its visible appearance as a car park area.	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. Note: Subject site is located within Shellharbour LGA, therefore solar access requirement is 3 hours.	The development application is for independent seniors living in a residential flat building form. The solar access requirements pursuant to <i>SEPP (Housing) 2021</i> , take precedence over the ADG requirements. 96/118 (81%) of apartments receive 2 hours of solar access between 9am and 3pm mid-winter. The proposal complies with the solar access	N/A. <i>SEPP (Housing) 2021</i> requirements take precedence.
			3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	14% (16/118) of the units will not receive direct sunlight to the main living areas and private open space between 9am and 3pm at mid-winter.	Yes
	Objective 4A-2	Daylight access is maximised where sunlight is limited.		The number of apartments facing south is an acceptable portion. South facing apartments in Building D, E and F have skylights above the main living areas.	Yes
	Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months		Eaves and vertical louvres are proposed which provide shading in the warmer months.	Yes

Natural Ventilation	Objective 4B-1	All habitable rooms are naturally ventilated.		All habitable rooms are naturally ventilated with openable windows.	Yes
	Objective 4B-2	The layout and design of single aspect apartments maximises natural ventilation		The layout of the single aspect apartments is appropriate with large windows and sliding doors to maximise natural ventilation.	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.	71/118 (60%) of apartments achieve natural cross ventilation.	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	Internal floor to ceiling heights for residential apartments are 2.7 Floor to ceiling height of the op-shop, neighbourhood shop and community hall is 4.3m.	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 community hall, op-shop and neighbourhood shop are appropriate and fit-for-purpose.	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.	<p>Apartments are required to have the following minimum internal areas:</p> <p>1 bedroom – 50m² 2 bedroom – 70m² 3 bedroom – 90m²</p> <p>Areas include 1 bathroom only. Additional bathrooms increase the minimum internal areas by 5m² each.</p>	All units exceed the internal area requirements.	Yes
			<p>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</p>	All habitable rooms have a window.	Yes
	Objective 4D-2	Environmental performance of the apartment is maximised.	<p>1. Habitable room depths (other than rooms in open plan layouts) are limited to a maximum of 2.5 x the ceiling height</p>	The depth of habitable rooms comply with the requirements of this control.	Yes
			<p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</p>	All apartments are open plan layouts. The maximum habitable room depth does not exceed 8m.	Yes
	Objective 4D-3	Apartment layouts are designed to accommodate a variety of household	<p>1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</p>	All bedrooms exceed the minimum area requirements and built-in wardrobes.	Yes
			<p>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p>	All bedrooms exceed the minimum dimension requirements.	Yes

		activities and needs	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. All apartments comply with 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 ² , minimum depth 2m. 2 bedroom - 10m ² , minimum depth 2m. 3+ bedroom – 12m ² minimum depth 2.4m. The minimum balcony depth to be counted as contributing to the balcony area is 1m	All proposed balconies achieve 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.	All ground floor level apartments achieve the minimum area and depth requirements.	Yes
	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. Ground floor and first floor solid balconies have solid balustrades.	Yes
	Objective 4E-4	Private open space and balcony design maximises safety.		The balcony design is suitable. 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.	<p>The following levels exceed the number of apartments off on a single level:</p> <p>Building A – Level 1 – 10 apartments</p> <p>Building F – Level 1 – 9 apartments</p> <p>Building D – Level 1 – 9 apartments</p> <p>Building C – Level 1 – 9 apartments</p> <p>Building C – Level 2 – 9 apartments</p> <p>The lifts on each of these levels are located in the middle of the level for easy access.</p> <p>Each of these levels has a sitting room area with floor to ceiling glass for natural light.</p> <p>Each of these levels have a designated sitting room.</p> <p>The amenity of the common circulation areas is adequate and the variation is supported.</p>	No. Variation supported.
	Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents		The common circulation space of every level has an appropriately sized floor to ceiling glass to provide natural light. Areas are provided near the lift for social interaction and/or sitting areas.	Yes

