Attachment D: Apartment Design Guide Compliance Table

Apartment Design Compliance Table				
	Objective	**Design Criteria**	**Proposed**	**Compliance**
Apartment Building Types	Objective 1A	The ADG defines the following apartment types: - Narrow apartments - Row apartments - Shop top apartments - Courtyard apartments - Perimeter block apartments - Tower apartments - Hybrid development -	The apartment type could be described as a courtyard apartment. Stage 1 of the proposal comprises of 4 x residential flat buildings, extending over 4 - 6 storeys in height, with a centrally located common open space. The site is considered to be suitable for the development type.	Yes
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 responsive to the natural and built environment. The site is positioned along Wattle Road and serves as the transition point between the town centre and established residential context. The site is well connected and positioned adjacent to Stockland Shopping Centre, the hospital and the TAFE campus. The scale and design are complimentary to the scale of the site being 4.26ha and responsive to the topography, accommodating the fall through the stepped nature of the building envelopes and profiles. The proposed design is considered to respond to the sites unique characteristics and its context.	Yes
	Objective 1C Precincts and Individual Site	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	The large site can satisfactorily support the number of residential flat buildings as approved under concept approval DA0331/2012. The building height and density were approved under the concept approval and were considered to be a suitable response to the established and future streetscape of the locality. It is noted there are numerous residential flat buildings within the locality, including the recently approved concept masterplan to the rear of the site at 13	Yes

		public open spaces that relate in scale, location and character to the local context.	Benson Avenue, which included building envelopes for future development up to a maximum of 6 storeys in height.	
	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.	Primary development controls such as FSR and height were approved as part of the concept approval under DA0331/2012. While, the proposal does not strictly comply with the aforementioned development standards set out in the LEP, the concept approval prevails in this instance. As such the height, scale and FSR have already been established for the proposed development and only minor modifications are proposed as part of this application. A detailed discussion of this is provided within the main body of the report.	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.	Building envelopes for Stage 1 of the development and the wider site was approved under DA0331/2012, which set the scale of the development in terms of height, bulk in relation to the streetscape, block sizes and public and open spaces. Minor modifications are proposed as part of the modification application; however, they are considered to generally align with that approved under the concept approval.	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 height of Buildings R1 to R4 were approved under the concept design as part of the DA0331/2012, with a maximum height of 20m. This approved building height was not considered to have an adverse impact on residential amenity, solar/daylight access etc. The amended design generally aligns with the heights approved under the concept approval and does not exceed the maximum 20m height approved as part of this application. A detailed assessment of amenity/solar access is provided below.	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 was approved under the concept approval DA0331/2012 and the current modification application does not exceed this. A detailed assessment is provided under the SLEP 2013 within the main body of the report.	Yes
	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.	The depth and siting of the buildings were approved under the concept approval under DA0331/2012. Notwithstanding this, each of the buildings in Stage 1 of the development have depths as follows, which are considered to allow satisfactory levels of daylight/sunlight and natural cross ventilation for future residents of the development. • R1 - maximum depth of 26m	No. Acceptable on merit

		Coordinate building height and building depth: • 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.	• R2 – maximum depth of 28m • R3 – maximum depth of 38m • R4 – maximum depth of 25m The varied depths of the Stage 1 buildings are not considered to adversely impact the solar access or cross ventilation, rather creates a functional site whereby the building envelopes are appropriately separated.	
	Objective 2F Building Separation	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: Up to four storeys (approximately 12m): • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms Five to eight storeys (approximately 25m): • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms	Building separation was also approved under the concept approval to ensure a suitable building form in relation to streetscape character and the wider locality. The modification application offers a number of non-compliances to the minimum separation distances detailed in objective 2F of the ADG as detailed below: • R2 – R3 (to the rear of the site facing proposed Road No. 1) – min. distance approx. 9.5m (between balconies for U1017 and U1011) • R3 – R4 (east to west relationship) – min. distance approx. 11.07m (between balconies U1017 and U1013) • R3 – R1 (to the front of the site facing Wattle Road) – min. distance approx. 9.69m (between balconies U2006 and U2015) • R1 – R2 (east to west relationship) – approx. distance 10.7m (between balconies U1001 and U1005) Careful consideration has been given to the relationship between the buildings to ensure the resulting urban form and visual privacy is satisfactory. Plans show suitable visual privacy mitigation, including the use of clerestory windows, balcony screening and location of habitable rooms. As such, any visual amenity concerns are alleviated through the inclusion of suitable mitigation measures.	No. Acceptable on Merit

