Attachment F: Schedule 9 Design Principles for Residential Apartment Development and Apartment Design Guidelines (SEPP (Housing) 2021) Assessment Table

Principle	Objective	Applicant Comment	Council Comment
1 Context and neighbourhood character	(1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions. (2) Responding to context involves identifying the desirable elements of an area's existing or future character. (3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. (4) Consideration of local context is important for all sites, including sites in the following areas— (a) established areas, (b) areas undergoing change,	**Context** Shell Cove is a new beachside community located in one of the most picturesque locations of the NSW South Coast surrounded by beautiful beaches and coastline and framed by views to the Illawarra Escarpment to the west. The project is approximately 21km south of Wollongong and a one-hour drive from Sydney's southern suburbs. The Master Plan provides a variety of residential offerings with a yield of approximately 3,000 dwellings, a 270-berth boat harbour, Town Centre, hotel, retirement village, commercial development and an 18-hole championship golf course. To date 2,200 residential land lots and homes have been developed and sold, public schools completed and opened, golf course and clubhouse completed and operational with community and recreational infrastructure as well as the boat harbour delivered. A new growing community, with a current population of approximately 5,000 people is now in evidence: the end population is expected to reach approximately 8,000. Precincts D, consisting of sub-precincts D1-D3 accommodate residential apartments situated just north of the established town centre. Precincts D1- D3 are to be developed as part of the wider Shell Cove Estate masterplan completing the vision for this unique new community. The site is relatively flat, and	The applicant's design statement has provided a good assessment of how the design responds and contributes to the site context. The development makes positive contributions to the area's character and relation with the land, noting how the development takes advantage of vista amenity from the Brindabella Wetlands, Marina, and Shell Cove town centre. The design is considered to enhance the quality and identify of the area, particularly noting the through-site link, pedestrian crossings, and high level of design quality which integrates with the broader vision for Precinct D and Shell Cove.

	(c) areas identified for change.	the precinct will provide residential housing, with parts of the ground plane providing retail and commercial use to add to the dynamic of the town centre. The residential buildings are situated to take full advantage of both the views towards the harbour located east of the site as well as the wetlands which surround the site towards the north and west. The location adjacent to the town centre, hotel, community centre and library and waterfront promenade as well as foreshore parks provide this site with an active surrounding to connect to throughout the day and into the evening. The site is surrounded by road access on all sides and is located adjacent to the new Hotel and community space to the east, wetlands to the north, Town Centre retail precinct to the south and wetlands to the west. D1 will take advantage of predominantly wetland views while D2 will feature views towards the harbour to the east. D3 will mark and reinforce the entry into the main retail street of the town centre on arrival from the west. These buildings play an important role in establishing the character of the town centre while taking advantage of the active ground plane and proximity to the town centre.	
2 Built form and scale	(1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. (2) Good design also achieves an appropriate built form for a site and the	**Scale** Precinct D as part of the masterplan establishes densities which are well considered in relation to the proposed public transport and balanced against the public open space provided surrounding the site. The proposal is aligned with anticipated growth and meets the needs of the local community. The Precinct D proposal is consistent with the intent of the overall masterplan concept and public domain strategy while	The applicant's design comment provides an accurate assessment on the matter of scale and built form with regard to the proposed build. Notably, the design statement makes comment on the scale of

	building's purpose in terms of the following— (a) building alignments and proportions, (b) building type, (c) building articulation, (d) the manipulation of building elements. (3) Appropriate built form— (a) defines the public domain, and (b) contributes to the character of streetscapes and parks, including their views and vistas, and (c) provides internal amenity and outlook.	adding to the public amenity and connectivity within the precinct proposal which will add to the experience of the overall Town Centre. Precinct D, as part of the overall Shell Cove masterplan, is consistent with the defined scale and vision of the area. Building D3 consists of a 3-storey building scale, maximum 12 metres in height, with a clearly defined active ground plane which ties into the character of the retail street. The building scale is consistent with the established scale of the shopping mall and the library building. The retail strip establishes a comfortable human scale and street profile which provides for good solar access throughout the day spilling out to the active foreshore of the new Shell Cove harbour. Buildings A and C remain generally consistent with the height limit and storey under the Concept Plan (Mod 1) with minor height exceedances which are imperceptible from the public domain. It is acknowledged that building B includes penthouse apartments which results in a partial 7-storey built form and which also varies the height limit. The variation is considered to have reasonable environmental impact particularly from a built form and visual impact perspective as outlined within the accompanying documentation. The proposed buildings have a clearly defined tripartite expression of base, middle and top which will assist in establishing a proportional response to both the generous public domain and scale transition to the adjacent hotel establishing a marker along the harbour. The generous ground plane expression will	Building B. Council agrees that the height and storey variation is considered to have a reasonable built form and visual impact, with limited adverse impacts to the public domain. This is assisted by the scale transition to the adjacent hotel, and a varied architectural expression, including recessed rooftop features which prevent any apparent bulk or incoherence with the site context. The built form of Building B is considered to achieve a pleasant design, with a well-balanced composition that is complementary to the scale and established character of the area.

		allow for a strong human scale relationship and draws the rich landscape setting into the precinct and buildings edges. The strong textural and material character will ground the buildings and will guide the public through the public link to the communal heart of the proposal. The clearly expressed middle of the proposal will establish the bulk of the building which conceptually floats over the rich landscape and textural base carefully considering the scale transitions and proportions of the buildings. The expression of the top of the buildings, which is setback contains a layer of communal open space, apartments and coordinates the required services areas carefully considering the expression of this fifth façade as seen from taller buildings surrounding the individual buildings. The generous communal space proposed will further enrich the lifestyle qualities of this building and provides access for each apartment to good solar access and aspect to the waterfront and harbour to the east. **Built Form** The proposed building form and expression of the established volumes within the defined masterplan forms are based on a range of key design drivers which form part of the general design strategy. The building footprint carefully considers the opportunity to reinforce the public domain strategy for the site. The site builds on the dynamic of the adjacent public open spaces and aims to draw the energy through the base	

		of D2 into clearly defined community heart for the project. The built form and proportion establish a rhythm and pattern which clearly frame the public and communal spaces created. The length of the built form and articulation create a well-balanced composition of form which break down the length of established building blocks. The tripartite expression of base, middle and top of the building assist to break down the overall form of the building and allows the buildings to be perceived comfortably from a human scale perspective as well as from a macro scale. The top of the building forms a dynamic layer of landscape which balances the overall perception of the built form and coordinates the roof façade as seen from taller buildings adjacent.	
3 Density	(1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. (2) Appropriate densities are consistent with the area's existing or projected population. (3) Appropriate densities are sustained by the following— (a) existing or proposed infrastructure, (b) public transport, (c) access to jobs,	**Density** Density refers to a building's floor space or dwelling numbers relative to the site. Appropriate densities respond to the context, environmental qualities, and the availability of infrastructure, including social/community infrastructure and public transport. The Precinct D proposal is consistent with the overall strategy in its height, density and building form to play its role in defining the Shell Cove Community. The development offers a range of apartment typologies consisting of 90 market apartments within D1 and 88 apartments within D2 which is consistent with the target precinct yield as approved by the concept plan. The Site's proximity to public transport infrastructure, local service and retail offerings provides a compelling	The applicant's design statement provides a good summary with regard to the design principle of density, upon which Council agrees. Notably, the site is well prepared to service a high-density build, with a satisfactory referral response from Sydney Water, sufficient public transport options, and direct access to town centre local services and retail offerings. The site presents an ideal location to provide a high-density build in Shell Cove.

