

Design Principles for Residential Apartment Development	Comments	Compliance
<p>Principle 1: Context and neighbourhood character</p> <p>(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.</p> <p>(2) Responding to context involves identifying the desirable elements of an area's existing or future character.</p> <p>(3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</p> <p>(4) Consideration of local context is important for all sites, including sites in the following areas—</p> <p>(a) established areas,</p> <p>(b) areas undergoing change,</p> <p>(c) areas identified for change.</p>	<p>The subject site is located on the southern side of Addison Street within the locality known as Shellharbour 'Village'. The subject site is currently occupied by a single storey retail unit, dwelling and ancillary structures. The site is situated in a E1 Local Centre land use zone, with Shellharbour being identified as a 'Village Centre' in the Illawarra Regional Strategy.</p> <p>The subject site is constrained in the following ways:</p> <ul style="list-style-type: none"> • Local heritage items adjoining to east and west • Active street frontage (adjoining Addison Street) • Coastal Use area (SEPP Resilience and Hazards 2021) <p>The site has direct road frontage to Addison Street which is considered the main street of the Village, likened in characteristics to that of a typical village high street. The 'high street' characteristics are seen in the existing street level cafes, alfresco dining areas, shops and general commercial and retail elements found along the street.</p> <p>Additionally, it is noted that there are a number of heritage items located along Addison Street, which add to context and neighbourhood character of Shellharbour Village and the proposed development within the locale. Where the subject site is located, local heritage item 'Windradene' is found adjacent to the west; a single storey cottage dating back to the late 1800s, and being noted as one of Shellharbour's oldest remaining dwelling houses. To the east, and within the existing commercial building and shop area, local heritage item 'Thomas Bakery Scotch Oven' is found. This heritage item is internal to the existing building at 25 Addison Street, and cannot be seen from either the street or public carpark to the rear.</p>	<p>Yes</p>

	<p>Where Addison Street meets the Harbour to the eastern and lower point of the Village, heritage items such as the Ocean Beach Hotel can be found. As abovementioned, the site adjoins a Council owned public carpark to the rear, which is also the site's southern boundary, of which a number of mature trees are located.</p> <p>It is clear that historical elements within Shellharbour Village add to the significance of the overall character and future character of the Village itself. However, the Shellharbour Village area is in a state of transition, where a more clearly defined high street and local centre is evolving over time; lower density development being found primarily away from the main Addison Street, set behind the main street. This is appropriately responding to the objectives of the Shellharbour Development Control Plan 2013 as well as the Shellharbour Village Centre Plan (endorsed March 2014); with the Village Centre Masterplan identifying key principles of economic vibrance, urban composition, access, movement and environment for the future of the Village.</p> <p>The proposal is considered to respond to the site context through the incorporation of building elements and a proposed colour and materials palette which is consistent with the desirable architectural elements of Chapter 6, Part 6.3 Shellharbour Village Centre in the Shellharbour Development Control Plan 2013. In conjunction with the Village Centre Plan, the proposal highlights the importance of pedestrian activity along Addison Street, with the inclusion of an over-street awning/verandah and retail frontage at ground level, encouraging pedestrian activity through all seasons. An active street frontage is also achieved in this regard, where appropriate interfacing is provided with the public domain to the north, as well as the south. Overall, the proposal is suitably responsive to and contributes to the context and neighbourhood character of the Shellharbour Village area.</p> <p>The proposal is considered to be an appropriate response to the individual site characteristics and its location within the wider neighbourhood. The proposal is suitable given the location within Addison Street, and the number of shop top housing developments surrounding the site. This is in conjunction with the desired outcome within Shellharbour Village and Addison Street in particular.</p>	
Principle 2: Built form and scale	The subject site is located to the immediate east of a local heritage item at No. 29 Addison Street. It is considered that the building setbacks and external finishes are appropriately	Yes

<p>(1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>(2) Good design also achieves an appropriate built form for a site and the building's purpose in terms of the following—</p> <p>(a) building alignments and proportions,</p> <p>(b) building type,</p> <p>(c) building articulation,</p> <p>(d) the manipulation of building elements.</p> <p>(3) Appropriate built form—</p> <p>(a) defines the public domain, and</p> <p>(b) contributes to the character of streetscapes and parks, including their views and vistas, and</p> <p>(c) provides internal amenity and outlook.</p>	<p>responsive to and provide an appropriate curtilage around the heritage item, maintaining the visibility of the heritage item from various points of view.</p> <p>The building and awning over the ground floor are considered to provide adequate transition towards the 1980s shopfront addition on 29 Addison Street to the west, and inclusion of white face brick assists with reduction of the sense of built form bulk and scale. Further, the front setbacks have been amended throughout assessment to include recessed, stepped balconies on upper levels, which emulate similar neighbouring shop top housing development, and assist in effectively opening up or highlighting of the lower, single storey heritage item of Windradene within the site of 29 Addison Street.</p> <p>The central gaps which allow for visual break through the breezeway and stairwell area also assist in reducing the sense of bulk and scale of the development in the backdrop of Windradene, which is setback to a degree similar to that of the open breezeway. The inclusion of innovative landscaping along the western elevation, which allows for cascading of greenery out of raised planters within the breezeway is considered a welcome design element, contributing to and softening the character of the streetscape, while breaking up the mass of the proposal.</p> <p>The building height and density is compatible with more recently constructed shop top housing developments along Addison Street and Wentworth Street and development on the corner of Addison and Mary Streets (recently completed). There are a number of other properties on Addison Street which have potential for redevelopment in the future, indicating that the streetscape is undergoing and will continue to transition into the future. The proposal is considered an appropriate response to the site, with the building form and composition of architectural elements and external finishes presenting as sympathetic to the heritage items within the immediate vicinity of the site; this is while also being considered compatible with the future desired streetscape of the Village.</p> <p>The building has incorporated common open breezeways which link the northern apartment elements to the southern apartment elements. Successful cross ventilation is thus achieved through cool southerly breezes.</p> <p>The proposal is compliant in terms of the allowable building height (subject to compliance with conditions relating to the reduction in height of the air-conditioning screening at roof</p>	
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	level) and floor space ratio (FSR) under the Shellharbour Local Environmental Plan 2013, which further supports the suitable presentation of bulk and scale for the site and future desired character of the street and surrounding built form.	
Principle 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, (d) community facilities, (e) the environment.	The application proposes one (1) retail tenancy on the ground floor and nine (9) residential units above. The density proposed will provide a high level of amenity to the future residents and will not adversely impact on the amenity of the adjoining residents. This is achieved through careful design and appropriate building positioning and distances, as well as associated amenity under the Apartment Design Guidelines, including solar access and cross ventilation. The residential flat building design of the development has enabled considerable, well positioned, high quality landscape areas to be proposed across the development. The proposal complies with the FSR development standard under the SLEP 2013.	Yes
Principle 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 (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 BASIX Certificate meeting the energy, water and thermal requirements under <i>SEPP (Sustainable Buildings) 2022</i> was submitted. The location of windows and openings are appropriately designed for cross-ventilation and cool southerly breezes. The BASIX commitments include rainwater tank provision and air conditioning within residential units. The rainwater collected from the rainwater tanks will irrigate the common landscaping areas.	Yes