	Objective 2G- Setbacks	Determine street setback controls relative to the desired streetscape and building forms.	Street setbacks were established and approved under the concept approval. Approved plans note a minimum setback of 7.66m from the Wattle Road frontage at ground level and a minimum setback of 16m from proposed Road No. 1. These setbacks were considered to respect existing setbacks, especially along the Wattle Road frontage and establish future characteristics for Stage 2 of the concept approval. The proposed modification application generally aligns with these approved setbacks.	Yes
	Objective 2H – Side and Rear Setbacks	Test side and rear setbacks with height controls for overshadowing of the site, adjoining properties and open spaces.	The setback design in relation to the side and rear boundaries is considered appropriate within its context. The western boundary serves as the rear boundary, and the western aspect of Buildings R2 and R4 are sufficiently setback from the boundary by approximately 15.8m. Similarly, the buildings within the Stage 1 area are setback 15m from the southern boundary.	Yes
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 analysis plan, photo montages, sections and elevations 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 main street frontages. The siting of the common open space to the centre of site optimises solar access to this area and provides satisfactory separation between buildings. The layout of the buildings have taken into consideration solar access, natural ventilation and the amenity of future occupants and neighbouring development.	Yes
	Objective 3B-2	Overshadowing of neighbouring properties is minimised during mid-winter	The siting, height and scale of the development was approved under the concept approval. Shadow diagrams accompanying the modification application for the amended design demonstrate that the proposal will not adversely impact the solar access of neighbouring properties at 13 and 15 Benson during mid-winter.	Yes
Public Domain Interface	Objective 3C-1	Transition between private and public domain is achieved without compromising safety and security	Balconies and windows are located on all elevations to ensure that passive surveillance opportunities are provided to public and common domains. Public and private domains are delineated through the use of fencing, landscaping and privacy screens.	Yes
	Objective 3C-2	Amenity of the public domain is retained and enhanced	The amenity of the public domain (Wattle Road, proposed Road No. 1 and communal areas) is retained through the layout and siting of the	Yes

				development. All services are located away from these frontage areas and accommodated within the internal fabric of the buildings. This includes, (but not limited to) waste and collection areas, trolley charging, fire diesel pump room, maintenance and comms rooms. Parcel lockers, mailboxes are also setback into the lobby areas of all buildings fronting Road No. 1 and Wattle Road. The frontage of Wattle Road is significantly enhanced through the inclusion of landscaped areas and well-designed entrances/lobby area to the development. As such the resulting interface is significantly improved.	
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	1. Communal open space has a minimum area equal to 25% of the site 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)	1. Multiple communal open areas are proposed as part of the Stage 1 of the development, with an area of 4387m², which equates to 27.6% of the Stage 1 site area (4387m²/15,845m² site area). The communal open space included in this part of the development includes: - Lawn bowls with seating benches - Lilly garden - Communal space with BBQ, vegetable garden, putting green and resting pavilion - Open lawn area with children's play area - Children's play area, with water play - Rosella garden and associated seating area - Internal communal space at Level 5, in the form of outdoor terraces with seating and BBQ areas etc 2. Submitted plans show that the development achieves a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours 11am – 53% 12pm - 57% 1pm – 52%	Yes
	Objective 3D-2	Communal open space is designed to		The development includes the following embellishments/activities to ensure the environment is attractive to future occupants:	Yes

		allow for a range of activities, respond to site conditions and be attractive and inviting		• BBQ area • Putting greens • Lawn bowls • Children's play area • Passive seating area • Vegetable garden	
	Objective 3D-3	Communal Open space is designed to maximise safety.		Passive surveillance opportunities exist to all communal areas through the siting of 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 space is provided as part of the development.	N/A
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	Deep soil zones are to meet the following minimum requirements: Site Area: Greater than 1500sqm Minimum dimensions: 6m Percentage of site area: 7%		The Stage 1 part of the site has a site area of 15,845m². A total area of 4323m² (27.3%) of the site is provided as a deep soil zone, significantly exceeding the 7% requirement. As such sufficient areas are provided on site for healthy plant and tree growth and improve the amenity of the streetscape and the wider locality.	Yes