	(d) community facilities, (e) the environment.	opportunity for high-density residential redevelopment at this site. The proposal can provide well considered residential accommodation, surrounded by good amenity catering for both individual and families. This development is defined by great connectivity to amenity, community, and retail infrastructure. This precinct is a well-considered development strategy within Australia, due to its ability to achieve wider sustainability and economic benefits when compared to their suburban counterparts. The proposal provides a good balance between landscaped open spaces and built area ensuring sufficient public open space, communal open space and amenity is created for the proposed community. Clearly defined communal spaces at both the ground plane as well as at generous communal rooftop areas which includes a pool, and related facilities create a variety of spaces for the community and have good solar access and amenity. The proposal will complement the dynamic character of this place which will be established within the town centre and along the water's edge just south and east of Precinct D which already is a dynamic and vibrant place.	Further, the additional dwellings in Building B (additional density), are not considered to translate to any adverse scale impacts; the proposal remains complementary to the Shell Cove Town Centre and Marina, contributing toward a pleasant and vibrant character.
4 Sustainability	(1) Good design combines positive environmental, social and economic outcomes. (2) Good sustainable design includes— (a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and	**Resource, Energy and Water Efficiency** Environmental sustainability is more important than ever as we increase density and impact our environment. We put a focus on developing buildings which are sensitive to social, economic, and environmental factors. Our approach to ESD aims to create an environment which is healthy, comfortable, social, and sustainable. The proposal will need to stand the test of time and be an exemplar project for	The applicant's design statement provides extensive comment on the sustainability outcomes of the design. Council agrees with the design statement assessment, with a clear focus on principles of Ecologically Sustainable Development through numerous

	(b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs. (3) Good sustainable design also includes the following— (a) recycling and reuse of materials and waste, (b) use of sustainable materials, (c) deep soil zones for groundwater recharge and vegetation.	a community in which socialization, shared community assets, nature, health, and well-being become a key focus. The ESD Strategy has informed the project's design concept and sustainability ambitions. As the global focus aims at the sustainable world and health our projects need to more than ever consider and promote essential aspects of providing a healthy and productive lifestyle, in which a community can be inspired, share, and have fun. The building design and urban design infrastructure for the project embed the principles of sustainability. Given the effect to the global, state, and local policy relating to amenity, climate change and biodiversity, the design is aligned with the sustainability guidelines and as outlined with the Green Star design rating. ***Health and Wellbeing*** The proposal integrates the proposed uses with a carefully configured public realm, providing generous public open space and linkages as well as communal open spaces dedicated to the future residential community on the roof. These spaces will create activation to promote a healthy and dynamic urban lifestyle with a coastal feel. The site is well connected to local public transport with a bus route coming through the heart of the site. The overall buildings composition and orientation ensures that the majority of the apartments receive good solar access and visual aspect engaging with the wetland natural areas and the harbour waters towards the east which celebrate the landscape character and create harbour setting of the masterplan. ***Social Environment and Inclusion***	design components. The proposal is accompanied by a BASIX certificate, indicating compliance with building sustainability criteria.

		The proposal promotes the concept of inclusion and social gathering. Human connectivity, communication and shared experience is a key aspect of learning and creating community. The ground plane shared public open space and permeability of the site will encourage natural engagement between people. The visual connectivity between the spaces will create a sense of awareness and natural engagement between both the residents of each building and the wider community. The lobbies which are accessed from the shared open space running through the heart of the development for building D1 and D2 will allow the overall community to engage with one another creating a sense of shared ownership and dedication while linked to the wider precinct. The community heart, waterfront park, beach, and promenade, combined with the communal gardens collectively create a network of spaces promoting a variety of uses which collectively will contribute to the beating heart of the wider community at Shell Cove. The communal gardens and rooftop garden provides for a variety of programmed uses which includes seating configurations, BBQ areas, gathering spaces and spaces for exercise, but also spaces to meditate and relax while appreciating good solar access and view aspect to either the wetlands or harbour. ***Passive Design & Thermal Comfort*** Passive design strategies are fundamental to a sustainable buildings design. Apartment units and the proposed façade type need to consider both the visual amenity and transparency while ensuring shading and	

		thermal comfort. The proposed building form and proposed core locations ensure that the required solar access and cross ventilation to the apartments is achieved. The proposal includes a variety of façade typologies which respond to various orientation, conditions, aspect, privacy requirement and required shading and solar requirements. Insulated walls and exposed thermal mass will together keep the apartments at stable internal temperature, while operable windows, cross ventilation enable passive cooling. The careful consideration of the proposed built form and urban framing of external areas, landscaped areas and balconies ensure that these spaces are usable and comfortable. External operable screening to key areas assists with this. The balance between sun, shade, and protection from rain, wind and noise ensure the proposed apartments and balcony areas will create comfort for the residents living there. Landscape and planting at the ground level apartments will play a key role in further enhancing these principles and ensure the relationship between private and public space is considered. **Energy** An energy efficient building should consider ways to reduce the need for energy as a starting point. A key consideration in this is the façade design which controls the further need to deal with cooling, heating, light, and air. The façade should be responsive to the uses and the needs of its occupants. The facade is designed to control solar access and a comfortable internal environment.	

		Window areas are designed to minimise solar gain while maintaining views to the external environment and daylight. Naturally ventilated rooms, corridors and communal areas using cross ventilation will reduce need for AC. Motion sensors and management software can further reduce wasted energy uses for both air-conditioning and lighting. The development includes the potential to generate, store, and use power by including PV panels on the roof of the buildings. These are to be used in the car park for vehicle charging stations as well as to power the lighting within the public domain, communal and common spaces. **Water** Water is essential to life and its security is of the essence. Water sensitive design will be a key consideration to the design of the roof areas and public realm landscape, which require substantial amounts of grey water for irrigation. Careful consideration of how to reuse water across the development will provide efficiencies combined with careful plant selection throughout the development. The project will use water-smart strategies to reduce potable water consumption through efficient fixtures. **Sustainability Measures** The proposal should demonstrate sustainability leadership by striving to have a positive impact on the environment and target a Green Star rating of 4 stars Design and As-Built with a pathway to achieving higher rating in the long term. Our design has considered a range of key innovative and operational solutions which aim to achieve these targets as well	

		as providing opportunities for health and well-being in the development for a WELL-certified design while considering the proposed budget and viability and be appropriate for use/implementation in this asset class. The following provides numerous sustainability measures which may be implemented within the design: *Management* The effective management of building operations and the communal spaces a key aspect of sustainable performance. This includes the provision of systems information to the residents, the ongoing monitoring of energy and water use, and the implementation of green cleaning policies and practices. In addition, the opportunity to actively assess the occupant wellbeing and interactions with their environment feedback to ensure buildings are managed successfully and performance is improved where necessary. *Indoor Air Quality* Indoor environment quality is a key aspect of sustainable building performance. The creation of high-quality indoor environments has been shown to increase productivity, occupant satisfaction and health. To achieve optimal thermal comfort conditions, an ideal balance must be struck between temperature, relative humidity, and air speed. Air circulation or ventilation is key to improved indoor air quality. The Project's typical floors provide fresh air at lift lobbies and opportunity for cross ventilation to apartments and corridors. The building configuration with multiple cores ensures at least 60% of the apartments is cross ventilated, reducing the need for	

		air-conditioning. The requirements for heating and air-conditioning have been minimized through passive design including glazing orientation, and natural ventilation, however, active systems will still be required with centralized plants located on the roofs. *Energy* Systems and monitoring play and active role in measuring the performance of buildings. Lower energy consumption offers benefits beyond the obvious reduction in operational cost, and present environmental benefits across several areas. The easiest way to reduce energy consumption is to use less. The building also implements passive design features in order to minimize the energy consumed by heating and cooling systems as well as the dependency on artificial lighting. *Lighting* For this project lighting includes efficient fluorescent and led lighting and, where low voltage down lights have been used. To minimise the energy consumed by artificial lighting when not required the following control strategies have been implemented. Stairs will be controlled via occupancy sensors as will lobbies and corridors with safety lighting via low energy led sources. External lighting to be controlled by daylight sensors. Lift cores and lobbies have the benefit of using natural light and provide a view out reducing the need for lighting in these areas. *Transport* The access to public transport will reduce the need for usage of cars. Car parking for residents is provided	

		but its location close to the town centre and level access to the bus stop promotes the use of the public transport infrastructure as well as sustainable modes of transport including bicycles, motorcycles and car sharing services. There is a bus route that runs between Shell Cove and Shellharbour Junction Railway Station providing easy access to the Illawarra Railway Line. *Water* The project considers responsible use of water by utilizing the following in their facilities. The development aims to minimise potable water consumption through efficient fixtures and fittings as well as reduction in landscape irrigation. Planting on the rooftop areas and podium levels will be drought resistant and will be coordinated with the landscape architect's specifications of planting. Fire protection testing water is recycled into the system to avoid wastage. *Material* Building materials used within the development will be selected to minimise the environmental impact. This includes materials sourced from sustainable sources, materials to preference local over imported materials, material life to consider durability and design life and quality, modular fabrication in factories to reduce wastage, socially responsible trade labour in all cases, global partnerships purchase goods through socially responsible partners that have ethical commitments to their workforce, material use and waste management. Waste is recycled where possible. Waste is minimized on site during	

		construction with design adopting modularization of componentry, panelling and systems so that cutting is limited.	
5 Landscape	(1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity. (2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood. (3) Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following— (a) the local context, (b) co-ordinating water and soil management, (c) solar access, (d) micro-climate, (e) tree canopy,	**Landscape** This proposal integrates architecture and landscaping into a sympathetic balance in which the surrounding landscape character and proposed connectivity help to define the built form and architecture. The architecture and building composition define a network of landscaped areas which celebrate the community and shared ground plane. The waterfront park, wetlands, public link and communal open spaces are well defined by the build form and allow for a variety of uses and program. The landscape architects have provided a variety of solutions within each space to enrich the spaces with new proposed planting, seating, and gardens. The layered landscaped edges help to further define the separation between the private gardens and the communal or public areas. Each space is intertwined with landscaped expression, punctuated, and extruded to compose an environment that is open and programmed. Pedestrians move through the landscaped ground plane with ease. The most exciting part is the way the generosity and energy of the public waterfront is drawn into the project to connect the community to the water's edge. To that extent the building form plays a role in creating a	The design statement provides a good appraisal of the landscape outcomes for the development. Notably, the Building B modification retains landscaping on structure, introduces landscaping to the communal open space on the rooftop, and otherwise retains excellent landscaping in the public domain.