<ul style="list-style-type: none"> (a) recycling and reuse of materials and waste, (b) use of sustainable materials, (c) deep soil zones for groundwater recharge and vegetation. 		
<p>Principle 5: Landscape</p> <p>(1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.</p> <p>(2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>(3) Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following—</p> <ul style="list-style-type: none"> (a) the local context, (b) co-ordinating water and soil management, (c) solar access, (d) micro-climate, (e) tree canopy, (f) habitat values, (g) preserving green networks. <p>(4) Good landscape design optimises the following—</p> <ul style="list-style-type: none"> (a) usability, (b) privacy and opportunities for social interaction, 	<p>The landscape design is integrated with the overall design of the development and arrangement of public and communal spaces. The landscape areas incorporate a mixture of planting species and types, planter areas and embellishments (BBQ, table and chairs) with hard stand areas to provide flexibility of use and amenity. The location of tree planting areas is considered to have taken into consideration the plant species canopy, root and solar access requirements that are conducive to long-term survival.</p> <p>Pedestrian paths are suitably located within the landscape areas to enhance the residents' enjoyment of these spaces.</p> <p>In addition to the landscaped areas surrounding the building footprint, the proposed landscaping works include works within the public domain to the frontage of the site, where recommended conditions of consent are to be imposed in order to seek Council Asset Officer review of a public domain plan prior to issue of a construction certificate. This is to assist in ensuring that appropriate public domain landscaping and materials are provided, of which is in line with the future desired character of Addison Street and the Village.</p>	<p>Yes</p>

<p>(c) equitable access,</p> <p>(d) respect for neighbours' amenity.</p> <p>(5) Good landscape design provides for practical establishment and long term management.</p>		
<p>Principle 6: Amenity</p> <p>(1) Good design positively influences internal and external amenity for residents and neighbours.</p> <p>(2) Good amenity contributes to positive living environments and resident well-being.</p> <p>(3) Good amenity combines the following—</p> <p>(a) appropriate room dimensions and shapes,</p> <p>(b) access to sunlight,</p> <p>(c) natural ventilation,</p> <p>(d) outlook,</p> <p>(e) visual and acoustic privacy,</p> <p>(f) storage,</p> <p>(g) indoor and outdoor space,</p> <p>(h) efficient layouts and service areas,</p> <p>(i) ease of access for all age groups and degrees of mobility.</p>	<p>The orientation of the apartments has sought to balance solar access and cross ventilation requirements under the ADG whilst taking advantage of the northern outlook towards the watercourse, ocean and open space to the east and south.</p> <p>The apartments have open-plan kitchen, living and dining rooms, as well as built-in wardrobes in each room. The apartment layouts achieve general compliance with the ADG under the <i>SEPP (Housing) 2021</i> in terms of private open space, apartment size, solar access and cross-ventilation.</p> <p>A Statement of Compliance demonstrating that the proposal is capable of meeting the requirement for accessibility under the BCA with performance solutions, Australian Standards and <i>SEPP (Housing) 2021</i> Chapter 3, Part 5 accompanied the application. A condition to ensure compliance with these requirements has been recommended.</p> <p>Common open space in approximately 90m² is proposed centrally within the site; as well as large balconies which provide good amenity, outlook, natural ventilation and access to sunlight. While the communal open space provided results in a technical variation, the area is acceptable given the number of units within the development site, and given the balcony sizes, proximity to local park, beach (300m) and outdoor swimming pool (370m). Embellishments within the communal open spaces provide a high degree of amenity for residents, and offer alternatives to balcony use.</p>	Yes
<p>Principle 7: Safety</p> <p>(1) Good design optimises safety and security within the development and the public domain.</p> <p>(2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.</p>	<p>The proposed development has been designed with regard to safety and CPTED principles. Conditions ensuring the proposal provides adequate pedestrian lighting have been included in the draft consent.</p> <p>The main residential entry has been designed as being easily identifiable from the public domain, and the retail tenancy is orientated to Addison Street, therefore passive surveillance opportunities are provided. Apartment layouts have also been designed to</p>	Yes