<table>
<tr><td></td><td>of water and air quality</td><td></td><td></td><td></td></tr>
<tr><td>Visual Privacy</td><td>Objective 3F-2</td><td>Minimum required separation distances from buildings to the side and rear boundaries are as follows:
 

Separation between windows and balconies is provided to ensure visual privacy is achieved.
Building height:
- Up to 12m (4 storeys)
- 12m between habitable rooms
- 9m between habitable rooms and non habitable rooms
Building height: Up to 25 m (5-8 Storeys).</td><td>
<table>
<tr><td></td><td>Southern setback to 15 Benson Avenue</td><td>Northern setback to Stage 2 of the wider development site</td><td>Rear setback to 13 Avenue</td><td>Benon</td><td>No. Acceptable on merit</td></tr>
<tr><td>Ground Floor</td><td>Approx. 18m (min)</td><td>6m</td><td>15,5m</td><td></td><td></td></tr>
<tr><td>Level 1</td><td>Approx. 18m (min)</td><td>6.05m</td><td>16m</td><td></td><td></td></tr>
<tr><td>Level 2</td><td>Approx. 18m (min)</td><td>6.25m</td><td>16m</td><td></td><td></td></tr>
<tr><td>Level 3</td><td>Approx. 18m (min)</td><td>6.05m</td><td>15.5m</td><td></td><td></td></tr>
<tr><td>Level 4</td><td>Approx. 18m (min)</td><td>6.1m</td><td>-</td><td></td><td></td></tr>
<tr><td>Level 5</td><td>Approx. 18m (min)</td><td>6.1m</td><td>-</td><td></td><td></td></tr>
<tr><td>Level 6</td><td>Approx. 18m (min)</td><td>6.1m</td><td>-</td><td></td><td></td></tr>
</table>
<u>Separation between window and balconies</u>

<u>Ground Floor</u>

• R2 – R4 – 11.8m between bedrooms to G005 and G004. Opposing windows have a raised sill height.

<u>Level 1</u>

• R2 – R4 – 12m between living space to U1017 and bedroom of U1011 and 9.5m between balconies of these units

• R3 – R4 – 9.6m between the study to U1014 and the terrace area of U1016, 11m between the opposing terrace areas of U1013 and U1017 and 11.8 between secondary living area windows to U1013 and a U1017</td><td></td></tr>
</table>

			• R1 – R2 – 11.3m between opposing balconies of U1002 and U1006 and 10.7m between opposing balconies of U1005 and U1001 <u>Level 2</u> • R2 – R4 – 12m between bedroom to U2024 and living space of U2013 and 10.4m between balconies to these units • R3 – R4 – Minimum 12m setback between habitable room windows between U2108 and U2023 and U2017 and U2024 • R1 – R3 – 12m between bedrooms in U2015 and U2006 and 9.6m between balcony of U2015 and the bedroom of U2006 • R1 – R2 – In excess of 12m between opposing balconies to U2002 and U2008 and U2003 and U2007 <u>Level 3</u> • R2 – R4 – 12m between bedroom to U3031 and living space of U3017 and balconies of 10.4m between these units • R3 – R4 – Minimum 12m setback between habitable room windows between U3021 and U3030 and U3020 and U3031 • R1 – R3 – 9.76m between opposing balconies to U3006 and U3019 • R1 – R2 – In excess of 12m between opposing balconies to U3003 and U3011 and U3002 and U3012 <u>Level 4</u> • R1 – R3 – 11m between balcony to U4011 and bedroom of U4006 <u>Level 5</u>	

