

**Attachment 5 - Design Review Advisory Panel**

Table 5.1 details the comments made by the Shellharbour Design Review Advisory Panel during its consideration of the development and how the applicant has responded to these comments through design changes.

<b>Table 5.1</b>		
<b>DRP Comment</b>	<b>Applicants Response</b>	<b>Council Response</b>
The cross section tabled indicates some apartments are below ground leading to poor amenity.	The site's topography results in two of the 116 apartments having finished floor levels of between 0.5m and 0.85m below the public domain street level (A00.01 & A00.02). Both apartments will achieve the key ADG design criteria.	These two units have been discussed in detail in the assessment report. The design intent does not comprise the internal amenity as required by the design guidelines.
Solar access, cross ventilation, storage and other items compliance with ADG requirements.	An assessment of the DA against the ADG design criteria is provided.	ADG compliance has been addressed in detail in the assessment report and suitably justified where non compliances are proposed.
Demonstration of compliance with Urban Design Guidelines.	The proposal's consistency with the Guideline's objectives are provided.	Suitably complies and addressed in assessment report.
Further refinement of building façade materials and finishes.	The proposal's colour palette and materials are consistent with the Concept Plan (Mod 1) and Design Guidelines.	Additional information provided with Development Application. The design intent responds to the unique coastal design features of the area while responding to the unique lot orientation.
The proposal has issues with the loading dock/car entry ramp area. It is considered unsafe and requires further review.	The car park entry has been designed to enable vehicles entering and exiting the site to have good sightlines along the road and footpath. The traffic and parking assessment does not identify any safety concerns.	Suitable amendments made to the vehicle access area and additional details provided. Council engineers have reviewed and provided advice which supports the proposed access and confirms compliance with DCP requirements.
The building's interface with the public domain and adjoining sites.	The buildings have been designed to integrate with, and respond to, the public domain, the marina foreshore, and the future medium density dwellings to the south. All ground floor apartments have direct access to the street and the public domain interface will	Development is considered to successfully integrate with the public foreshore area. Development to the east of the site is limited to four storeys by the Concept Approval and the reduction in height from Building A down to Building B is considered to be a suitable integration into

<b>Table 5.1</b>		
<b>DRP Comment</b>	<b>Applicants Response</b>	<b>Council Response</b>
	be softened by a landscapes ground level setback.	this lower medium density housing area.
Details of landscape and planting plan to be provided for communal and private open space and the streetscape.	Landscaping drawings have been prepared by Fieldwork Associates.	Details of landscaping have been finalised as part of the Development Application submission and considered acceptable.
Further development of four storey southern building.	The architectural design of the four-storey building (Building B) has been resolved for the purpose of development assessment.	Details of Building B have been finessed as part of the Development Application and are considered to be acceptable.