<p>(3) Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>(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.</p>	<p>provide passive surveillance opportunities within the development and in terms of the public domain, while providing privacy for the occupants. The common open spaces are clearly defined and distinct from private space. The building and apartment entry points are clearly defined and distinguishable.</p>	
<p>Principle 8: Housing diversity and social interaction</p> <p>(1) Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>(2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.</p> <p>(3) Good design involves practical and flexible features, including—</p> <p>(a) different types of communal spaces for a broad range of people, and</p> <p>(b) opportunities for social interaction among residents.</p>	<p>The proposal provides an acceptable mix of apartment types and sizes consisting of:</p> <ul style="list-style-type: none"> • 6 x 2-bedroom units • 3 x 3-bedroom units <p>Three (3) apartments (33%) are capable of being designed to achieve adaptable housing standards and recommended conditions of consent shall ensure that this can be achieved to the Liveable Housing Design (LHD) Guidelines silver level universal design. This is in line with 4Q of the ADG, which requires that 20% of apartments meet silver level LHD Guidelines. Suitable access is provided from the street to the main residential entrance and communal open space is located in close proximity to the lift.</p>	<p>Yes</p>
<p>Principle 9: Aesthetics</p> <p>(1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.</p> <p>(2) Good design uses a variety of materials, colours and textures.</p> <p>(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.</p>	<p>The composition of building elements, external finishes and colour palette is compatible with the surrounding streetscape. The residential buildings have a colour palette that is consistent with Part 6.3.5 and Figure 6.18 of the Shellharbour Development Control Plan 2013; this includes lighter colours and materials for main building elements such as white face bricks, white or grey high paint finish to concrete, as well as darker tones for the steel two storey verandah and timber-look screening.</p> <p>The building is well articulated and avoids large expanses of unbroken wall through modulated building form and balconies on northern and southern elevations, which also partially wrap round towards the west on three levels.</p> <p>The general aesthetics of the building can be described as a well-balanced composition</p>	<p>Yes</p>

	of materials and elements which provide high amenity outcomes for the future residents while also responding to and providing a link between the proposal and the heritage significance of the site within Shellharbour Village.	
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Apartment Design Compliance Table				
	Objective	Design Criteria	Proposed	Compliance
Apartment Building Types	Objective 1A	<p>The ADG defined the following apartment types:</p> <ul style="list-style-type: none"> • narrow infill apartments • row apartments • shop top apartments • courtyard apartments • perimeter block apartments • tower apartments • hybrid development 	<p>The proposal is located on the eastern side of Addison Street and is bounded by a Council car park on the southern boundary. The site is located within the Shellharbour Village Town Centre.</p> <p>The apartment building type could be described as a shop top housing development type in a narrow infill apartment style.</p> <p>The proposal comprises of a four-storey development with a ground level with one commercial premises and car parking with nine apartments above. There are also three levels of basement car parking below ground level.</p> <p>The site is considered suitable for this type of development.</p>	Yes
Local Character and Context	Objective 1B	<p>Good design responds and contributes to its context. Context is everything that has a bearing on an area and comprises its key natural and built features. Context also includes social, economic and environmental factors.</p>	<p>There are several unique site characteristics that have informed the proposal's design; these include the following:</p> <ul style="list-style-type: none"> • Small site area • Constrained by a heritage item to the east and west, and a Council car park to the south • Located within Shellharbour Village Town Centre <p>The proposed design is considered to respond to the site's unique characteristics and its context.</p>	Yes
	Objective 1C Precincts and Individual Site	<p>An individual site is a single lot or an amalgamation of several lots that can support individual or groups of residential flat buildings.</p> <p>The size, shape and orientation of individual sites directly inform the possible building types and</p>	<p>The size of the site is reflective of traditional residential lot size (589.00sm²). The configuration and building envelope of the development is a suitable response to the lot dimension constraints. The subject site is located within the Shellharbour Village Town Centre and the</p>	Yes

		development capacity. Where an area is planned to change, new development needs to address the desired future character at both the neighbourhood and street scales. In established areas new development should carefully respond to neighbouring development.	building frontage adequately addresses the site frontage and its context.	
	Objective 2A Primary Controls	Primary development controls are the key planning tool used to manage the scale of development so that it relates to the context and desired future character of an area and manages impacts on surrounding development.	The development application complies with the FSR as zoned in the SLEP 2013. The building height does not adversely impact on the surrounding development or the streetscape character.	Yes
	Objective 2B Building Envelopes	A building envelope is a three-dimensional volume that defines the outermost part of a site that the building can occupy. Building envelopes set the appropriate scale of future development in terms of bulk and height relative to the streetscape, public and private open spaces, and block and lot sizes in a particular location.	The building envelope of the final design is an appropriate response to the site characteristics and the streetscape. The building envelope has taken into consideration the potential for future re-development on the adjoining properties.	Yes
	Objective 2C Building Height	Height controls should be informed by decisions about daylight and solar access, roof design and use, wind protection, residential amenity and in response to landform and heritage.	The proposed maximum building height which does not exceed the 15m development standard under the provisions of the <i>SLEP 2013</i> . While the screening which surrounds the roof-top air conditioning units slightly exceeds the 15m maximum allowable height (approximately 150-200mm), the applicant has stated in their response to the initial request for additional information that screening can readily be below 15m. It is recommended that conditions form part of the consent in this regard. The building height does not result in adverse impacts to the Shellharbour Village Town Centre streetscape character.	Yes
	Objective 2D Floor Space Ratio	Floor space ratio (FSR) is the relationship of the total gross floor area (GFA) of a building relative to the total site area it is built on.	A compliant FSR is proposed. Refer to <i>SLEP 2013</i> assessment.	Yes