			• R1 - R3 - 10.6m between balcony to U5008 and bedroom of U5003. <u>Level 6</u> • R1 - R3 - 10.5m between balcony to U6008 and U6003 While some of the separation distances within the modification application fail to comply with the numerical requirements of the ADG, it is noted that where there is variation, additional privacy mitigation measures have been introduced, such as privacy screening around the terraces/balconies, obscure glazing and increased sill heights to alleviate any undue impact on future residents in terms of privacy and overlooking.	
	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 openings and articulation of the buildings have maximised the site characteristics to minimise the need for extensive visual privacy mitigation measures, such as balconies fronting the street and the main communal amenity space.	Yes
Pedestrian Access and Entries	Objective 3G-1	Building entries and pedestrian access connects to and addresses the public domain.	All buildings provide well-articulated entries and pedestrian access to and from public domain (Road No. 1 and Wattle Road).	Yes
	Objective 3G-2	Access, entries and pathways are accessible and easy to identify.	Façade design for all buildings including materials, awnings, pedestrian footpaths ensure that the key entry points to the site are easily identifiable and accessible.	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	Vehicle access points have been designed to ensure minimal conflict between pedestrians accessing/utilising the site. Waste/delivery points are located via a separate access at basement level (via proposed No. 1, along the northern boundary of this stage). Car parking is located at basement level and such is not expected to impact the Wattle Road streetscape. Visitor parking is located along Road No. 1 to west of the site; however, significant landscaping is proposed to soften any impact from the car parking along this future streetscape.	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: • 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 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 The car parking needs for a development must be provided off street.	The subject site is not located in the Sydney Metropolitan Area and is in identified as R3 – Medium Density Residential zone but is located within 400m (107m) of land zoned E2 – Commercial Centre (B3 – Commercial Core/B4 Mixed Use – equivalent zone is E2 Commercial Centre) under the provisions of the Shellharbour Local Environmental Plan 2013. As such, the minimum car parking requirements for residents and visitors is set out in the Guide for Traffic Generating Development, equates to 167.1, based on the mix and number of apartments proposed (see detailed discussion in main report). This results in a non-compliance with the ADG. Despite this, the proposal complies with the car parking requirements specified in the *SEPP (Housing) 2021*, which prevails in this instance. The SEPP specifies that 1 x space/5 x dwellings should be provided, which equates to 30.4 spaces for 152 units. The submitted modification plans show that 157 car parking will be provided, which is significantly in excess of required number. Furthermore, it is noted that the parking provision aligns with the parking levels approved under the concept approval. A detailed assessment is provided in the main body of the report.	Yes
	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		Parking is provided for other modes of transport including trolley charging, scooter charging, 2 x EV charging stations. A drop off area is also provided adjacent communal open space area. The applicant has noted that there will be no designated bicycle parking areas to be provided as part of the development, which is in line with the requirements of the *SEPP (Housing) 2021*, which is the prevailing legislation in this instance.	Yes

	Objective 3J-3	Carpark design and access is safe and secure		All car parking has been designed to be safe and secure	Yes
	Objective 3J-4	Visual and environmental impacts of underground car parking are minimised.		The location and layout of the 2 x parking basement areas have been integrated into the building design to ensure that there is minimal impact on the visual and environmental impacts.	Yes
Solar and Daylight Access.	Objective 4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	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 direct sunlight between 9 am and 3 pm at mid-winter	The solar access requirements detailed in the *SEPP (Housing) 2021* prevail over the provisions detailed in the Apartment Design Guidelines. The SEPP requires that 70% of apartments receive 2 x hours of sunlight between 9am and 3pm during mid-winter. Submitted plans show that 109/152 units (71.7%) will receive 2 x hours minimum of solar access at mid-winter and as such the proposal complies with solar access provisions.	Yes. SEPP (Housing) 2021 prevails in this instance
			3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	28.3% (43/152) of units will not receive direct sunlight 2 x hours of continuous solar access between 9am and 3pm at mid-winter. Noting stage 1 is the most southern aspect of the site, total compliance with the overall solar access advice is expected to be achieved. Furthermore, units that do not achieve 2 hours of solar are expected to review broken solar access through the course of the day.	No. Acceptable on merit.
	Objective 4A-2	Daylight access is maximised where sunlight is limited.		The orientation of the building ensure that daylight access is available where sunlight is limited	Yes
	Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months		Shading and glare details will be further considered as part of the detailed design application under DA0365/2024.	Yes
Natural Ventilation	Objective 4B-1	All habitable rooms are naturally ventilated.		All habitable rooms are ventilated with windows that open.	Yes
	Objective 4B-2	The layout and design of single aspect apartments maximises natural ventilation		The layout of single aspect apartments is acceptable, with large windows and sliding doors to maximise natural ventilation.	Yes
	Objective 4B-3	The number of apartments with natural cross ventilation is maximised to	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be	The development does not extend over 9 stories in height, as such 60% of apartments are required to be cross ventilated. Submitted architectural amenity plans note that 60.5% of apartments meet this requirement. This equates to 92/152 apartments.	Yes

