

Attachment 9 - Assessment of Compliance with Design Guidelines for Medium Density Housing and Apartments – Precinct E2

2.3 Precinct E2

Precinct E2 is located to the west of Boat Harbour, at the interface between existing surrounding low density residential development.

It represents the second stage of residential development within The Waterfront, Shell Cove development and the transition zone into the Waterfront Shell Cove community. Precinct E2 is distinguishable by its mix and diversity of distinctive architecture, detached housing on land and medium density housing typologies.

The Medium Density area represents the transition area between the low density housing in the north and higher density housing and mixed uses around the Shell Cove Town Centre to the south.

Dwelling numbers and type are to be generally in accordance with Concept Plan Approval (07_0027).



Figure 3: Precinct E2, showing areas for land and medium density Source: COX Architecture

 Northern Lands Inclusion subject to future approval

Note: Figure 3 includes building types and building locations reflected in a current application to the Department of Planning and Environment to modify the Concept Plan Approval.

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Views and Vistas

Vistas to the water and Harbour are maintained along north-south aligned view corridor streets and secondary roads.

Views to the Southern Park and Town Centre encouraged via north-south streets.

Road network and lot layout determined as part of subdivision DA 0118/2017.

Lot sited on east/west streets – not applicable.

Setbacks are considered adequate to maintain view corridors.

	Development should respond to the alignments and ensure adequate setbacks to maintain view corridors.	
Amenity	Pedestrian and cycle connections to the Wetlands Park and Harbour Promenade run through mid-blocks along the southern blocks of Precinct E2 and north-south street connections. Development provides a strong street address to the public domain and fronting public streets reinforcing the movement patterns within the Precinct. Pedestrian and cycle linkages and public open space is to be designed in accordance with the relevant crime prevention through environmental design principles.	 Development includes pedestrian links to public open space to the south (wetlands park) with pedestrian walkways running adjacent to the site boundary. The application site will also include a pedestrian link from Cormorant Way to the wetlands park on the western side (highlighted above).
Land Use and Building Types	A mix of medium density housing typologies provides a variety of architectural expression within Precinct E2 and complements the coastal context. Apartments, garden studios, Fonzie Apartments, townhouses and front and rear loaded types are sited to respond to the street and reinforce the structure of the Precinct. A mix of building heights are distributed within the Precinct between 2 to 4 storeys.	Three buildings included within DA with one four storeys and two three storeys proposed. Apartments will address the street and the wetland park. Pedestrian access provided from Cormorant Way to the wetland park.

	Apartments along Wetland Park, in locations consistent with those identified in the Concept Plan Approval, provide access from the new street to provide amenity along the open space corridor.	
3.1 Siting	Where Residential Flat Buildings are proposed, they must be sited to enable the achievement of the 9 design quality principles in SEPP 65 and the relevant aims and objectives within the NSW Apartment Design Guide.	The proposed development achieves the 9 design quality principles as detailed in Assessment Report.
3.2 Building and Siting Principles	Each building or dwelling should be designed to respond to its unique site conditions. It should be designed to respond to the slope of the land, views and vistas, breezes, solar orientation, access opportunities and any neighbourly amenity issues such as privacy or overshadowing. The siting of dwellings will need to be carefully considered to address: • Slope of the land and water run off; • Slope of the land and orientation to views; • Location of living spaces and gardens orientated for good solar access in winter and to provide sun shading in summer; • Strong connection between living spaces and external spaces; • Orientation to catch prevailing breezes in summer months and to protect from adverse weather; • Setbacks to streets and lot boundaries; • Access requirements of vehicles and pedestrians;	Building mass provides façade articulation and introduces scale and proportion compatible with the adjacent dwellings and the streetscape grain and pattern. Balconies have been used to articulate the streetscape and wetland facades, maintaining a consistent language with each fold and articulation responding to views, privacy and adjacent context. Articulation included has minimised massing, and provided proportion. Access for vehicles is provided by one entrance from Cormorant Way to basement parking level. Communal Open Space (COS) provided between the gaps between buildings and will have suitable solar access and views across the wetland park. Separate central pedestrian entrances provided for each building. Passive street surveillance and wetland park surveillance achieved through balconies, private open space (POS) and COS.

	• Maximum building envelopes; • Neighbouring dwellings; and • Requirements of services and easements. These considerations will vary depending on the dwelling type and its orientation. For example, northern orientation is most desirable for living rooms and private open spaces. Where passive street surveillance and/or good views conflict with this, open/flow-through living plans that maximise opportunities for dual aspect should be considered.  Figure 5: Apartments should be designed having regard to its neighbours and respond to the unique features of the site	Connections between living spaces and balconies or POS suitably achieved with full length windows and doors. POS located to maximise solar access (on northern and eastern side of building) and views on southern side of building.
3.4 Medium Density Apartments	Precinct E2 (Medium Density) aims to provide for a range of dwelling typologies that support a mix of households, adaptability, a diversity of built form and	Variety of apartment sizes proposed as follows: - 6 one bedroom apartments - 33 two bedroom apartments - 25 three bedroom apartments.