	Objective 2E Building Depth	<p>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.</p> <p>Test building depths against indicative floor plate and apartment layouts to ensure they can meet natural ventilation and sunlight requirements.</p> <p>Where greater depths are proposed, demonstrate that indicative layouts can achieve acceptable amenity with room and apartment depths. This may require significant building articulation and increase perimeter wall length.</p>	<p>The building depth is divided into two</p> <p>The overall building depth (including balconies) is 46m, however Level 1, 2 and 3 are divided into two sections each, with residential apartment depths less than 15m to optimise solar access and cross ventilation.</p>	Yes
	Objective 2F Building Separation	<p>Building separation is the distance measured between building envelopes or buildings. Separation between buildings contributes to the urban form of an area and the amenity within apartments and open space areas. Minimum separation distances for buildings are:</p> <p>Up to four storeys (approximately 12m):</p> <ul style="list-style-type: none"> • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms • No building separation is necessary where building types incorporate blank party walls 	<p>The eastern and western side of the residential units on all Levels (1-3) include zero lot lines, and glazing is provided. There is a break within the centre of the building, which allows light and solar into the middle of the site, between the two main upper-apartment 'blocks'.</p> <p>Glazing is provided along the zero lot lines in the form of glass blocks, which is considered to provide suitable privacy and solar access, and is provided in the most-part along the western elevation. The western elevation adjoins open setbacks above ground level, as they adjoin the heritage site where single storey heritage item 'Windradene' is found. There is an additional building (1980s shopfront building) on the site of 'Windradene', which provides separation at ground level between Windradene and the subject site. For the purpose of assessment, the separation between the proposed development and the existing heritage item of 'Windradene' has been measured at 4.7m (main roof of Windradene to the east). Predominantly blank walls are proposed along the western elevation, with the exception of a portion of screening to the open walkway which</p>	No variation supported on merit.

			<p>provides entry to the residential component of the development; as well as timber look screening along the balconies to the west. Screening visible from the Windradene site will be approximately 10m², and facing the courtyard area of what is a commercial premises.</p> <p>There are 2 glass block windows which are included along the eastern elevation and within the kitchens of unit 1.01 and 2.0. The adjoining site to the east includes a 2 storey mixed use building (commercial and residential), which presents with a zero lot line, and blank walls along its western elevation. The glass block kitchen window facing east will not present in overlooking concerns due to its outlook across the roof of the existing development, the obscured glazing provided as part of the glass block windows, and the 15m separation to the next again property at 23 Addison Street.</p> <p>There are separated distances of at least 12m between habitable rooms within the site, and at least 12.5m between non-habitable spaces, i.e. hallways and entryways. To the rear of the site, where the building adjoins the carpark, there is separation between the proposed development and adjacent residences along Adelaide Place by at least 35m.</p> <p>Overall, building setbacks are considered in line with the existing and desired future character of the area.</p>	
	Objective 2G- Setbacks	Determine street setback controls relative to the desired streetscape and building forms.	The front setback (Addison Street) complies with the front setback requirements in Section 6.3 Shellharbour Village Town Centre in the Shellharbour Development Control Plan 2013(0-2m required).	Yes
	Objective 2H – Side & rear setbacks	Test side and rear setbacks with height controls for overshadowing of the site, adjoining properties and open spaces.	The zero side setbacks for the ground floor component and of all three above residential storeys is appropriate for the town centre context of the site, to create a continuous street wall.	Yes

			<p>There is a break within the upper three storeys which allows for exposure of the main stairwell access, landscaping elements and architectural points of interest along the western elevation. This is the elevation which will be most visually prominent above the neighbouring heritage item of 'Windradene'. The eastern elevation appears similar, minus details such as screening and increased glass block glazing, but adjoins a blank wall. The open style of the residential entrance onto Shellharbour Road is suitable and assists in the articulation of the building.</p> <p>The communal open space is located relatively central to the site on Level 1 and remains open to Level 2 and 3 above. This design component minimises overshadowing onto the southern adjoining property and optimises solar access and cross ventilation opportunities within the residential units. Solar access is provided to the western adjoining heritage site, 'Windradene' predominantly from the hours of 12pm onwards mid-winter.</p> <p>The rear setback to the Council car park varies from 940mm to 1.2m and does allow for an area of landscaping to the rear of the building in the form of climbing plants/low-level shrubbery.</p>	
Part 3 Siting the Development		Control	Proposed	Compliance
Site Analysis	Objective 3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	A site plan and 3D views demonstrate that the proposal is compatible with the streetscape.	Yes
Orientation	Objective 3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	The building has been suitably orientated to address the two public domain frontages (Addison Street and the Council car park to the rear of the site). The commercial premises and the main residential entrance have a direct interface with Addison Street. Residential balconies on Levels 1, 2 and 3 face both Addison Street and the car	Yes

			<p>park for passive surveillance opportunities and solar access. Large, curved balconies allow for a more open-style design and further solar access, and small balcony additions have been provided to Unit 2.03 and Unit 3.03 which allow for solar access to their main living areas through the open courtyard.</p> <p>The positioning of the communal open space in the central to the site optimises solar access to the area, reduces overshadowing to the adjoining southern property and promotes solar access and cross ventilation for the residential units within the subject site.</p>	
	Objective 3B-2	Overshadowing of neighbouring properties is minimised during mid-winter	Shadow diagrams accompanied the development application. The western adjoining site is occupied by a single storey heritage item, commercial premises. Due to the east-west orientation of the site, overshadowing onto the adjoining southern property is unavoidable. However, the articulation of the building elements (specifically the open areas in the middle of Levels 1 and 2) is considered a reasonable response to the site orientation and allotment dimensions. The shadow diagrams demonstrate that the proposal will not adversely reduce the solar access of the southern adjoining residential properties.	Yes
Public Domain Interface	Objective 3C-1	Transition between private and public domain is achieved without compromising safety and security	<p>Balconies and windows are located on all elevations where available providing passive surveillance opportunities to the public and common domains.</p> <p>The main residential and vehicle entrances are clearly defined. Public and private domains are delineated through balustrades, solid walls and landscaping. There is an entrance gate provided to the residential hallway area, of which is considered appropriate for safety and security.</p>	Yes
	Objective 3C-2	Amenity of the public domain is retained and enhanced	The services, plant rooms are appropriately integrated within the building form and screened. Mailboxes are located near the residential entrance with passive	Yes