	(f) habitat values, (g) preserving green networks. (4) Good landscape design optimises the following— (a) usability, (b) privacy and opportunities for social interaction, (c) equitable access, (d) respect for neighbours' amenity. (5) Good landscape design provides for practical establishment and long term management.	welcoming gesture when arriving from the east allowing the public to engage with the precinct.	
6 Amenity	(1) Good design positively influences internal and external amenity for residents and neighbours. (2) Good amenity contributes to positive living environments and resident well-being. (3) Good amenity combines the following— (a) appropriate room dimensions and shapes, (b) access to sunlight, (c) natural ventilation, (d) outlook, (e) visual and acoustic privacy, (f) storage,	**Amenity** Good design provides amenity through the physical, spatial and environmental quality of a development. It includes considering aspects of accessibility, sunlight, ventilation, visual and acoustic privacy, the size and configuration of apartments, rooms and sequence of spaces. More than ever buildings rely on a shared spectrum of community opportunities. This project is designed with a strong emphasis on creating buildings which form a shared community with shared community facilities. The alignment and orientation of the buildings has been assessed to ensure both the apartments as well as the context will maintain sufficient solar access, comfort, and aspect, sharing the landscaped communal setting for all residents. The building configuration, core positioning and articulation facilitates sufficient natural ventilation	The design statement provides a good assessment of the amenity outcomes for the development. Notably, the design provides strong outcomes on merits of comfort, apartment design, aspect, natural ventilation, privacy, views, landscaping, articulation, and integration within a community-oriented design. Whilst variations to solar access are noted, the design provides amenable outcomes despite significant site constraints. The COS provision on the rooftop of Building B is a particular strong point, with

	(g) indoor and outdoor space, (h) efficient layouts and service areas, (i) ease of access for all age groups and degrees of mobility.	and allows for a mix of 1, 2 and 3-bedroom apartments which share equal amenity through sensible space planning and sizing over multiple levels within the buildings. The ground floor apartment has additional amenity with private garden which enhances usable outdoor area. The core configuration ensures views, natural light and ventilation are achieved when arriving at your level by lift, creating an understanding and relationship to the immediate context before entering your apartment. The communal areas are varied across the 3 buildings. The shared ground plane creates a dynamic visual foreground to the apartments which overlook these areas. The spaces encourage social interaction and visual and sensory engagement with the surrounding urban context and create a strong sense of community for the occupants while connecting to the public open spaces. The occupants will use these spaces to congregate with friends and family at all hours of the day. The thresholds and the relationship between these different spaces lead to a dynamic interplay of zones that encourage different forms of social and communal activity. The generous communal landscaped roof areas provide a range of amenity for its residents and include a pool and various BBQ areas and spaces for residents to retreat, reflect and engage. These amenities for all residents of Precinct D further encourages the community aspirations of this project. A focus on wellness, and physical fitness drives the communal amenity provided. In a paradigm where local amenity is emphasised, residents should be able to access	excellent solar access, landscaping, and communal facilities. Fantastic amenity is provided from proximity to the Shell Cove town centre and marina, which the design takes advantage of through direct connectivity to both.

		facilities quickly and easily from their residences to maintain a balanced, physical lifestyle.	
7 Safety	(1) Good design optimises safety and security within the development and the public domain. (2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose. (3) Opportunities to maximise passive surveillance of public and communal areas promote safety. (4) 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.	**Safety and Security** The proposal creates a strong engagement with the public domain and its surroundings and is designed to create a range of open spaces within the site with the aim to allow for activation, community use as well as public use. The buildings are designed to create a strong relationship with each space within the ground plane. Each space is naturally supervised through passive surveillance by the apartments facing each space. The ground floor apartments have generous gardens which engage with the shared ground plane and have private garden gates which will help to activate the edges of the open space. The lobbies of the buildings are clearly defined within the base of the buildings and create a welcoming gesture for its occupants. The building lobbies for D1 and D2 are carefully positioned along the community heart and will give this space and link a sense of shared ownership, naturally supervising the immediate space. The community heart plaza and public link are always open to the public and while being clearly framed by buildings will have lighting strategies and CCTV camera surveillance to further ensure the safety of the community. The walkways are legible and clearly defined without hidden pockets reducing risk. The communal spaces are secured, and the under-croft link proposed from the harbours edge is well lit and monitored through CCTV surveillance. The lobbies are well-lit and create regular moments of activation within the public domain and under croft	The design statement provides a good summary of safety and security outcomes for the proposed modification. Notably, the design presents sufficient compliance with CPTED requirements, including passive surveillance from apartments, access control, territorial reinforcement, CCTV use, and lighting. The ground-floor units have been designed to achieve effective design integration with the public domain, whilst retaining a safe and secure environment for occupants.

		link. The lobbies will have camera security and swipe-card access to ensure the public does not access the lobbies without permission.	
8 Housing diversity and social interaction	(1) Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. (2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix. (3) Good design involves practical and flexible features, including— (a) different types of communal spaces for a broad range of people, and (b) opportunities for social interaction among residents.	**Social Dimensions & Housing Affordability** Precinct D contains 178 market apartments in a varied mix of 1-3 bed typologies which provides a range of price points available to purchasers. The project forms part of the overall masterplan which provides a significant amount of affordable housing as part of the overall strategy and offering for this precinct. The overall masterplan facilitates a connected community created through the variety of public open spaces, links and landscape pockets connecting all people within this multi-cultural community. The urban fabric which is proposed creates a shared place for all layers within the community and ensures a variety of choice within the residential offering from free standing homes and townhouses to apartments in areas such as Precinct D. Precinct D fulfils part of this spectrum of living typologies and demand for the future community of Shell Cove.	The design statement provides a good assessment on matters of housing diversity and social interaction. Specifically, the development provides a variety of bedroom options to appeal to several market demographics. The design provides great opportunities for community cohesion and contributes toward a positive and healthy urban fabric.
9 Aesthetics	(1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. (2) Good design uses a variety of materials, colours and textures.	The proposed form of the buildings, combined with the alignments, orientation, articulation, and transition of scale play part in establishing a balanced group of buildings which play an important role in the overall masterplan. The architectural expression established through the palette of materials aims to provide further depth to the notion of reinforcing the character of Shell Cove. The project has been established based on	The design statement provides an extensive assessment on aesthetic outcomes for the development. Notable points include how the architectural expression draws from the character of Shell

	(3) The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.	responding to the distinct conditions and view aspects of the project clearly defining the aspect and orientation of the buildings through the façade expression. The 3 buildings across precinct D are seen as a family of buildings. The specific orientation and scale combined with distinct expression and composition of the buildings provide sufficient architectural interest while creating consistency and calmness within the precinct. The proposed development sits in the interstitial zone between the calm natural wetlands and the active edges of the Shell Cove waterfront. The shared ground plane adds to the active character drawing both people and landscape through the public domain. The material palette for the project consists of a range of materials which aim to translate the textures, warmth and depth which respond to the natural setting of Shell Cove. The warmth and character of the brick ground plane is contrasted with the concrete horizontals and verticals of main façade building frame which embrace the coastal setting and layering of tones found in shells and driftwood. The softness of proposed form within the bays of the façade expressed through curved brick corners and carefully shaped slab edges both in plan and section create a unique interplay of light and contract. The nautical character and warmth of timber decking and warmth of bronze balustrading is brought into the design of the balconies creating a direct tangible link to the harbour setting. The proposed design can be split into three distinct facade types. Colour and texture are considered to	Cove. The composition of the building provides architectural interest, and utilises textures, balcony spaces, and curvilinear design features which embrace a coastal setting and utilise coastal tones, appropriate for the character of Shell Cove. Specifically, the site is uniquely positioned between the natural wetlands to the north, a very active edge of the marina to the east, and the town centre to the south, and the design expression creates a tangible link through this landscape character. The design of the eastern façade aims to respond to the marina water views, whilst managing the hotel to the north-east. This is effectively achieved through large glazed windows, privacy batten screening, warm coastal tones, lush landscaping, and a mix of curvilinear, recessed and vertical design components to create an excellent architectural aesthetic that is both ‘grounding’ yet ‘coastal’.