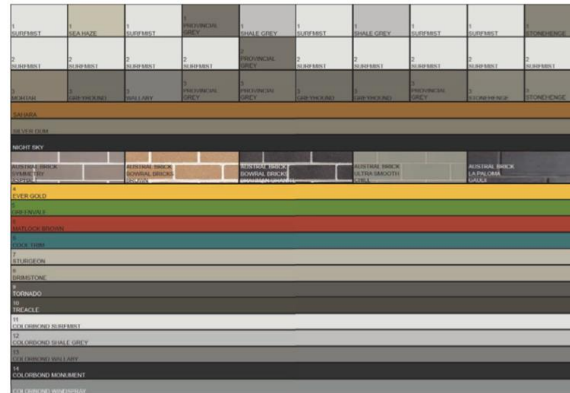
	character, and offer more affordable housing products. Apartment typologies are proposed as a way to meet the density and yield requirements of the Part 3A Concept Approval. They are to be located along the Wetland Park within Precinct E2 (subject to compliance with the Concept Plan Approval) and offer more compact and sustainable living options in close proximity to amenity and the Waterfront Shell Cove Town Centre. The overarching control framework for apartments within Precinct E2 (Medium Density) is SEPP 65 - Design Quality of Residential Flat Development and the NSW Apartment Design Guide.	This is in accordance with the density and yield requirements of the Part 3A Concept Approval. Rectangular shape of site allows maximum amount of apartments to have views over the Wetland Park. SEPP 65 and NSW Apartment Design Guide assessment included as part of the Assessment report.
Key Controls – Medium Density Apartments	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 ADG are achieved. Car parking – Precinct E2 is not located in a nominated area for calculating car parking under the NSW Apartment Design Guide.	Discussion of how the proposed development achieves the aims and objective of the principles of SEPP 65 is included in the Assessment Report. Attachment 7 details the ADG requirements and how the development achieves these requirements. Parking requirements as per Shellharbour Development Control Plan: 1 space /one bedroom dwelling - 6 spaces 1.5 spaces/two+ bedroom dwelling – 87 spaces Visitor parking 0.25 spaces/one bedroom dwelling – 1.5 spaces 0.5 spaces/two+ bedroom dwellings – 29 spaces Total required

	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 a long term/broad area demand and supply assessment.	Residential – 93 spaces Visitor – 30.5 spaces. Total provided Residential – 93 spaces Visitor – 31 spaces. Complies.
4.1 Building Facades, Street Frontage and Character	Design requirements • All buildings are to meaningfully contribute to the character of The Waterfront Shell Cove through quality design composition of facades. • Facades should provide a richness of detail and design interest especially at visually prominent locations. • Designs should demonstrate a clear relationship between the collection of building forms and the individual facade and elements.	Façade of the development includes suitable articulation, passive surveillance with the positioning of balconies and suitable materials and finishes. The character of the development is considered to suitably contribute to the character of the area and reflect the coastal theme. Variety of materials and finishes included within the facade add to the articulation of each building. Facades of service areas use cladding that add interest to these otherwise featureless areas. The three buildings use the same materials and finishes but are not mirror images with differing shapes of building and complimenting articulation. This achieves an individuality between the development whilst still maintaining a clear relationship within the development.
Coastal Character	Design requirements • Maximising indoor/outdoor relationships that create a sense of 'openness' and 'transparency' with opportunities for 'outdoor' rooms, verandas, balconies and porches. • Use of materials, colours and textures that reflect the natural coastal landscape. • Incorporation of landscaping as an element that links new development to the existing coastal setting.	Use of glass and full length windows and doors for each apartment maximises indoor/outdoor relationships. The balconies utilise glass balustrades which create a sense of openness both from the apartments and the street view. The ground floor POS areas will have 1.2 metre high masonry walls and palisade fencing above, this will allow some degree of passive surveillance with landscaping allowing for reasonable privacy.

External Materials

Design requirements

- The creative use of contrasting/complementary lightweight materials is encouraged particularly to upper building levels. Materials can include timber or reconstructed weatherboards, plywood, compressed fibre cement products and metal cladding.
- A mix of external materials is required.
- At least two complementary materials or finishes should be used for facade articulation.
- All materials and finishes to resist coastal elements and be easily maintained.