				surveillance opportunities. Landscaping is proposed where available on the ground level near the vehicle and pedestrian entrances. Planter boxes along balcony edges further enhance the public domain interface.	
Communal and Public Open Space	Objective 3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	<p>1. Communal open space has a minimum area equal to 25% of the site</p> <p>2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)</p>	<p>1. Provided at 83m2 (14%) on Level 1 in the form of paved area with bench and table seating, BBQ and planter beds. Considered an appropriate given the larger balconies provided to Units across the development; in particular Units 1.01 and 1.02 are provided with balconies of 38m2. Units 2.01 and 2.02 also have good-sized balconies, with 23m2 and 31m2 respectively. It shall also be noted that units to the rear of the site (3 units) are provided with generous balcony space of 19m2.</p> <p>Solar diagrams of 15-minute increments between 10am-1pm mid-winter have been provided, demonstrating that 50% of the COS receives solar access for 2 hours during this time. Additionally, balconies on level 2 and 3 facing the street front receive good solar access throughout this entire period.</p> <p>DA0274/2022, a shop top housing development at 37 Addison Street, Shellharbour, was determined by way of the Southern Regional Planning Panel by way of deferred commencement on 5 December 2022. The proposal included a variation to the communal open space, where the site of 864.9m2 proposed 119m2 of COS (13.75%).</p> <p>While the above did not achieve 25% of the site for the purpose of COS, it was noted that the area was acceptable, given the number of units (10), balcony sizes, proximity of the site to the beach, public park and swimming pools.</p> <p>DA0616/2021, another shop top housing development comprising 17 units, determined by way of deferred commencement included compliant COS (373m2 for a</p>	<p>No. Variation supported.</p> <p>Yes</p>

				<p>site of 1,475m²). Nonetheless, the above points remain with regards nearby amenities such as beach, public park and swimming pools.</p> <p>2. At least 50% of the principal usable part of the communal open space will receive 2 hours of sunlight at mid-winter.</p>	
	Objective 3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		The communal open space is provided with informal seating. The seating will encourage informal social interaction opportunities between residents. The level of amenity within the open space is appropriate for the number of units and complements the internal living areas and private open spaces of the units that substantially exceed the minimum requirements.	Yes
	Objective 3D-3	Communal Open space is designed to maximise safety.		Passive surveillance opportunities to the communal open area are provided by apartment windows and common circulation areas.	Yes
	Objective 3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		No public open spaces are proposed.	N/A
Deep Soil Zones	Objective 3E-1	<p>Deep soil zones are to meet the following minimum requirements:</p> <p>Less than 650m² - 7% of site area: 38.507</p> <p>Minimum dimensions requirement : Nil</p>		<p><1% (4m²) of the site is proposed as deep soil landscaping. The landscaping is proposed at the rear of the site between the rear property boundary and the building. Given the location of the site in a local centre and car parking requirements, in conjunction with the rear public car park, the variation is supported. Landscaping in the form of planter boxes in non-deep soil areas are proposed with depth profiles suitable for the plant species, and where depth profiles may not be suitable for larger species, recommended conditions are to ensure adequate depth profiles are provided.</p>	No - Variation supported
Visual Privacy	Objective 3F-2	<p>Separation between windows and balconies is provided to ensure visual privacy is achieved.</p> <p>Minimum required separation distances from</p>		Compliant separation achieved between the rear of the units which face the street and the rear units:	

		<p>buildings to the side and rear boundaries are as follows:</p> <table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr></table>	Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	<table><tr><td>Level 1</td><td>Unit 1.01 bedroom window to Unit 1.03 living room balcony Unit 1.02 bedroom window to Unit 1.03 bedroom</td><td>15.1m 13.3m</td></tr><tr><td>Level 2</td><td>Unit 2.01 bedroom window to Unit 2.03 balcony of living room Unit 2.02 bedroom window to Unit 2.03 bedroom window</td><td>11.9m 13.4m</td></tr><tr><td>Level 3</td><td>Unit 3.01 bedroom window to Unit 3.03 balcony of living room Unit 3.02 bedroom window to Unit 3.03 bedroom window</td><td>11.7m 13.1m</td></tr></table> <p>Screening is provided to Bedroom 3 windows of Units 2.03 and 3.03 to offer further privacy, and screening or an entry gate is provided to Unit 1.01 which provides privacy and security from the COS.</p> <p>The proposed side and rear setbacks are considered acceptable within the site context.</p>	Level 1	Unit 1.01 bedroom window to Unit 1.03 living room balcony Unit 1.02 bedroom window to Unit 1.03 bedroom	15.1m 13.3m	Level 2	Unit 2.01 bedroom window to Unit 2.03 balcony of living room Unit 2.02 bedroom window to Unit 2.03 bedroom window	11.9m 13.4m	Level 3	Unit 3.01 bedroom window to Unit 3.03 balcony of living room Unit 3.02 bedroom window to Unit 3.03 bedroom window	11.7m 13.1m
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Objective 3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.	The orientation of balconies and windows takes into consideration the configuration of both eastern and western adjoining development. Where required on the western elevation, timber screening is proposed to the sides of balconies of Addison Street-facing units. Units across the																

				development are generally positioned to increase privacy, without compromising access to light and air, and views are retained from balconies and habitable rooms.	
Pedestrian Access and Entries	Objective 3G-1	Building entries and pedestrian access connects to and addresses the public domain.		A primary residential and retail entrance are proposed from Addison Street. The entrances are clearly defined. Secondary entrances are proposed from the car park frontage for the purpose of fire escape and vehicle entry. As these function as secondary entrances, these are integrated within the building form and not clearly defined.	Yes.
	Objective 3G-2	Access, entries and pathways are accessible and easy to identify.		The awning and façade treatment of the retail premises assists in way-finding. The mailbox at the residential entrance assists in way-finding. The location of the lift is appropriate within the layout of the development and have taken into consideration accessibility requirements.	Yes
Vehicle Access	Objective 3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscape		The vehicle entrance is setback from the property boundary to provide adequate line of sight for pedestrians (1.2m). The fire exit is located next to the garage door entry. Vehicle access is considered to be located in an appropriate and safe manner.	Yes
Bicycle and car parking	Objective 3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For development in the following locations: <ul style="list-style-type: none">• on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or• on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional	The subject site is not located in the Sydney Metropolitan Area and is located in the E1 Local Centre zone. The car parking requirements for the proposal fall under Chapter 13 of the Shellharbour DCP 2013. See Attachment E for assessment.	Yes

			centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.		
	Objective 3J-2	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		Racks to accommodate bicycles are located on Level 1. This is appropriate for the number for the number of residential apartments proposed. No EV charging stations are provided for electric vehicles.	Yes
	Objective 3J-3	Car park design and access is safe and secure		All car parking spaces are located on the ground and basement levels. The accessible spaces are located within close proximity to the lift for ease of access. Conditions to ensure the installation of security measures (intercom) have been included. The waste storage areas are suitably separated from car parking spaces.	Yes
	Objective 3J-4	Visual and environmental car parking are minimised.		All car parking is located on-grade. The location of the car parking areas is suitably integrated within the building form.	Yes
Solar and Daylight Access.	Objective 4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows	2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours	Eight (8) residential units (89% of total units) receive a minimum of three hours of solar access across the private open spaces and living areas between 9am and 3pm at mid-winter. One (1) unit does not receive appropriate solar access (Unit 1.03), which results in a deficiency of 11%; however, the proposal complies.	Yes

		and private open space	direct sunlight between 9 am and 3 pm at mid winter. Note: Subject site is located within Shellharbour LGA, therefore solar access requirement is 3 hours.		
			3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	All of the units will receive direct sunlight to the main living areas and private open space between 9am and 3pm mid-winter.	Yes
	Objective 4A-2	Daylight access is maximised where sunlight is limited.		Solar access to the main living areas and private open space is maximised through window and balcony positioning, as well as via the central break within the building, which opens up the communal open space area and windows of other units to sunlight.	Yes
	Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months		Awnings or eaves over balconies assist in thermal comfort during the warmer months.	Yes
Natural Ventilation	Objective 4B-1	All habitable rooms are naturally ventilated.		All habitable rooms are naturally ventilated with openable windows.	Yes
	Objective 4B-2	The layout and design of single aspect apartments maximises natural ventilation		No apartments are single aspect.	N/A
	Objective 4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m	1. 100% of units are naturally cross ventilated. 2. The depth of all of the apartments do not exceed 18m.	Yes

Ceiling Heights	Objective 4C-1	Ceiling height achieved sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Habitable rooms – 2.7m Non-habitable 2.4m	Internal floor to ceiling heights for residential apartments are 3m. Floor to ceiling height of the retail premises is 3.9m.	Yes
	Objective 4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		Compliant and consistent ceiling heights are proposed for all of the residential apartments.	Yes
	Objective 4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building		The internal floor to ceiling height of the commercial premises (3.9m) is appropriate and fit-for-purpose.	Yes
Apartment Size and Layout	Objective 4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.	Apartment are required to have the following minimum internal areas: 1 bedroom – 50m ² 2 bedroom – 70m ² 3 bedroom – 90m ² Areas include 1 bathroom only. Additional bathrooms increase the minimum internal areas by 5m ² each.	All units exceed the internal area requirements.	Yes
			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	All habitable rooms have a window which complies in this regard.	Yes
	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	The depth of habitable rooms complies in this regard.	Yes

			2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	All apartments are open plan layouts. Hallways have been excluded from calculations. The depth of the open plan living areas exceed 8m (8.7m) for units facing Addison Street. However, the minor variation is attributed to kitchen cabinetry, with the measurement taken from the wall behind kitchen cabinetry to the windows which adjoin the balcony within the indicative lounge area. As there are north-west facing windows which provide good solar amenity, and as the variation is minor in nature, the variation is considered acceptable on merit.	No – variation acceptable on merit.
	Objective 4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	All bedrooms have built-in wardrobes and the internal area excluding the wardrobe complies with the requirements.	Yes
			2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All of the bedrooms comply with the 3m dimension (excluding wardrobe space).	Yes
			3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio & 1 bedroom apartments • 4m for 2 & 3 bedroom apartments	All units are proposed as open plan which comply with the requirements.	Yes

Private Open Space and Balconies	Objective 4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity	All apartments are required to have a primary balconies as follows: 1 bedroom – 8m ² , minimum depth 2m. 2 bedroom - 10m ² , minimum depth 2m. 3+ bedroom – 12m ² , minimum depth 2.4m. The minimum balcony depth to be counted as contributing to the balcony area is 1m	All proposed balconies achieve the minimum dimension and area requirements. Unit 1.01: 7.4m depth, 36m ² Unit 1.02: 3.7m depth, 38m ² Unit 1.03: 3.3m depth, 19m ² Unit 2.01: 4.5m depth, 24.5m ² Unit 2.02: 4.5m depth, 34m ² Unit 2.03: 3.3m depth, 24m ² Unit 3.01: 2.4m depth, 13.5m ² Unit 3.02: 2.4m depth, 21.5m ² Unit 3.03: 3.3m depth, 24m ²	Yes
			2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m.	No ground floor apartments are proposed.	N/A
	Objective 4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents		All private open space areas (balcony) areas have been designed as extension of the main living areas of the units.	Yes
	Objective 4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		The design of the balconies including the external finishes are appropriately integrated and articulate the building form. All balconies have solid balustrades which is appropriate for the site context, being a town centre. Air conditioning units within the private open spaces and not visible in the public domain and would not adversely impact the amenity of the area.	Yes