		create a visual hierarchy within the facade types. A clearly expressed framing of apartments in which depth and soft corner provide a play of light and composition. The fame responds directly to each condition of the building interface, coastal, wetlands and urban. The building sits atop a defined single story brick base. The textural quality of warm brick to the base of the buildings provides visual weight to the podium expression and ground the buildings within the site enriched by layers of lush landscape adding to the strength of the established streetscape. The brick base creates a rich and warm textural quality which provide a human scale to the building and draws the public through the link at the heart of the development. The building frame aims to order the main body of the building and provide a richness of detailing within carefully balancing balcony areas and window zones within the overall composition. The eastern façade of D2 facing the harbour responds to the water views while managing the hotel to the northeast. The framing of the D2 building towards the west becomes more formal as it orders the façade towards the western street interface and urban aspect of the precinct. Window zones within the frame are seen as the finer-grain expression of the apartments in each building. The clear form of the frames and podium is used to create variation within the balcony zones opening from living areas versus bedrooms. A visual reading of 'private' and 'communal' is envisioned using sweeping horizontal expressed edges, planting and screening. A horizontal, subtly flowing expression of the slab edges within the framing structures responds to each condition. The detailing provides an elegant horizontal	The design overall responds positively to the site constraints, and achieves an excellent architectural aesthetic which is cohesive with the vision of Precinct D and Shell Cove.

		expression which intersects with the vertical ordering elements of the façade and help create legibility for the apartments within the façade. The proposal aims to bring the appreciation for detail and composition into a sophisticated façade expression. The clarity of the lines of the frame combined with the softness of form in both plan and section will become visible though the play of light. The material and textural quality used within the façade will bring a richness to the project which will be appreciated by both the public as well as the residents. The detailed urban design response combined with the architectural expression create a unique family of buildings which celebrate the existing features of the site and surroundings. The proposal shares its principles with the overall masterplan strategy to create a holistic approach with the aim to build a vibrant community for Shell Cove.	

Part	Objective	Design Criteria	Proposed	Original Comments	Modification Comments
Apartment Building Types	Objective 1A	Different building design types are required depending on their context, in this case being their future built and natural surrounds.	The proposal fits the form of 'Shop top apartments' and 'Perimeter block apartments' These building types integrate into street blocks with the objective of increasing residential density and providing lower level commercial.	The proposal is considered well designed with an activated streetscape achieved by ground floor commercial / retail / residential with landscaped front courtyards, combined with an interconnecting public domain / plaza extending through the 4 blocks of the development at ground level. Each of the buildings Building A, Building B and building C, clearly define the street block providing a clear sense of place in context of the area of Shell Cove.	The modifications to Building B retain the form of perimeter block apartments. The modification retains a well-designed and activated streetscape. With particular regard to Building B, landscaped front courtyards and an interconnecting plaza extending throughout the development is retained.

Part	Objective	Design Criteria	Proposed	Original Comments	Modification Comments
Local Character and Context	Objective 1B	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.	The proposed development is clearly defined by the approved masterplan and Concept Approval as modified for Shell Cove, which defines the road network and divides the site into 2 separate street blocks and 3 buildings. The Concept Approval sets key controls for height at 22 metres / 6 storeys, 12 metres/ 3 storeys.	The locality is undergoing transformation with new development characterised by multi storey mixed development / shop top housing being a key element of the future context. The form of the future context is largely set by the key development controls in accordance with the Concept Approval. The proposed development is consistent with the controls as set put in the Concept Approval and development type as suitably conditioned.	The modification to Building B is largely consistent with the local character and area context. Whilst the proposed development has introduced variations from the Concept Approval height, storey and precinct dwelling cap controls, these variations are situated in a local character and context which can suitably support the variations. This is noted through minimal bulk and amenity impacts, suitably locating increased density in a precinct planned for apartments, in proximity of town centre facilities, and providing suitable facilities to support the development within its local context (pedestrian accessibility, parking, infrastructure). The design is considered to retain consistency with the Concept Approval in this regard, and satisfies the requirements of this control.

Part	Objective	Design Criteria	Proposed	Original Comments	Modification Comments
Precincts and Individual Site	Objective 1C	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 site exists as two lots bound by Harbour Boulevard, Aquatic Drive, and Waterfront Promenade, with Civic Avenue dividing the two sites. The Concept Approval sets objectives of establishing a well connected public domain that clearly links between the new Shell Cove Marina, neighbouring development and the adjacent wetlands.	The development forms part of Precinct D which is the subject of a land subdivision Development Application 0143/2016, approved 8 March 2016. The proposal has been subject of an assessment against the Design Guidelines created for this precinct as required by the Concept Approval. The ground level public domain and associated commercial space provide a direct and clear link with the town centre future public open space, consistent with the design objectives of the Concept Approval.	As per original. The modification retains good precinct connectivity with good through-site connection and public domain interface.

Part	Objective	Design Criteria	Proposed	Original Comments	Modification Comments
Primary Controls	Objective 2A	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 – Apartments/Townhouse and Residential/Potential mixed use Height – The Height Plan in the Revised Concept Plan Design Report indicates a maximum of 6 storeys height / 22m for Buildings A and B, and 3 storeys / 12m for Building C.	The proposal complies with the primary development controls as provided by the Concept Approval, specifically: - Ground floor commercial / retail with a public domain clearly connecting with its surrounds for Building C - 6 storey for Buildings A & B - 3 storeys for Building C A detailed compliance assessment against the requirements of the Concept Approval is provided in section 3 of the Assessment Report and Attachment 6.	The Concept Approval provides the primary development controls, i.e. storey and height limits, and dwelling caps for each precinct. Assessment of these matters is discussed in Attachment 1, and the proposal is considered to retain consistency with the Concept Approval. With regard to the scale of the development, it's context in the area, and the impact of the development on the surrounds, the following is noted: - Suitable density and scale proposed, relevant to the surrounding development; - Density is well-supported by infrastructure and facilities, including town centre amenities in close proximity; - Satisfactory parking configuration proposed, including numerical compliance,

Part	Objective	Design Criteria	Proposed	Original Comments	Modification Comments
					with good utility value to the public; - No adverse overshadowing impacts as a result of height/storey variations; and - Improved solar accessibility for Building B occupants through provision of COS, demonstrating responsiveness to site context (overshadowing from hotel to the east). The proposal, whilst not compliant with the key planning controls, demonstrates consistency with the Concept Approval, and positive scale and context for the context of the development site. The proposal is suitably compliant in this regard.

Part	Objective	Design Criteria	Proposed	Original Comments	Modification Comments
Building Envelopes	Objective 2B	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.	Building envelopes for each of the proposed buildings are predetermined by the street network of three north-south aligned streets which divides the site into two main lots, plus the Concept Approval. The addition of a ground level east-west pedestrian thoroughfare and communal open space then serves to divide the development into 3 separate building block as defined by their envelopes.	The proposed building envelopes for each of the buildings are considered to suitably control building bulk by dividing the development into four separate buildings. The scale or height of each envelope is predetermined by the Concept Approval, which set maximum building heights. The proposal complies with the maximum height levels as applied to each building. Block sizes are pre-determined by the existing street network, with the east-west pedestrian thoroughfare and communal open space serving to achieve the broad objective for building envelopes.	The proposed modification retains compliance with the setbacks and bulk of developments in terms of 2d building envelope. However, the proposed modification does introduce a storey and height encroachment, i.e. an encroachment of the '3d' building envelope. In this regard, the height and storey encroachments were considered suitably consistent with the concept approval, see attachment 1 for full assessment. Notably, with regard to the design criteria for Objective 2B, the encroachment features limited visibility to the public domain good use of built form to obstruct storey encroachments, recessed setbacks, and other design factors which limit bulk impacts. The design is acceptable on merit in this regard.

Part	Objective	Design Criteria	Proposed	Original Comments	Modification Comments
Building Height	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 22 metres for Buildings A and B and 12 metres for Building C .	Each of the proposed Buildings A, B and C comply with their respective height limits as set by the Concept Approval.	The modifications to Building B introduce a height encroachment. Building B features a maximum height control at 22m. The proposal introduces a 22.95m encroachment (dwelling roof form), and 24m height encroachment (lift overrun). The design criteria factors are considered below: • The height encroachment does not introduce adverse overshadowing within the development, i.e. to Building A & C, or to neighbouring development. • The roof design results in limited bulk and scale impact to the public domain. • The roof use is improved through provision of COS. • The rooftop dwellings assist in wind protection. • The roof features provide good residential amenity, particularly noting the solar access and large open space provided through the COS.