Materials proposed area a mixture of glass, rendered blocks, metal louvres and metal cladding with timber look. It is considered

		that the materials proposed are a suitable mixture, will reasonably resist coastal elements and be easily maintained.
Verandas, Balustrades	Balconies, Design requirements • Balconies and verandas to be a minimum depth of 1.5m. • Doors and windows should generally be more than 50% of the balcony or verandah width to maximise indoor/ outdoor relationships. • Detailing of balconies and balustrades should be generally open in style and reflect a coastal character using vertical timber battens, steel, mullionless clear or opaque glass or a combination.	Minimum balcony depth of 1.5 metres. All apartments have full length glass doors/windows opening onto balconies. Balconies open style with glass balustrades, extend along the apartments with more than one room having external access.
Energy Efficiency and passive Solar Design	Design Requirements • Orient living spaces with large openings to the north where practicable. • Incorporate operable windows and louvres to allow for cross ventilation, natural airflow and to take advantage of breezes. • Install insulation to walls and roofs. • Incorporate deciduous trees for summer shade and winter sun. • Use light coloured roofs to reflect heat. • Incorporate sun control devices where practicable such as eaves, awning or shade devices to allow sunlight into the building during winter and to provide shade in summer.	All apartments will have open plan living.dining and kitchen areas with full length glazing to balconies/POS. Doors will allow for natural ventilation. Fixed exterior vertical screens on relevant facades to provide shade in the summer. Eaves on each building provide shade in summer.
4.5 Exterior Design Palette	Design requirements • Where masonry is used, this is preferred on the base of the building with lightweight materials used for the upper levels.	Masonry used on ground floors of buildings only and lightweight materials on upper levels. Variety of materials used throughout the buildings.

	Composition of materials such as weatherboards, glass, masonry, timber and expressed steel elements are encouraged to add variation.	
4.6 Sun Shading and Other Details	Design Requirements The use of timber battens, screens and sun shading devices is encouraged to create “outdoor rooms” for coastal living.	Fixed exterior vertical screens provided for shade where required.
4.7 Walls and Fences	Design Requirements The design of fences and walls is to: - Clearly define boundaries between private and public spaces; - Provide sight lines to the street and public domain to allow passive surveillance and increase safety; - Provide for privacy, particularly for rear gardens and courtyards, without impacting on views, outlook, access to light and natural ventilation; - Provide an articulated and varied interface with the street; - Provide privacy for courtyards within the front setback, Incorporate landscaping where possible to soften the fence line and provide privacy where required.	The development adjoins the future Wetland Park. The COS for the development will be separate from this public open space by masonry boundary treatments, gates and level differences. These level differences will allow the COS views across the Wetland Park whilst still maintaining a private and secure open space within the development for residents. POS and balconies that address the street will be suitable setback with landscaping and boundary treatment providing privacy and security. Upper floor balconies will have glass balustrades which will allow for openness and passive surveillance of the street. Landscaping throughout the development will soften the masonry walls and will provide privacy to ground floor apartments and the COS areas.
Front Fences	Design Requirements Front fencing is mandatory for development addressing Harbour Boulevard and Wetland Park;	Fencing proposed for southern side of development that adjoins Wetland park includes permeable elements allowing for passive surveillance

	• Front fences are to provide permeable elements for passive surveillance to the street; • Front fencing is mandatory where the lot addresses entry streets or public open space; • Fencing colours and materials are to be consistent with the main dwelling colours; • Front fences will generally be 1.2m to 1.5m in height. Where front fencing abuts principal private open space, a 1.8m height can be considered; • Fences are to be a maximum of 1.8m in height.	
Private Access to Wetlands	Gates within the fencing to the wetlands will be provided (where ground levels are compatible and subject to detailed design) to allow direct access from the residential lots to the wetlands open space.	COS areas will have direct gated access to wetlands park in addition to providing public access through a pedestrian pathway on the western end of the site. Retaining walls proposed between the development and the wetlands, the retaining walls are variable heights in accordance with the topography of the land and are considered reasonable heights, design and have included suitable landscaping surrounding to soften the appearance of this infrastructure. .
5.0 Landscaping	Design Requirements • Landscaping should be in accordance with the Landscaping Palette included at Appendix C of the Design Guidelines. • Plants to be selected based on the size and orientation of the garden areas with native species to be used where appropriate.	Landscaping proposed is compatible with the landscaping palette included within the Design Guidelines. Landscaping has been reviewed by Council's Landscaping Officer and considered suitable for the conditions of the site.

	• Landscape treatments should flow from internal spaces of the home with connection to front access points from the street. • Trees are to be planted in an edged garden bed and not directly within the turf area. Avoid planting trees close to dwellings, hard paved areas or over underground pipes. • Deciduous trees should be planted to the north, north-west and western elevations to shade the dwelling and garden from the summer afternoon sun, whilst allowing desirable winter sunlight through.	
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