				Letterboxes are co-located in the pedestrian entrance area and are covered with an awning for shade and weather protection.	
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 opportunities are provided within the apartments and the car parking areas achieving the requirements.	Yes
	Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments		Storage location within the car parking areas are appropriately located for passive surveillance opportunities.	Yes
Acoustic Privacy	Objective 4H-1	Noise transfer is minimise through the siting of buildings and building layout.		The layout of the apartments are appropriate with noise sensitive rooms located away from lifts.	Yes.
	Objective 4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments		Solid balustrading on the ground floor and level 1 minimise acoustic impacts from the street and internal driveways.	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"> - 4 x 1-bedroom units - 78 x 2-bedroom units - 36 3-bedroom units 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 development.	Yes
Ground Floor Apartments	Objective 4L-1	Street frontage activity is maximised where ground floor apartments are located.	Direct street access to ground floor apartments is not possible due to accessibility requirements. Landscaping is proposed between the ground floor apartments and common pedestrian paths.	Yes
	Objective 4L-2	Design of ground floor apartments delivers amenity and safety for residents	Landscaping is proposed between the ground floor apartments and common pedestrian paths. This achieves a sense of space between the private and public domains. Fencing with a mixture of solid and infill components are proposed to balance passive surveillance and visual privacy.	Yes
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 are well articulated using a variety of building materials and modulated components to visually break up each building. Building services including the hydrant and sprinkler boosters, are not clearly shown on the architectural plans. A condition has been recommended to ensure that these services are appropriately screened.	Yes
	Objective 4M-2	Building functions are expressed by the façade.	The main pedestrian entrances for each building are clearly defined through an articulated awning large glass panels. The building façade of the community hall, neighbourhood shop and op-shop building include strong contrasting colours that are not in the residential buildings.	Yes
Roof Design	Objective 4N-1	Roof treatments are integrated into the building design and positively respond to the street.	The community hall, neighbourhood shop and op-shop building has a flat roof which complements the strong colour palette. The residential buildings have hipped roof forms which integrate the lift overruns and services. Both roof styles are consistent with the roof forms found in the streetscape.	Yes

	Objective 4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	Clerestory windows and skylights are proposed to achieve cross ventilation for level 1 apartments in Buildings D, E and F. Roof space to integrate services and lift overruns are proposed.	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. The majority of the proposed plant species are native. Tree species with large canopy and root requirements are proposed in larger landscape areas.	Yes
	Objective 4O-2	Landscape design contributes to the streetscape and amenity	Landscape areas around the buildings and common open spaces complement the building design. Several trees species are the same as those proposed to be removed.	Yes
Planting on Structures	Objective 4P-1	Appropriate soil profiles are provided	The majority of the landscaping is proposed in deep soil zones.	Yes
	Objective 4P-2	Plant growth is optimised with appropriate selection and maintenance.	The proposed plants are appropriate for the climate and solar access. Landscaping in common areas is managed by Warrigal Care staff.	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 between Building B and C 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.	All apartments are capable of being adapted.	Yes

	Objective 4Q-2	A variety of apartments with adaptable designs are provided	All apartments are capable of being adapted.	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 proposal includes the re-building of the existing op-shop along the George Street frontage. A neighbourhood shop is proposed next to the op-shop. The neighbourhood shop will have visibility to George Street and is appropriate for the close proximity to Warilla Town Centre.	Yes
	Objective 4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	The residential and commercial components of the development area separated. The awnings and location of the mailboxes assists in the identification of the residential entrances.	Yes
Awnings and signage	Objective 4T-1	Awnings are well located and complement and integrate with the building design.	Extended awnings are proposed over the pedestrian entrance and letterbox areas for weather protection. An awning is proposed over the BBQ area which extends from the community hall which encourages use of the space.	Yes
	Objective 4T-2	Signage responds to the context and desired streetscape character.	The Statement of Environmental Effects states that a Warrigal Care building identification sign is proposed along the street front. However, dimension details have not been provided. As such, a condition stating that no signage is approved unless	Yes

			permitted as exempt development under the <i>SEPP (Exempt and Complying Development Code) 2008</i> .	
Energy Efficiency	Objective 4U-1	Development incorporates passive environmental design	The size of the windows of habitable rooms allow for adequate natural light.	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 <i>SEPP (Building Sustainability Index: BASIX) 2004</i> was submitted.	Yes
	Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	Natural ventilation is provided to all habitable rooms, common circulation areas and lobby areas.	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.	Rainwater runoff from roofs are collected in rainwater tanks for irrigation. A WSUD treatment tank is proposed to treat stormwater prior to disposal into Benson Creek. Council's Engineer has reviewed the proposed stormwater drainage design and raised no objections. Department of Water has granted concurrence and issued General Terms of Approval.	Yes
	Objective 4V-3	Flood management systems are integrated into site design.	All apartments units achieve the minimum 1% AEP event finish floor levels. Flood refuge for the PMF event are located within the building for the apartments with finished floor levels that to not achieve the PMF finished floor levels. The community hall, neighbourhood shop and community hall achieve the flooding finished floor levels.	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. Waste storage rooms are located within the car parking areas, away from apartments. No garbage chutes have been provided which is considered acceptable. Residents will be responsible for transporting waste from the apartments to the waste rooms. Residential waste will be transferred from the waste storage area for collection by Warrigal Staff. Waste will be collected by a private waste company within the site.	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. General waste, recycling and FOGO is services are proposed.	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 bricks, cement render, concrete, weatherboard, and timber looking aluminium screens. The materials are relatively durable to reduce the ongoing maintenance cost of the building.	Yes.