Part	Objective	Design Criteria	Proposed	Original Comments	Modification Comments
					• No heritage considerations. • Design retains a suitable response to the landform of the site and surrounds (relatively flat, no significant view loss or intrusion of the public domain). The design is acceptable on merit in this regard.
Floor Space Ratio	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.	A Floor Space Ratio control has not been applied to land included in the Concept Approval. Whilst no control applies, the bulk and scale of the proposal at FSR 2.5:1 is considered compatible with its existing and future built and natural surrounds.	A Floor Space Ratio of 2.3:1 has been recorded as a result of the proposed modification. Whilst this is not required to be applied, as the Concept Approval does not include FSR controls, the FSR is considered compatible with the existing and future surrounds.
Building depth	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:	Building depth is pre-determined by key elements: - The existing road network, which sets the building block depth - The provision of a ground level	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. Each building A, B & C have building depths consistent with	Building B retains a building depth generally consistent with the recommended range of 12m – 18m, as per the original approval.

Part	Objective	Design Criteria	Proposed	Original Comments	Modification Comments
		buildings that have smaller depths over a greater height deliver better residential amenity 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.	communal open space area which provides separation between buildings Building depths: - Building A north, Building A south @ 18m - Building B @ 18m Building C @ 12m	the recommended range of 12m – 18m. The solar access of the development internally within the site and to the surrounding sites is satisfactory and therefore it is considered that the building depth is suitable.	
Building separation	Objective 2F Building Separation	Minimum separation distances for buildings are: Five to eight storeys (approximately 25m): • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms	Civic Avenue (existing) provides separation between Building A and Building B, with a separation of @ 27m between the buildings. Buildings B and C are separated @ 18m by the ground level parking	The proposal achieves building separations consistent with the design criteria.	The proposed design retains compliant separation in alignment with the design criteria, given the separation from Civic Avenue between Building's A and B.

Part	Objective	Design Criteria	Proposed	Original Comments	Modification Comments
Street Setbacks	Objective 2G	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 Align street setbacks with building use. For example in mixed use buildings a zero street setback is appropriate	The site of the proposal forms part of the Shell Cove town centre with shop top housing with ground floor commercial / retail being a key element of the Building C. Based on this the ground floor commercial component has a zero front setback to maximise activation to the townscape. Units on the ground floor are setback to provide landscaped front courtyards.	Proposed commercial / retail has a zero front setback which is appropriate. The ground floor units each have a landscaped front courtyard providing appropriate setback to the front boundary.	The Precinct D Design guidelines provide setback controls for the proposed development. The modification retains compliance in this regard. Good articulation, landscaping and setbacks are retained at the street level.

Part	Objective	Design Criteria	Proposed	Original Comments	Modification Comments

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification 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.	Site Analysis demonstrates opportunity to provide direct connectivity at ground level with Shell Cove waterfront to the east	Proposal suitably provides an east – west aligned communal open space corridor linking to the waterfront parklands to the east. This corridor also serves to extend the activated townscape inland from the waterfront area.	The proposal removes part of the communal open space east-west link corridor in Building B, however generally retains good connectivity to the waterfront parklands to the east and the general town centre area.
Orientation	Objective 3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	Buildings are designed with apartments oriented to maximise number of apartments with direct sunlight at the winter solstice. Separation between the buildings also provided for solar access to the ground level communal open space areas.	Proposed apartment designs and orientation optimise solar access opportunities. Sufficient building separation is provided to ensure that solar access is achieved to the	The proposal retains similar solar access outcomes to the original development. Notably, with the provision of rooftop COS in Building B, this provides a shared open space with excellent solar access, despite overshadowing from the adjoining hotel development.

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
				ground level public domain.	The development maintains good separation between Buildings B & A/C due to the positioning of the road (Civic Avenue).
	Objective 3B-2	Overshadowing of neighbouring properties is minimised during mid-winter	Proposal is designed with height stepping down to the southern boundary to minimise overshadowing.	Shadow casts from Building A & Building B are contained within the site and onto the adjoining streets. Shadows from Building C are contained to within Cove Boulevard and the public carpark of The Waterfront shopping centre opposite to the south. No shadow casts from the development will affect residential development in the surrounds.	The modification largely retains overshadowing on-site, or onto adjoining streets (Harbour Boulevard, Civic Avenue, Cove Boulevard), as per the originally approved development. No overshadowing will affect residential development in the surrounds.

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
Public Domain Interface	Objective 3C-1	Transition between private and public domain is achieved without compromising safety and security	The Crime Prevention Through Environmental Design (CPTED) Report finds that the proposal is designed to achieve a low risk. The risk may be reduced following recommendations for clear surveillance, lighting, CCTV, territorial reinforcement, environmental maintenance, security access and clear definition of public and private space boundaries.	The recommendations of the CPTED Report are endorsed and should be included as conditions of consent in Council's Notice of Determination.	A CPTED statement accompanying the modification ascertains the design retains compliant surveillance, lighting, maintenance, and general environmental design outcomes. Recommended conditions from Councils Community Life team have been included in the consent.
	Objective 3C-2	Amenity of the public domain is retained and enhanced	The proposal creates a new public domain at ground level which is integral to the overall design.	The design of the ground level communal open space has been addressed in detail in the landscape plan, including paving, seating, quite spaces and landscaping which will serve a range of open space use needs for the community.	The removal of ground-level communal open space for Building B detracts somewhat from the amenity of the public domain, however the design generally retains and enhances the public domain overall with the provision of landscaping, pedestrian crossings, and a site-through link.
Communal and Public Open Space	Objective 3D-1	Communal open space has a	A total of 2,044m^2 of outdoor communal open space is provided at ground level and on rooftop	Total COS of 2,428m2 = 27% of total site area.	The modification proposes the following COS arrangement:

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
		minimum area equal to 25% of the site Developments achieve minimum 50% direct sunlight to principal usable part of communal open space for a minimum of 2 hours between 9am – 3pm 21 June (mid winter)	terraces on the top level of Buildings A & B. An additional 384m^2 of indoor communal open space. **TOTAL 2,428m^2 COS**	50% of communal space will receive at least 2 hours direct sunlight at winter solstice.	***COS Area*** Building A: 200m2 (ground-floor) 498m2 (first-floor pool) 432m2 (second-floor) 631.8m2 (rooftop) Total = 1761.8m2 Building A & C site area = 5393m2 COS % = 32.6% Building B: 795m2 (rooftop) Total = 795m2 Building B Site area = 2896m2 COS % = 27.5% TOTAL COS = 2556m2 Total site area = 8289m2 Total COS % = 31% ***COS Solar Access*** The Building A rooftop COS receives majority solar

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
					access from 12pm – 2pm (2 hours). The Building B rooftop COS receives majority solar access from 12pm – 3pm (3hrs), but also receives partial solar access throughout the morning hours.
	Objective 3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	COS provides a mix of spaces and seating options to allow for sunlight or shade, privacy or activation with passing pedestrian movement.	Proposed mix of communal open space areas are considered to satisfy the needs of residents and the community.	The proposed mix of communal open space areas retain compliance in this regard; there is suitable seating, shading, privacy, and activation throughout. Through-site access and ground-floor COS has been designed to permit passing pedestrian interaction through seating and landscaping arrangements.
	Objective 3D-3	Communal Open space is designed to maximise safety.	Refer to CPTED comments	Conditions of consent are recommended that refer to the recommendations of the CPTED Report.	Retains compliance with CPTED.

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
	Objective 3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	Communal open space complements residential use and neighbouring waterfront park.	The range of communal open space areas will positively serve residents and the community.	The communal open space modifications remove some COS from public space, however the COS and design will generally retain positive community and public domain outcomes. It is noted the control states 'public open space, where provided', inferring that public COS is not *required*, but *where* provided, must be responsive to the neighbourhood design.
Deep Soil Zones	Objective 3E-1 -	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality. Deep soil zones are to meet the following minimum requirements: Site Area: Greater than 1500sqm	301m^2 deep soil / 3.4% proposed, with variation to this requested in the SEE	The proposed landscaping additionally includes 722m^2 of landscape in planter bed arrangements, which equates to 10% of the site area. Variation discussed within assessment report under section 4.2.4.2.	The proposed modification provides 306m2 of deep soil area (3.4% of site area), and 692m2 of landscaping on structure (8% of site area). The original report justified the deep soil zone variation for the following reasons: i. the landscaping provided will allow healthy plant and tree growth and is

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
		Minimum dimensions: 6m Percentage of site area: 7%			considered suitable for the development. ii. the benefits of the basement level, both to residents and the impact of the development on the streetscape, are considered to outweigh the requirements for additional deep soil zones. iii. the development site is part of a larger master planned project which includes significant and substantial planting. Whilst this does not replace the requirement for deep soil zones it puts the development into the context of its surroundings. Residents will benefit from the landscaping surrounding as well as within the development. The proposed modification, whilst featuring a slight reduction in landscaping,

