


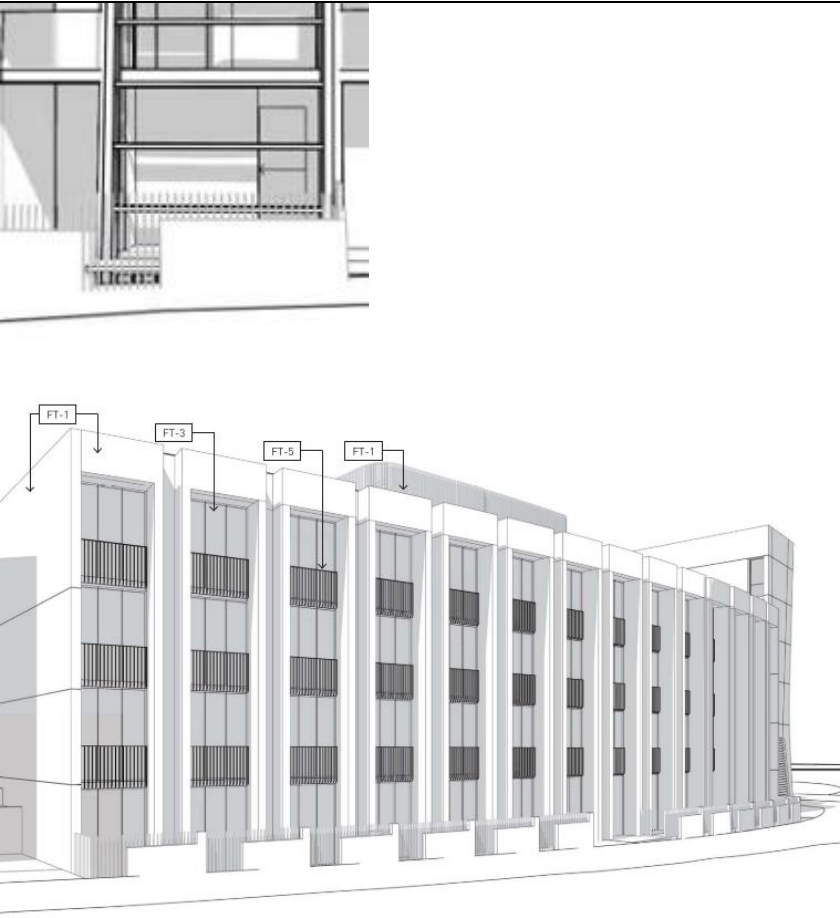
**Attachment 9 – Assessment of compliance with Design Guidelines for Medium Density Housing and Apartments – Precincts B2 and C2.**

Design Guidelines for Medium Density Housing and Apartments – Precincts B2 and C2		
<p><b>2.3 Precinct B2 and C2</b></p> <p>Precincts B2 and C2 are located to the south of the commercial precinct and have frontage to Boat Harbour. They comprise two sub-precincts Medium Density and Apartments as indicated in Figure 3.</p> <p>Characterised by its curvilinear frontage and mix of medium and high density housing types, Precincts B2 and C2 include apartment typologies along the northern blocks addressing the harbour foreshore park and medium density housing to the south.</p> <p>The medium density dwellings and apartments have been located to capitalise on the high level of amenity offered by this precinct. It represents a transition area between the lower density housing to the south and west and higher densities in the town centre</p>		
Design Guidelines	Proposed	Comments
Views and Vistas	Apartments will be orientated towards the marina or ocean views	The design and shape of the development maximizes the apartments with views across the pedestrian foreshore and over the Marina.


Amenity	<p>Additional connectivity to the Boat Harbour is provided.</p> <p>Pedestrian connections to Harbour Boulevard and the main shared pathway to the north of Precincts B2 and C2.</p>	The pedestrian entrances to Building A will lead onto the pedestrian pathway surrounding the site with the public boardwalk bordering the site to the east and north. The design of the development has included specific techniques to improve the interface between the building and the public foreshore area. .
Land Use and Building Types	<p>A mix of medium density housing and apartments provides a variety of architectural expression within Precincts B2 and C2 complementing the coastal context.</p> <p>Apartments, detached studios, Fonzie Flats, and townhouses (front and rear loaded) are sited to respond to the street and reinforce the structure of the Precinct.</p> <p>Building heights are to be consistent with the approved concept plan as modified.</p>	The proposed development will provide a mix of one, two and three bedroom apartments in accordance with the Concept Approval.
3.4 Apartments	<p>To be located along the frontage of Precincts B2 and C2 adjacent to the Harbour foreshore subject to compliance with the Concept Approval as modified.</p> <p>The overarching control framework for apartments within Precincts B2 and C2 is SEPP 65 – Design Quality of Residential Flat Development and the NSW Apartment Design Guide.</p> <p>The siting of apartments buildings responds to the topography and natural landscape setting, maximizing the view amenity to Shell Cove Harbour and placing density adjacent to amenity.</p>	<p>The development will be sited along the water frontage as required by the Concept Approval.</p> <p>A detailed assessment against SEPP 65 and the NSW Apartment Design Guidelines has been included.</p> <p>The crescent design of the building maximizes the water views from the units within the development and also from the surrounding area.</p> <p>This is the first development in the B2 and C2 precinct and will be separated from the other development within the precinct by roads. The building B design has been staggered to four storeys to match the surrounding storey limits for the remaining lots for the B2 Precinct and will act as a step between the six storey Building A and the future four storey Medium density</p>