	Objective 4E-4	Private open space and balcony design maximises safety.		The balcony design is suitable with solid balustrading. No level changes are proposed within the balcony areas.	Yes																																																		
Common Circulation and Spaces	Objective 4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight.	The maximum number of apartments off a circulation core is 3.	Yes																																																		
	Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents		<p>The common circulation spaces have short sight lines.</p> <p>The common circulation spaces are naturally ventilated with natural daylight opportunities. The main common circulation area on each level has vertical slats for both natural ventilation and privacy.</p> <p>Letterboxes are located in the pedestrian entrance area.</p>	Yes																																																		
Storage	Objective 4G-1	Adequate, well designed storage is provided in each apartment.	<p>In addition to storage in kitchens, bathrooms and bedrooms the following storage is provided:</p> <p>1 bedroom – 6m³</p> <p>2 bedroom – 8m³</p> <p>3+ bedroom – 10m³</p> <p>At least 50% of the required storage is to be located within the apartment.</p>	<p>Storage opportunities are provided within the apartments and the car parking areas achieving the requirements. At least 50% of the required storage is located within the apartment.</p> <table><tr><td>Unit</td><td>B/rooms</td><td>Internal Storage</td><td>External Storage</td><td>Total</td></tr><tr><td>U1.01</td><td>2</td><td>4.8m3</td><td>4m3</td><td>8.8m3</td></tr><tr><td>U1.02</td><td>2</td><td>4.8m3</td><td>4m3</td><td>8.8m3</td></tr><tr><td>U1.03</td><td>3</td><td>6m3</td><td>7m3</td><td>13m3</td></tr><tr><td>U2.01</td><td>2</td><td>4.8m3</td><td>5m3</td><td>9.8m3</td></tr><tr><td>U2.02</td><td>2</td><td>4.8m3</td><td>5m3</td><td>9.8m3</td></tr><tr><td>U2.03</td><td>3</td><td>6m3</td><td>6m3</td><td>12m3</td></tr><tr><td>U3.01</td><td>2</td><td>4.8m3</td><td>6m3</td><td>10.8m3</td></tr><tr><td>U3.02</td><td>2</td><td>4.8m3</td><td>8m3</td><td>12.8m3</td></tr><tr><td>U3.03</td><td>3</td><td>6m3</td><td>6m3</td><td>12m3</td></tr></table>	Unit	B/rooms	Internal Storage	External Storage	Total	U1.01	2	4.8m3	4m3	8.8m3	U1.02	2	4.8m3	4m3	8.8m3	U1.03	3	6m3	7m3	13m3	U2.01	2	4.8m3	5m3	9.8m3	U2.02	2	4.8m3	5m3	9.8m3	U2.03	3	6m3	6m3	12m3	U3.01	2	4.8m3	6m3	10.8m3	U3.02	2	4.8m3	8m3	12.8m3	U3.03	3	6m3	6m3	12m3	Yes
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	Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments		Storage location within the car parking areas is provided. Conditions to ensure the storage in the car parking area is fully enclosed for security have been included.	Yes																																																		

Acoustic Privacy	Objective 4H-1	Noise transfer is minimised through the siting of buildings and building layout.	The layout of the apartments is appropriate with noise sensitive rooms located away from lifts. The garage roller is set mainly beneath a balcony above so as to minimise noise to the unit above.	Yes.
	Objective 4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	All of the apartments have similar layouts with rooms with similar requirements grouped together and party walls are provided between units which are considered capable of achieving suitable acoustic requirements.	Yes
Noise and Pollution	Objective 4J-1	In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	The proposed development is located within a town centre, however it is not considered to be a “noisy or hostile” environment. The building setbacks are appropriate for the location context. The restaurant located at ground level to the west of the site ceases operations at 9pm each evening, where minimal noise disturbance is expected due to this.	Yes
Apartment Mix	Objective 4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	The proposal provides the following apartment mix: <ul style="list-style-type: none"> - 3 x 2-bedroom units - 3 x 3-bedroom This composition is appropriate for the Shellharbour LGA demographic and Shellharbour Town Centre location.	Yes
	Objective 4K-2	The apartment mix is distributed to suitable locations within the building	The apartment mix is distributed appropriately throughout the development.	Yes
Ground Floor Apartments	Objective 4L-1	Street frontage activity is maximised where ground floor apartments are located.	No ground floor apartments are proposed.	N/A
	Objective 4L-2	Design of ground floor apartments delivers amenity and safety for residents	No ground floor apartments are proposed.	N/A

Facades	Objective 4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	<p>The building façade on all elevations are well articulated using a variety of building materials and components to visually break up the building.</p> <p>Chapter 6, Figure 6.16 of the Shellharbour Development Control Plan 2013 provides guidance on the setbacks and desirable outcomes for the Shellharbour Village centre. The proposal complies with colour palette and external materials encouraged within the chapter. The darker colour palette on the residential component façade and steel awning differentiates the retail and residential components of the building. The white masonry as well as steel materials provide a strong building edge and adds visual interest in contrast to the light face brick.</p> <p>The hydrant booster is integrated within the within the Addison Street frontage, and is adequately screened.</p>	Yes
	Objective 4M-2	Building functions are expressed by the façade.	The main pedestrian entrance on Addison Street is clearly defined with the mailbox and open style in contrast to the dark colour palette of the retail component.	Yes
Roof Design	Objective 4N-1	Roof treatments are integrated into the building design and positively respond to the street.	The roof style is consistent with the roof forms found in the streetscape. Bulk is reduced through upper levels being stepped in gradually, and through softened extended eaves which protrude over balconies.	Yes
	Objective 4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	Roof space to integrate services and lift overruns are proposed. A central void between the two main apartments blocks provides the opportunity to break up the roof space and utilise this space to allow for solar access and ventilation.	Yes
	Objective 4N-3	Roof design incorporates sustainability features	Air conditioning units are proposed on the roof space.	Yes