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
					has introduced additional landscaping on the Building B COS, along the streetscape, and retained planter boxes throughout the Building B on-structure design. In this regard, the proposal is considered to remain acceptable on merit, and consistent with Objective 3E-1.
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. 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.	Buildings A & B separated by Civic Ave with 25m separation. Between A-north & A-south = 18m A-south & Building C = 18m Building B and future hotel = minimum 22 metres from balcony - balcony Building facing each other have opposing balconies as an initial screen to living areas behind, which may be closed with curtains / blinds for privacy.	Separation distances between opposing apartments/hotel rooms/serviced apartments is considered adequate to achieve reasonable levels of privacy and sense of open outlook. Separation between buildings of 18m – 25m is ample and ensures ample space for natural air circulation between buildings	Buildings A & B retain a separation of 25m from Civic Avenue. Building B achieves a 24m separation from the hotel. This separation retains ample space for natural air circulation between buildings, and retains visual privacy. Balconies and windows between Buildings A and B

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
				Roof top COS proposed is surrounded on two sides by apartments within Building A and B resulting in windows and small balconies adjoining the COS areas. Where the OCS area adjoins an apartment there are wide landscaped structures proposed which will provide privacy and stop people walking up to the windows. There are also small secondary balconies with privacy screening included which allow the adjoining room to have access to natural daylight and still maintain privacy. The windows that do front onto the COS landscaped areas are either bathroom windows (high level and obscure glazed) or	are staggered to prevent visual privacy impacts. The rooftop terraces contain POS directly adjacent to the rooftop COS, however privacy screening and landscape elements are used to provide a buffer between these spaces. This is considered a suitable design to achieve good visual privacy outcomes. Building A configuration as per existing.

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
				secondary bedroom windows. It is reasonable to assume that these windows will have blinds or shades as the main view and light is from the large glass doors accessing the balcony from the bedroom. These secondary windows will be protected by the proposed raised landscaping beds in addition.	
Pedestrian Access and Entries	Objective 3G-1	Building entries and pedestrian access connects to and addresses the public domain.	External entries to buildings face communal open space or the streets. Communal open space areas face street.	Entries and access points at ground level are all clear for access from the public domain. Adopting recommendations of the CPTED report will further enhance recognition of entry points.	The modification retains entries and access points at ground level which provide clear address to the public domain. The Building B ground-floor COS is removed, however the through-site access provides good wayfinding to the entry locations.
	Objective 3G-2	Access, entries and pathways are accessible and easy to identify.	Clear straight passage to building entries is provided for identification.	Entries are clear. Adopting recommendations of the CPTED report will	The Building B configuration retains clear entry access, with a through-site link that pinches towards the centre,

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
				further enhance recognition of entry points.	providing wayfinding to the entry doors.
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.	Access via opposing driveways to open parking, then down to basement parking	Open parking is set behind building line with landscaping at entry to complement streetscape. Opposing driveways are clearly visible to pedestrian pathways for safety.	The modification reconfigures the Building B basement access, relocating this from the open-air car park to direct access from Civic Avenue. This arrangement introduces 4 new car parking spaces in the open air carpark. The reconfiguration introduces a 12m wide driveway crossover to Civic Avenue, including access for a loading bay. The driveways retain good visibility for pedestrians and complement the streetscape. Notably, the modification introduces a landscape bed to obstruct pedestrian access over the driveway. This is proposed in the interest of pedestrian safety, to minimise conflict

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
					with vehicles exiting the basement or loading bay, particularly waste servicing vehicles. The design retains good pedestrian access on the opposing side of Civic Avenue, including a pedestrian crossing to connect to Building B, contributing toward a high quality streetscape.
	Objective 3J2	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	On street parking bays are retained along Civic Avenue and Waterfront Promenade for clear visibility on the street and convenient access. The reduction in on street parking due to car park access and raised pedestrian crossing areas is substituted by under cover at grade parking within Building A. Basement parking is accessed from open parking areas and includes accessible parking spaces. Secure bicycle storage room parking shown in Building A with access via secure lobby.	Parking location and design is consistent with relevant Design Guidelines and is considered acceptable.	The parking arrangement is compliant with the design guidelines with regard to motorbikes and bicycles.

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
	Objective 3J3	Car park design and access is safe and secure	Basement parking is secure.	Secure access to parking protects residents and their vehicles and property in storage.	The basement parking retains secure access to vehicles and storage, in the form of a basement garage door at the access which requires buzz-in / entry card, and secure storage lockers throughout the basement.
	Objective 3J4	Visual and environmental impacts of underground car parking are minimised.	Basement car parking is below ground level and out of view.	Car parking area at grade is behind building line and will have no impact to streetscape. Mechanical ventilation details required for Construction Certificate for ventilation of basement carpark.	The basement car parking is retained such that there will be no visual impact to the streetscape. Mechanical ventilation details are to be conditioned as per original.

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
Solar and Daylight Access.	Objective 4A-1	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter.	More than 70% of apartments receive at least 3 hours direct sunlight	Most apartments face north, east or west. South facing apartments in Building C have an east or west aspect allowing for some direct sunlight. All apartments receive sunlight to varying amounts including south facing apartments which have secondary aspects to east or west.	***Original*** Within the original approval, solar access compliance is summarised below: Building A: 56 apartments comply (73%). 12 apartments receive no solar access (16%). Building B: 25 apartments comply (38%) 19 apartments receive no solar access (29%) Building C: 12 apartments comply (92%). One apartment receives no solar access (8%). Therefore, within the original proposal, Building B failed to achieve compliance with this control. ***Original Justification*** This was approved on merit due to numerous factors:

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
					i. the majority of living areas are located on the external face of the development to maximise daylight access and views over the Shell Cove Marina and beyond to the ocean to the east. The apartment layouts are functional and well organised to provide a high level of internal comfort. ii. High levels or daylight are provided directly through generously sized windows and glass doors. iii. The ADG outlines that achieving the design criteria may not be possible where significant views are oriented away from the desired aspect for direct sunlight. The site's shape, orientation, context and access to high quality vista have informed the siting and orientation of the built form. ***Proposal***

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
					A comparison between original and proposed solar access is shown below: • Decrease of 6% for solar access to living rooms (38% -> 32%) • Decrease of 4% for solar access to POS (43% -> 39%) • Increase of solar access to COS (1.5 hrs to 50% COS -> 3hrs to 100% COS) • Increase of 7% to dwellings with no solar access (29% -> 36%) The following factors are considered to determine whether the adjusted solar access provisions remain acceptable on merit / consistent with Objective 4A-1: • When extending the solar access hours to 8am – 4pm, and considering which units achieve at least 2 hours of solar access, Building B performs much better, with 57% of units POS

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
					meeting this modified criteria. Following these considerations, only 14% of units achieve no solar access, presenting technical compliance. • With the provision of abundant communal open space on the rooftop of Building B, with compliant solar access provisions to the COS, the rooftop provides an opportunity for all residents to enjoy solar access in an alternative open space setting within the building. • Considerations regarding the site context remain applicable; it will always be near impossible for Building B to achieve compliant solar access due to the siting of the 11-storey hotel east of the site. Equally, with marina views positioned east of the site, it is also desirable to locate balconies along the east elevation. This site context justifies the location of units along the east elevation, to

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
					maximise view amenity, despite overshadowing effects from the hotel. • In the course of assessment, window size and placement has been maximised along each elevation, particularly the east elevation, to maximise solar and daylight access, and view amenity from each unit. • Whilst the size of units and balconies has on average decreased, the provision of communal open space with excess solar access has increased, reflecting a positive trade-off in apartment amenity features. Each unit provides compliant dimensions. On the balance of considerations, the proposed design is considered to remain consistent with Objective 4A-1.

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
	Objective 4A-2	Daylight access is maximised where sunlight is limited.	All apartments having living rooms closest to balconies for optimal solar access.	South facing apartments with limited sunlight have living rooms with east or west facing windows to maximise available solar access.	Window sizes have been maximised throughout the apartment design where possible, retaining similar outcomes to the original design.
	Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months	Balconies to each apartment are stacked above each other and provide shade to internal living areas.	Satisfactory shading provided to each unit from balcony above. BASIX Certificate accounts for shading.	Balconies remain stacked above each other to assist with internal shading. Satisfactory BASIX Certificate provided which accounts for shading.
Natural Ventilation	Objective 4B-1	All habitable rooms are naturally ventilated.	Windows provided to all bedrooms and living rooms.	Satisfactory levels of natural ventilation achieved through balcony door and windows.	All habitable rooms (bedrooms, living rooms) are naturally ventilated through windows.
	Objective 4B-2	The layout and design of single aspect apartments maximises natural ventilation	Single aspect apartments have openings for windows and door to balcony.	Single aspect apartments are open plan design to optimise natural ventilation.	Single aspect apartments are open plan to optimise natural ventilation, as per original assessment.