	<p>Apartments are intended to be designed utilizing similar materials and expressions as Other forms of medium density housing in the Precinct to create a cohesive, yet diverse streetscape and landscape character expressed at different densities and yields.</p>	<p>developments to the east (restricted to four storeys by the concept approval.</p>
Key Controls – Medium Density Apartments	<p>Apartment typologies are to be designed to ensure that they meet the aims, objectives and principles of SEPP 65 Design Quality of Residential Flat Development and the NSW Apartment Design Guide. Proposed variations to the design criteria must be supported by information at the development application stage that demonstrates how the aims, objectives and principles of SEPP 65 and the NSW ADGs are achieved.</p> <p>Car parking – Precincts B2 and C2 are not located in a nominated area for calculating car parking under the NSW Apartment Design Guide. Therefore, the Council's DCP rates apply. Any variation to the Council's DCP parking requirements is to be supported by a Traffic and Parking Study. This would need to include long term/broad area demand and supply assessment.</p>	<p>A detailed assessment against SEPP 65 and the NSW Apartment Design Guidelines has been included.</p> <p>Parking requirements have been informed by Shellharbour Development Control Plan as required and are compliant with these controls.</p>
Objectives	<p>Apartment/apartment site design must:</p> <p>Be appropriate and complementary to its harbour location.</p>	<p>Significant justification of the design details, materials and finishes has been provided by the applicant and it is considered that the proposed development is both appropriate and complementary to the location.</p>

	<p>Complement the design including materiality of the harbour perimeter public domain.</p> <p>Provide convenient and secure pedestrian access between the apartments and harbour perimeter public domain.</p> <p>Integrally consider the design of communal open spaces in designing apartment buildings.</p> <p>Clearly distinguish between the public and private domain at their interface.</p>	<p>Suitable materials and finishes have been proposed to integrate successfully with the public foreshore areas.</p> <p>The pedestrian access for Building A (where majority of the units are located) front onto the public footpath that surrounds the development and gives safe and convenient access to the public foreshore area directly across The Promontory Drive.</p> <p>The communal open space will be provided within the centre of the development and on the rooftop of Building B which provides a secluded and secure area for residents to enjoy the space.</p>
Requirements	<p>The harbour perimeter public domain interface can include elements such as:</p> <p>Boundary level changes.</p> <p>Boundary fencing/landscaping which is visually permeable.</p> <p>Changes in paving design as the public domain transitions to private domain.</p> <p>The harbour perimeter public domain boundary should:</p> <p>Avoid visually dominant fencing. Consider landscaping integrated with any fencing. • Enable secure, legible pedestrian accesses.</p> <p>Communal open spaces will be secure and can be located either on the harbour side of apartment buildings or landward side. The</p>	<p>Boundary level changes have been incorporated into the development with the basement level 1 being partially underground.</p> <p>The fencing proposed is a combination of masonry walls and metal palisade fencing above. The fencing is consistent throughout the development and allows a combination of security as well as privacy to the ground floor units and some degree of passive surveillance towards the street.</p>

	<p>building design must provide appropriate solar access to communal open spaces. Apartment buildings presenting to the harbour will provide appropriate form/function/footprint/envelope influenced by:</p> <ul style="list-style-type: none"> <li>• communal open space design.</li> <li>• harbour perimeter layout at the corresponding development interface.</li> <li>• public domain design/materiality.</li> <li>• the coastal setting.</li> </ul>	 <p>The communal open spaces are on the landward side and offer a secure space which reflects the coastal setting.</p>
4.1 Building Facades, Street Frontage and Character Design Requirements	All buildings are to meaningfully contribute to the character of The Waterfront Shell Cove	The development is seen as a gateway design which is highly visible from the water and landward side. The crescent design is