		create a comfortable indoor environment for residents	cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed		
			2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Apartment cross through depths satisfactory.	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 of apartments – Minimum floor to floor ceiling height of 3.2m to allow 2.7m to be achieved in primary habitable areas in living, dining and bedrooms areas. The information provided notes that kitchens will generally comply with the 2.7m floor to ceiling height, however in some instances this may be reduced to 2.4m to accommodate air handling and hydraulic services. Given that the kitchen area are not primary habitable areas and located to the rear of habitable areas, the possible minor reduction in height is supported on merit as the ceiling height are expected to achieve the core objective of providing sufficient daylight and natural ventilation. • Internal floor to ceiling height of non-habitable space (club house, library, offices etc) will exceed 2.4m in height.	Yes. Acceptable on Merit
	Objective 4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		Compliant and consistent heights are generally proposed for all apartments	Yes
	Objective 4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building		The ceiling heights of the club house, library and offices within Building R3 are appropriate and suitable for a variety of uses.	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.	Apartments are required to have the following minimum internal areas: 1 x bedroom – 50m² 2 x bedroom – 70m³ 3 x bedroom – 90m³ Note: Minimal internal areas include 1 x bathroom. Additional bathrooms increase the minimum internal area by 5m²	All units appear to exceed the internal area requirements. Full assessment to be completed as part of the detailed design of Stage 1 under DA0365/2024.	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	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 generally comply with this guideline	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 propose an open plan layout. A number of apartments (79/152) do not comply with the 8m maximum depth. However, consideration of the layout ensures that environmental performance is maximised in the design.	No. 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 10m2 and other bedrooms 9m2 (excluding wardrobe space)	All units have master bedrooms that comply with the minimum area requirements	Yes
			2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All bedrooms comply with the minimum dimension requirement	Yes
			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	All open plan units exceed the minimum width requirement	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^3, minimum depth 2m. 2 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	All balconies achieve the area and dimensions requirements.	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 15m2 and a minimum depth of 3m.	All ground floor level apartments have achieved the minimum depth and depth required.	Yes

	Objective 4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents		All primary open spaces have been designed as an extension to the main living areas.	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		POS and balcony design have generally been satisfactorily integrated into the design of the development.	Yes
	Objective 4E-4	Private open space and balcony design maximises safety.		POS and balcony design maximises safety.	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 on each level generally does not exceed 8, with the exception of Building R3 on Levels 4, 5 and 6. However, the provision of 'wings' creates a suitable opportunity for circulation.	Yes. Acceptable on Merit
	Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents		Common circulation spaces promote safety and central lobbies are provided for each building to invite social interaction between residents	Yes
Storage	Objective 4G-1	Adequate, well-designed 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	Storage areas are satisfactory and are located in the units or within dedicated storage areas	Yes

			At least 50% of the required storage is to be located within the apartment.		
	Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments		As discussed above.	Yes
Acoustic Privacy	Objective 4H-1	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses.		The layout of the development is appropriate with noise sensitive rooms located away from lifts	Yes
		Window and door openings are generally orientated away from noise sources.		Windows and door openings are generally located away from noise sources. It is noted the main entrance to Unit 3010 is located in the lobby R1. It is recommended that this is reconfigured as part of the detailed design Stage 1 application under DA0365/2024 to ensure that there is no undue noise to future occupiers of this unit.	Yes
		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.		The layout of the development is satisfactory in location of noise sensitive rooms/quiet areas	Yes
		The number of party walls (walls shared with other apartments) are limited and are appropriately insulated.		Party walls are suitably located and will be insulated appropriately	Yes
		Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms.		The layout of the development generally ensures that noise sources are located 3m away from bedrooms. Further detailed assessment will be undertaken as part of the detailed design of Stage 1 under DA0365/2024.	Yes
	Objective 4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments		Initial review of the documentation suggests that the buildings have been design to minimise acoustic impacts from the street, driveways and communal areas. A detailed assessment will be undertaken under DA0365/2024.	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 Shellharbour City Centre; however, the location of the site is not considered to be unduly noisy or hostile. Building setbacks and layout if units are appropriate for the location context.	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	A range of apartment types are proposed to cater for all seniors residents • 32 x 1 bedroom units • 101 x 2 bedroom units • 19 x 3 bedroom units	Yes
	Objective 4K-2	The apartment mix is distributed to suitable locations within the building	The apartment mix distributed appropriately throughout the development.	Yes
Ground Floor Apartments	Objective 4L-1	Street frontage activity is maximised where ground floor apartments are located.	Street frontage activity has been incorporated into the design of the development.	Yes
	Objective 4L-2	Design of ground floor apartments delivers amenity and safety for residents	Significant landscaping and POS areas are proposed to ground floor apartment, resulting in activated public domain, as well as providing amenity and safety for future residents.	Yes
Facades	Objective 4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	All elevations are well articulated using a variety of building materials and modulated components to visually break up each building. Building services are suitably screened from the street.	Yes