Landscape Design	Objective 4O-1	Landscape design is viable and sustainable	A detailed Landscape Plan accompanied the development application. A mixture of native and exotic species are proposed. Conditions to substitute some plant species that are more suitable to the solar access conditions of the site have been imposed. Planter boxes are proposed with irrigation measure, in line with rainwater measures within the BASIX certificate. A condition is recommended requiring an updated landscape plan.	Yes
	Objective 4O-2	Landscape design contributes to the streetscape and amenity	Landscape areas around the building and common open spaces complement the building design.	Yes
Planting on Structures	Objective 4P-1	Appropriate soil profiles are provided	The Landscape Plan and architectural plans provide minimal information in regards to the soil depth profile of the proposed planter boxes, particularly for the larger landscape area in the Level 1 common area. Conditions to ensure the depth of the planter box supports the plant species have been proposed.	Yes
	Objective 4P-2	Plant growth is optimised with appropriate selection and maintenance.	Generally, the proposed plants are appropriate for the climate and solar access. However, it is recommended that a condition of consent ensures suitable species in accordance with Appendix 7 of the DCP are provided. The landscape and stormwater plans indicate that the planter boxes will have an automatic irrigation system.	Yes
	Objective 4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.	The common open space on Level 1 is complimented with landscaping. The landscaping enhances the amenity of the area and the outlook of the windows orientated towards the area. Further, planting proposed to the rear of the site which faces the public car park is considered to contribute to the quality and amenity of said public space.	Yes
Universal Design	Objective 4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.	Three apartments (33% of total) are capable of incorporating the Liveable Housing Design (LHD) Guidelines silver level universal design features.	Yes

	Objective 4Q-2	A variety of apartments with adaptable designs are provided	One apartment is compatible of complying with Australian Standard 4299-1995 Adaptable Housing.	Yes
	Objective 4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	All apartments have open plan living/dining and kitchens. All apartments exceed the overall size requirements.	Yes
Adaptive Reuse	Objective 4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place/	Existing buildings on the site are to be demolished.	N/A
	Objective 4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse.	Existing buildings on the site are to be demolished.	N/A
Mixed Use	Objective 4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	The proposed shop top housing development will be on Addison Street, the main street within Shellharbour Village. The street will be activated by the retail tenancy and residential entrance. Pedestrian movement is further encouraged through the provision of an awning for weather protection.	Yes
	Objective 4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	The residential entrance is separated from the retail tenancy and accessible from Addison Street. The awning and location of the mailboxes assists in the identification of the residential entrance.	Yes
Awnings and signage	Objective 4T-1	Awnings are well located and complement and integrate with the building design.	Awnings are proposed over the retail premises for weather protection. There is a break in the awning proposed, where the planter box and balcony associated with Unit 1.02, as well as the recessed residential entry complement and integrate with the building design while providing weather protection.	Yes
	Objective 4T-2	Signage responds to the context and desired streetscape character.	In addition to the construction of the shop top housing building, the application provides signage plaques on	Yes

			<p>Addison Street frontage, and signage dimensions are provided. While the architectural signs indicate fascia awning signage facing Addison Street, no text specifications have been provided. Business identification signage opportunities have therefore been included within the external building façade. The address of the building is provided as an awning which provides wayfinding for both retail and residential components.</p> <p>Recommended conditions shall be included in any draft consent stating that the location and dimensions of the signage must be in accordance with the approved plans, and additional signage must not be erected or displayed without first gaining development consent from Council, unless carried out under the <i>SEPP (Exempt and Complying Development Code) 2008</i>.</p>	
Energy Efficiency	Objective 4U-1	Development incorporates passive environmental design	<p>The size of the windows of habitable rooms allow for adequate natural light. A condition has been imposed requiring all apartments to have outdoor clothes drying areas.</p> <p>All units are cross-ventilated.</p>	Yes
	Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	<p>The design of the balconies include coverings to provide shading in summer.</p> <p>A BASIX and NatHERS Certificate demonstrating compliance with <i>SEPP (Sustainable Buildings) 2022</i> was submitted.</p>	Yes
	Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	Natural ventilation is provided to all habitable rooms. The apartment layouts optimise cross-ventilation opportunities.	Yes
	Objective 4V-1	Potable water use is minimised	Rainwater tanks and water efficient fittings are provided in accordance with the BASIX Certificate Commitments.	Yes

Water Management and Conservation	Objective 4V-2	Urban stormwater is treated on site before being discharged to receiving waters.	Rainwater runoff from roofs is collected in rainwater tanks for irrigation. Council's Engineer has reviewed the proposed stormwater drainage design and raised no objections. Suitable conditions of consent will be imposed	Yes
	Objective 4V-3	Flood management systems are integrated into site design.	The subject site is not flood prone.	N/A
Waste Management	Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	The development application was accompanied by a Waste Management Plan. Waste storage rooms are located within the car parking areas, away from the apartments. No garbage chutes have been provided which is considered acceptable. Residents will be responsible for transporting waste from the apartments to the waste rooms. Residential waste bins will be transferred from the waste storage area to the designated collection area. A separate commercial waste storage area is provided. Conditions regarding waste storage and maintenance requirements have been imposed.	Yes
	Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	All apartments proposed suitable waste storage areas within the kitchen. General waste, recycling and FOGO is services are proposed. Separate retail and residential waste storage areas are proposed.	Yes
Building maintenance	Objective 4X-1	Building design detail provides protection from weathering	Appropriate materials and finishes proposed to respond to the site conditions.	Yes
	Objective 4X-2	Systems and access enable ease of maintenance.	Plant rooms and other service rooms have been included on the submitted plans.	Yes
	Objective 4X-3	Materials selection reduces ongoing maintenance.	The proposed schedule of external finishes includes bricks, aluminium, steel, metal cladding, concrete, glass. The materials are relatively durable to reduce the ongoing maintenance cost of the building.	Yes.