	<p>through quality design composition of facades.</p> <ul style="list-style-type: none"> <li>• Facades should provide a richness of detail and design interest especially at visually prominent locations.</li> <li>• Designs should demonstrate a clear relationship between the collection of building forms and the individual facade and elements.</li> </ul>	<p>unique in the area and the design features and quality of the design provide a rich detailed façade.</p>
Coastal Character	<p>Design requirements</p> <ul style="list-style-type: none"> <li>• Maximising indoor/outdoor relationships that create a sense of 'openness' and 'transparency' with opportunities for 'outdoor' rooms, verandas, balconies and porches.</li> <li>• Use of materials, colours and textures that reflect the natural coastal landscape.</li> <li>• Incorporation of landscaping as an element that links new development to the existing coastal setting.</li> </ul>	<p>Each of the 116 units include a generous balcony with open plan living areas opening off these balconies with full height glass doors.</p> <p>The materials and finishes are considered to reflect the coastal theme of the area and will be hard wearing for the harsh conditions.</p> <p>The external and internal landscaping will suitably soften the building and will provide an effective interface with the surrounding coastal setting.</p>
4.4 Universal Design and Sustainability	<p>Universal design features are included in dwelling design to promote flexible housing for all community members.</p>	<p>Suitable design details have been included to ensure that the development complies with relevant sustainably building legislation.</p>
4.5 Exterior Design Palette	<p>Where masonry is used, this is preferred on the base of the building with lightweight materials used for the upper levels.</p> <ul style="list-style-type: none"> <li>• Composition of materials such as weatherboards, glass, masonry, timber and expressed steel elements are encouraged to add variation.</li> </ul>	<p>The proposed materials and finishes are considered to suitably reflect and sympathise with the coastal location. The materials are considered to be suitably hardy to withstand the coastal environment.</p>

<p>4.7 Walls and Fences Special Fences</p>	<p>Fencing to apartment boundaries addressing the harbour perimeter / open space must be consistent with the additional apartment controls in Section 3.4. Special fencing will provide for a unified streetscape along key corners and surrounding the medium density dwellings and apartments. The design of special fences is to be:</p> <ul style="list-style-type: none"> <li>• Appropriate height and scale (height to be minimised).</li> <li>• Provide noise protection if required.</li> <li>• Comply with site distance safety provisions.</li> <li>• Provide passive surveillance via visual permeability where appropriate.</li> <li>• Provide privacy to private open space where appropriate.</li> <li>• Consistent with and complementary to fencing provisions in these Design Guidelines.                         <ul style="list-style-type: none"> <li>• Provide pedestrian gates at the primary frontage for all medium density dwellings.</li> <li>• Provide appropriate pedestrian access points from the public domain/streets to apartment buildings.</li> <li>• Complement open space design where interfacing with open space.</li> <li>• Provide gates for access to adjoining open space.</li> <li>• Provide retaining walls that are integrated with fencing where required</li> </ul> </li> </ul>	 <p>The development includes pedestrian entrances that open onto the water side of the site (east) and each of the ground floor apartments include independent pedestrian access onto the adjoining pedestrian footpath via gates. The proposed fencing has been designed specifically for this site and suitably allows privacy and security whilst maintaining some passive surveillance and an open feel to the street.</p>
<p>4.8 Service Areas and Auxiliary Structures</p>	<p>Elements such as aerials, solar panels, air conditioners, gas and water meters, and storage structures are to be considered as integral parts of the dwelling design.</p>	<p>The service areas are located away from the public foreshore areas and are located on the edges of the building where streets interconnect.</p>

		<p>The service areas will be screened with suitably sympathetic materials.</p> 
5.1 Landscaping	<p>A Landscape Plan is required by Shellharbour City Council as part of the DA application. A Landscaping Palette is provided in the design guidelines which details preferred species and plantings for front and rear gardens. These have been informed by Council's preferred species for planting.</p>	<p><b>Internal</b>              The internal landscaping proposed provides a rich variety of planting, including mature trees. The landscaping will be focussed on the internal courtyard Communal Open Space (COS) with pocket landscaping throughout the site and each building. There will also be significant planted areas on the roof top COS which will both soften this area and provide some wind protection.</p> <p><b>External</b>              The site will be encircled by mature trees between the development and the pedestrian footpath. These trees will provide shade, soften the buildings appearance and will provide some additional privacy to residents.</p>