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
	Objective 4B-3	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Single aspect apartments (> 60%) have door access to central circulation lobbies, with the lobbies having windows / doors to allow cross ventilation. Depth varies between buildings with a maximum of 18m	Over 60% of apartments are naturally cross ventilated. Central lobbies have windows to allow cross ventilation. Each building A, B & C have building depths consistent with the recommended range of 12m – 18m	Central lobbies in Building B retain windows to allow cross ventilation. As a result of the proposed modifications, the cross-ventilation is as follows: Building B apartment total = 88 Cross-ventilated units = 54 Cross-ventilation % = 61% Each individual apartment, and the total units in the build achieve compliance (i.e. over 60% of units between Buildings A, B and C are cross-ventilated),
Ceiling Heights	Objective 4C-1	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Habitable rooms – 2.7m Non-habitable 2.4m	Habitable rooms – 2.7m Non-habitable 2.4m	Compliant ceiling heights achieved.	Complaint ceiling heights are retained.

Part 3 Siting the Development		Control	Proposed	Original Comments	Modification Comments
	Objective 4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.	2.7m ceiling heights for all habitable rooms	2.7m ceiling height maximises sense of space within all apartments.	Compliant ceiling heights are retained in Building B.
	Objective 4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building	2.7m ceiling height is the standard for residential apartments	2.7m ceiling heights will maximise internal amenity for first occupants into the future and is broadly accepted as optimal for light, ventilation, energy efficiency and sense of space.	As per original – compliant ceiling heights are retained and provide good amenity impacts.
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: 1 bedroom – 50m^2 2 bedroom – 70m^2 3 bedroom – 90m^2	Architectural Schedule and SEE states compliance achieved for all units with area requirements	Compliance achieved	The architectural schedule indicates that each unit achieves compliance. This has been verified by the assessing officer; the apartment reconfiguration for Building B retains compliant internal areas.

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		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	SEE states compliance achieved for all units with window areas at least 10% of floor area of each room.	Compliance achieved	Compliance retained; windows in each habitable room are provided, and make up no less than 10% of the corresponding floor area of the room.
	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 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Living / kitchen / dining areas are open plan. Bedrooms have depths less than 6.75m. Maximum depth measured at @ 8m from window to kitchen benches at rear	Apartments are designed to achieve satisfactory air flow and solar access throughout. Kitchens generally located to rear to allow living / dining areas closest to window / door for optimal natural light and ventilation.	All living / kitchen / dining areas are open plan, and are located such that all floor area is less than 8m from a window. Bedrooms have depths less than 6.75m.

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	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) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 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 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Architectural Schedule and SEE states min. $10m^2$ and $9m^2$ respectively for master and other bedrooms. Architectural Schedule and SEE states min. 3m dimensions for bedrooms Architectural Schedule and SEE states min. 3.6m dimensions for 1 bed unit living areas, 4m for 2 & 3 bed units SEE states cross over apartments all > 4m wide	Compliance suitably achieved	Compliance is retained in this regard. Master bedrooms are at least 10m2, and other bedrooms at least 9m2. Minimum dimensions of 3m provided. Living rooms retain compliant minimum dimensions. Cross-over apartments similarly retain compliant dimensions.

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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: bedroom – 8m^3, minimum depth 2m. 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 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.	Architecture Schedule and SEE states all apartment POS areas are compliant in area and depth for balconies and ground level courtyards.	Suitable compliance achieved Some cross flow apartments have 2 balconies which in total achieve compliance with the required POS area. Ground level courtyards all provide at least 15m2 and 3m depth (varying for corner locations)	Suitable compliance retained. Whilst the average balcony size has decreased, all units retain compliance with the minimum balcony dimensions.
	Objective 4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents	All balconies and terraces face outwards overlooking the street to achieve an open outlook.	Proposed balconies and terraces all appropriately located to optimise outdoor amenity.	Balconies are appropriately located to face outwards, to the street and marina.

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	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 an integral form of the design of the apartments	Balconies suitably serve to articulate the façade, controlling visual massing while reinforcing the boundary as shop top housing	The balcony reconfiguration retains good architectural composure.
	Objective 4E-4	Private open space and balcony design maximises safety.	Balconies are designed compliant with the BCA.	Compliance with BCA required.	Compliance with BCA required as per original.
Common Circulation and Spaces	Objective 4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments The maximum number of apartments off a circulation core on a single level is eight	The SEE advises that all common circulation areas service a maximum of 8 apartments on each level.	Each level has 2 circulation areas, each servicing up to 8 apartments.	Each upper-level floor features 2 circulation areas which service a maximum of 8 units. There are 15 units on each floor, on Floors 1 – 5.
	Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents	SEE advises common circulation areas achieve good amenity for residents.	Common circulation areas benefit from natural lighting through at least one window, and are straight to ensure maximum sight distance and surveillance.	Each common circulation area retains natural lighting through a window, and use a ‘T’ shape. All entries are from a straight corridor section, to ensure maximum sight distance and surveillance.

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Storage	Objective 4G-1	Adequate 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 bedrooms the following storage is provided:	Architectural Schedule and SEE advises that minimum 50% of required storage is provided within each apartment.	Storage areas provided in all apartments in wardrobes and cupboard spaces, plus in secure individual storage lockers in the basement for each basement. All units have a compliant storage area combining these spaces.	The Building B reconfiguration retains good storage space. Each bedroom features a bedroom robe, with master bedrooms typically providing a larger robe space. All units feature linen cupboards or hallway storage space where practical. 58 storage units are provided in the Basement level 02. 30 storage units are provided in the Basement level 01. With a total of 88 units in Building B, this provides a compliant storage arrangement for the apartment building.

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	Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	Storage provided in each apartment plus in secure storage lockers in basement parking area.	Satisfactory storage provided for each apartment.	As discussed above, adequate storage space is provided. It is conveniently located, typically grouped in storage areas in the Basements, or within convenient cupboard space in the apartment.
Acoustic Privacy	Objective 4H-1	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses.	SEE advises that adequate separation provided and shared equitably with neighbouring sites.	Separation between buildings of 18m – 25m is ample and ensures ample space for natural air circulation between buildings.	Adequate separation between Buildings A, B and C is retained, providing ample space for natural air circulation between buildings.
		Window and door openings are generally orientated away from noise sources.	Plans show window openings oriented to the street.	Noise from traffic, pedestrian movement and business activities	At ground level, windows and door openings are primarily oriented to the street, however there is

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				at street level is unlikely to affect residents.	ample separation through POS and privacy screening. There is limited opportunity to orient the door and window openings in an alternative manner. Noise from traffic, pedestrian movement and business activities at the street level is unlikely to affect residents.
		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.	Apartment buildings are designed with vertically aligned common areas for access to each apartment.	Vertically aligned common areas ensure noise transmission is limited. Within each apartment, bedrooms are located in a row to separate from active living areas.	Residential lobbies are vertically aligned, and communal open space is located at the rooftop terrace. Floor plans for Levels 01 – 05 are replicated to ensure adequate acoustic impacts.
		Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources.	SEE advises that adequate well designed storage is provided to each apartment.	Storage in each apartment is appropriately to buffer noise from adjacent rooms.	Residential circulation areas offer buffers between units. Storage in each unit is typically located where convenient, i.e. hallway linen cupboards and bedroom robes, and contributes as a

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					noise buffer where appropriate. The design retains similar outcomes to the original approval, where some bedrooms are placed against walls adjoining other units, with no buffer provided.
		The number of party walls (walls shared with other apartments) are limited and are appropriately insulated.	The plans show that each apartment is generally limited to two party walls.	Two party walls is acceptable noting apartments are attached housing	The apartment reconfiguration generally retains a design such that each unit is limited to two party walls. The exception is the centrally located units which contain 3 party walls, however use good siting and buffering to minimise acoustic privacy impacts.
		Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be	Plant rooms on residential levels are accessed from common circulation lobbies and separated from bedrooms for acoustic buffering.	A check of each circulation area design confirms that services are located at least 3m from bedrooms, noting bedrooms are located to	The basement driveway and garage door is distanced from residential units, buffered by the loading dock, residential lobby and service areas.

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		located at least 3m away from bedrooms.		the outer edge of each unit to have a window.	Service areas within Levels 01 – 05 are sited in hallway areas, and distanced from bedrooms, with bedroom robes and ensuites used as a buffer where appropriate.
	Objective 4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	The Acoustic Assessment makes recommendations for use of communal open space areas. Apartment layouts designed to separate bedrooms from living areas, with double thickness party walls between apartments.	Apartment layout and acoustic walls are considered to satisfactorily mitigate noise within and between apartments. Body Corporate bylaws will be required to manage use and times of use of communal open space areas. Condition recommended.	Double-thickness party walls are utilised between apartments. The apartment design layout remains generally consistent with the original development approval, and utilises acoustic treatments and seals where required. Body Corporate bylaws remain applicable for use of COS.