	Objective 4M-2	Building functions are expressed by the façade.	The main pedestrian entrances for each building are clearly defined through an articulated entrance, with strong contrasting colours.	Yes
Roof Design	Objective 4N-1	Roof treatments are integrated into the building design and positively respond to the street.	The roof treatments have been suitably integrated into the building design and positively responds to the Wattle Road streetscape.	Yes
	Objective 4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	Clerestory windows are proposed to achieve cross ventilation for a number of apartments. Furthermore, communal open space is proposed on the roof space at level 5 on Building R1.	Yes
Landscape Design	Objective 4O-1	Landscape design is viable and sustainable	A detailed landscape plan was not submitted as part of the application. However, a detailed landscape plan has been included within the concurrent stage 1 development application DA0365/2024 and has been referred to Councils Environment Officer for revision and consideration. Conditions are recommended to ensure suitable offset tree planting is completed as tree removal is proposed within the scope of DA0365/2024. The modification plans demonstrate adequate space to be dedicated as landscape space.	
	Objective 4O-2	Landscape design contributes to the streetscape and amenity	Landscape areas around the buildings and the common open space compliment the building design.	Yes
Planting on Structures	Objective 4P-1	Appropriate soil profiles are provided	The majority of landscaping is proposed with deep soil zones.	Yes
	Objective 4P-2	Plant growth is optimised with appropriate selection and maintenance.	Planting/landscaping is the communal areas is maintained by the service provider.	Yes

	Objective 4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.	The communal open space on Level 5 of Building R1 is complimented with landscaping.	Yes
Universal Design	Objective 4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.	Initial review suggests that universal design features have been included to promote flexible housing. Detailed assessment will occur as part of the detailed design of stage 1 under DA0365/2024.	Yes
	Objective 4Q-2	A variety of apartments with adaptable designs are provided	All apartments are capable of being adapted.	Yes
	Objective 4Q-3	Apartments layouts are flexible and accommodate a range of lifestyle needs	All apartments have an open plan living/dining and kitchens, which allow multiple functions.	Yes

Energy Efficiency	Objective 4U-1	Development incorporates passive environmental design	The size and location of windows in the apartments allow for passive environmental design.	Yes
	Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	A BASIX and NatHERS Certificate demonstrating compliance with SEPP (Sustainable Buildings) 2022 has been submitted as part of the concurrent stage 1 development application DA0365/2024. The BASIX certificate has been included within lodgement information of subject modification to demonstrate compliance can be achieved for stage 1 development.	Yes
	Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	Natural ventilation is proposed to all habitable rooms.	Yes
Water management and Conservation	Objective 4V-1	Potable water use is minimised	Noted	Yes

Waste Management	Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Waste storage facilities are located at basement level.	Yes
	Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	All units propose suitable waste storage areas within the kitchen. General waste, recycling and FOGO services are provided.	Yes
Building maintenance	Objective 4X-1	Building design detail provides protection from weathering	Appropriate materials and finishes are proposed for the environment.	Yes
	Objective 4X-2	Systems and access enable ease of maintenance.	Plant rooms etc have been included on the submitted plans.	Yes

	Objective 4X-3	Materials selection reduces ongoing maintenance.	The proposed schedule of material generally acceptable, however the durability of the materials will be assessed in detail as part of the DA0365/2024.	Yes