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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 location of the site is towards the edge of the Shell Cove Town centre. Noise from street level is expected however not intrusive.	Apartments at ground level are buffered by landscaped private open space courtyards fronting the street. Noise levels will likely be consistent with high density residential areas with no noise generally not excessive.	Apartments at ground level retain a good buffer through open space courtyards and landscaping. Noise levels are not expected to be intrusive.
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	Proposal includes a mix of 1, 2 and 3 bedroom apartments including some dual level apartments and cross-through apartments.	Mix of apartments is considered appropriate for range of affordability and choice.	The modification reconfigures Building B, removing all 4-bedroom units, and some 3-bedroom and 1-bedroom units, while increasing the amount of 2-bedroom units significantly. The apartment mix retains a good number of 1-bedroom (26) and 3-bedroom (58) units, in balance with the 2-bedroom units (94) to provide a good mix of apartments for affordability and choice.

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	Objective 4K-2	The apartment mix is distributed to suitable locations within the building	Each level of the proposed apartment buildings have a mix of at least 2 different unit types – e.g. either 1 and 2 bedroom units, or 2 and 3 bedroom units.	Mix of unit types on each level will encourage interaction between different occupant / demographic groups for social interaction.	The reconfiguration results in a dominance of 2-bedroom units throughout Building B. However, a mix of 1-bed, 2-bed and 3-bed units is still provided on each floor.
Ground Floor Apartments	Objective 4L-1	Street frontage activity is maximised where ground floor apartments are located.	Ground floor units have landscaped private open space areas fronting street.	Private open space areas to ground floor apartments are well designed to encourage occupant use, contributing to casual social interaction at street level.	Street frontage activity is partly withdrawn a result of removing the ground-floor COS, however ground-floor units retain good landscaping and street entrances. The ground-floor courtyards encourage occupant use, and contribute to casual interaction and passive surveillance at the street level.
	Objective 4L-2	Design of ground floor apartments delivers amenity and safety for residents	Ground floor apartment private open space areas include landscaping.	Landscaping enhances amenity of private open space areas while also providing surveillance for safety.	Ground floor apartments retain good landscaping and privacy screening to deliver amenity and safety for residents.

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Facades	Objective 4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	The local area is being developed as the Shell Cove Centre, with multi storey apartment building and mixed development.	The proposal is consistent with the approved Concept Approval. The proposed façade design is considered consistent with the desired character of town centre housing, with consistent setbacks to define each street / avenue as a corridor.	The proposed building façade provides visual interest, and respects the character of the local area, i.e. a high-density apartment area in close proximity to the Shell Cove town centre.
	Objective 4M-2	Building functions are expressed by the façade.	Balconies to each unit are clearly visible to the façade to define the building function as residential	Façade forms for each building are considered to appropriately express their use as residential.	Façade forms retain appropriate expression as residential units, i.e. residential balconies, windows of appropriate scale for residential use.
Roof Design	Objective 4N-1	Roof treatments are integrated into the building design and positively respond to the street.	Roof top terraces provide a mix of communal open space and private open space, plus solar cells and building plant.	Use of roof top areas maximise functionality and amenity of each building and its occupants. Landscaping over the edge of the roof will enhance the townscape character as viewed from the street.	The Building B reconfiguration provides a well-integrated COS on the rooftop, which provides good functionality and amenity to residents. The rooftop terraces are not highly visible from the street, preventing any 'bulk' appearance which may be

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					inappropriate for the character of the area.
	Objective 4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	Roof space areas designed for communal and private use.	Mix of private roof top spaces and communal spaces are maximised for occupant amenity.	Rooftop residential and communal open space is provided on top of Building B; the modified design reflects positively against the objectives of this section.
Landscape Design	Objective 4O-1	Landscape design is viable and sustainable	Landscaping at ground level and for each balcony plus rooftop areas proposed.	Landscape Architect plans includes a range of native plant species selected as suitable for the local climate and planter box / roof top planting.	The landscape design provides a range of suitable native plant species.
	Objective 4O-2	Landscape design contributes to the streetscape and amenity	Landscape design includes planting fronting street and hanging over balconies.	Landscape design is considered to positively contribute to the character of the proposed building and streetscape.	The landscape design along the streetscape and ground-floor is generally positive. In the course of assessment, landscape planter beds have been retained along the balconies of each central unit, contributing toward a 'lush' façade design.

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Planting on Structures	Objective 4P-1	Appropriate soil profiles are provided	Landscape Plan includes specifications for planting at ground and in slab for above ground with drainage layer.	Planting specifications considered suitable.	Suitable landscaping specifications are retained.
	Objective 4P-2	Plant growth is optimised with appropriate selection and maintenance.	Native plant selection provided. Maintenance to be carried out by Strata manager and individual owners.	Maintenance of plants will require inclusion in the Body Corporate by-laws, with draft details to be provided prior to issue of the Occupation Certificate.	Plant maintenance will still require inclusion in the Body Corporate by-laws.
	Objective 4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.	Planting on balconies and roof top areas proposed.	Above ground planting to balconies and roof top areas positively contributes to amenity and visual appeal of each building to the streetscape.	Planting on balconies is retained, however removed for some units. COS planting is retained and of acceptable quality.
Universal Design	Objective 4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.	Approximately 10% of units designed as adaptable, complying with requirements of Concept Plan and AS4299-1955.	Adaptable housing provides flexibility of use allowing for able bodied and mobility affected persons to occupy them.	Adaptable housing design compliance is retained in the Building B reconfiguration.

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	Objective 4Q-2	A variety of apartments with adaptable designs are provided.	Adaptable housing proposed in a mix of 1, 2 and 3 bedroom apartments for variety.	Sufficient variety in type and size of accessible apartments are proposed.	A sufficient variety of accessible (adaptable) apartments are proposed.
	Objective 4Q-3	Apartments layouts are flexible and accommodate a range of lifestyle needs	Apartments are designed with open plan living / dining areas	Open plan areas allow for flexibility in internal layout of furniture to suit occupants preferences and needs.	All units feature open-plan areas to allow flexibility of layout for occupants.
Energy Efficiency	Objective 4U-1	Development incorporates passive environmental design	Buildings are designed to optimise solar access to apartments and allow natural cross ventilation.	Apartment designs are considered achieve satisfactory levels of passive environmental design.	The Building B reconfiguration retains good passive environmental design.
	Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	Refer to comments in 4U-1 above.	BASIX Certificate and NatHERS Report submitted with proposal demonstrate that proposal satisfies required criteria for energy efficiency.	BASIX and Nathers indicate the proposal satisfies required criteria for energy efficiency (achieves target metric of 40).
	Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	Apartments designed to allow cross ventilation between balcony and windows to front door into lobby which has windows to facilitate air flow.	Design of apartments is considered to achieve satisfactory levels of cross ventilation.	The proposal results in 61% of Building B units achieving satisfactory cross-ventilation, generally minimising the need for mechanical ventilation.

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Water management and Conservation	Objective 4V-1	Potable water use is minimised	BASIX Certificate specifies commitments for water consumption.	BASIX Certificate satisfactorily addresses water conservation.	BASIX Certificate satisfactorily addresses water conservation, as per original assessment.
Waste Management	Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Waste storage areas located in the secure basement parking areas out of view from the streetscape.	Waste storage areas in basement areas are considered appropriately located.	A bulky waste storage area is located in the north section of Basement 02, adjacent to resident storage lockers. Two waste storage rooms (Waste A and Waste B) are located adjacent to residential lobbies in Basement 01. A bin hold room is proposed on the Ground Floor, and has limited visibility from the street, being recessed within the build to allow access from waste service trucks in the loading bay. The loading bay is controlled through garage door access. The waste storage facilities are considered appropriately located.

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	Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	Waste Management Plan sets out details for separate bins for convenient source separation and recycling.	Secure waste storage rooms in the basement allow for residents to have safe access to separate and dispose of waste.	The secure waste storage rooms facilitate this requirement.
Building maintenance	Objective 4X-1	Building design detail provides protection from weathering	Coastal location considered in material selection for construction and finish.	Materials and finishes are considered suitable to limit weathering in context of the coastal location of the site.	Coastal protection considerations retained in the proposal – i.e. large sections of cladding removed to limit weathering.
	Objective 4X-2	Systems and access enable ease of maintenance.	Separate plant rooms and storage are provided on each level.	Full details of systems and access to plant rooms and storage to be provided as part of CC documentation – condition of consent.	To be conditioned as part of CC documentation as per original.
	Objective 4X-3	Materials selection reduces ongoing maintenance.	Refer to schedule of materials and finishes	Materials considered appropriate for durability and limited maintenance requirements.	Material selections retain good maintenance outcomes.