



Shellharbour City Council

Business Paper

23 August 2022

Item no. 10.3.3 Attachment 5

Apartment Design Guide Assessment

ATTACHMENT 5: APARTMENT DESIGN GUIDE ASSESSMENT

Apartment Design Compliance Table

	Objective	Design Criteria	Proposed	Council Comments
Apartment Building Types	Objective 1A	<p>Perimeter block apartments are suited to urban areas and are often integrated into street blocks. This building type is a key component of most European cities and its compact form achieves comparably high urban densities.</p> <p>Typically, perimeter block apartments have elongated plans and apartments are generally arranged along a corridor, with a single or multiple cores depending on the building length. They range from four to nine storeys and are best used when:</p> <ul style="list-style-type: none"> - an increase in residential density is desired - a clear definition and continuous street wall edge is desired - active frontages with commercial and/or retail uses are encouraged at lower levels (see shop top apartment building type) - towers and tall buildings are not desired. 	<p>The proposal consists of a shop top housing, perimeter block apartment building. The site has frontage to public domain spaces to all sides, Minga Avenue to the west, the public pathway to the north, Amaroo Way and the public car park to the east and Cygnet Avenue to the south.</p> <p>The proposal has been designed to take into consideration the slope of the land and provides for active frontages to 3 of the four boundaries, across 3 levels.</p> <p>Three building cores are proposed, with the greatest density and height proposed at the south-western corner of Minga and Cygnet Avenues.</p> <p>The 8 storey height is considered to appropriately achieve a 'focal point'.</p>	Generally satisfactory
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>The design is considered generally consistent with the context of the area.</p>	Satisfactory
	Objective 1C Precincts and Individual Site	<p>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</p>	<p>The site is located within Precinct D as identified within Chapter 7 of the DCP. The proposal is consistent with the objectives for Precinct D noting the design provides a</p>	Satisfactory

	Objective	Design Criteria	Proposed	Council Comments
		and density. Precinct plans typically incorporate new streets and infrastructure, through-site links and public open spaces that relate in scale, location and character to the local context.	Focal Point at the SW corner where the height increases to reinforce the corner as a focal point.	
	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 LEP provides for the primary development controls for the site. See section 2.2.1.4 of this report above. The proposal seeks to exceed the maximum building height, with this report supporting the justification provided for this.	Satisfactory
	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 is largely set through the setback requirements of this Guide and the building height limit for the site.	Satisfactory
	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 proposal seeks a 4.6 exception to the maximum building height. Refer to section 2.2.1.4 of this report.	Satisfactory
	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.	There is no FSR development standard for the subject site.	N/A
	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 proposed building is primarily an L shape design, with the building having a maximum depth of 18m.	Yes

	Objective	Design Criteria	Proposed	Council Comments
		<p>Coordinate building height and building depth:</p> <ul style="list-style-type: none"> • 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. 	<p>The depths of the residential units are not excessive and are capable of receiving adequate daylight and natural ventilation and optimise natural cross ventilation.</p> <p>Refer to comments regarding solar access and ventilation controls as discussed below.</p>	
	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 <p>Five to eight storeys (approximately 25m):</p> <ul style="list-style-type: none"> • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms 	<p>The proposed building is separated from other buildings on all sides by roads.</p> <p>The differing orientations of the southern 8 storey building (N-S) and northern 5 storey building (E-W) ensures privacy and outlook are optimised for all residential units.</p> <p>The proposed 6m separation between the buildings is adequate based on the southern wall of the northern building having no clear windows.</p>	Yes
	Objective 2G- Setbacks	<p>Determine street setback controls relative to the desired streetscape and building forms, for example:</p> <ul style="list-style-type: none"> • define a future streetscape with front building line • match existing development • step back from special buildings • retain significant trees • in centres the street setback may need to be consistent to reinforce the street edge 	<p>The development is proposed with a zero setback to Minga and Cygnet Avenues in providing an active street frontage. A 1.5m setback is proposed to Amaroo Way. A 4m setback to the residential balcony areas is proposed to the pathway to the north, with the level 1 loading area to be constructed to the boundary with the pathway. On ground floor, the fire booster and water meter are setback 1.5m from the boundary to the pathway.</p>	Complies

	Objective	Design Criteria	Proposed	Council Comments
		<ul style="list-style-type: none"> • consider articulation zones accommodating balconies, landscaping etc. within the street setback • use a setback range where the desired character is for variation within overall consistency, or where subdivision is at an angle to the street • manage corner sites and secondary road frontages • Align street setbacks with building use. For example in mixed use buildings a zero street setback is appropriate • Consider nominating a maximum percentage of development that may be built to the front build-to line, where one is set, to ensure modulated frontages along the length of buildings • Identify the quality, type and use of open spaces and landscaped areas facing the street so setbacks can accommodate landscaping and private open space <p>In conjunction with height controls, consider secondary upper level setbacks to:</p> <ul style="list-style-type: none"> • reinforce the desired scale of buildings at the street frontage • minimise overshadowing of the street and other buildings <p>To improve passive surveillance, promote setbacks which ensure a person on a balcony or at a window can easily see the street.</p> <p>Consider increased setbacks where street or footpath widening is desired.</p>	<p>The basement level is proposed to be constructed to the property boundaries on all sides.</p> <p>A 12m building separation between the childcare centre neighbouring to the east and the subject development is proposed. The setbacks proposed are not inconsistent with the setbacks of other developments in the city centre area.</p> <p>The main façade to Minga Ave is mostly aligned to the zero front setback as permitted for mixed development</p> <p>Communal open space at ground level and on the level 5 rooftop are provided with landscaping.</p> <p>The setback of the northern building from the western boundary above Level 3 effectively serves to control scale at the street level and shadowing.</p> <p>The ground floor commercial to 3 sides serves to maximise surveillance.</p>	

	Objective	Design Criteria		Proposed	Council Comments
Part 3 Siting the Development		Control		Justification provided by applicant	Council Comments
Site Analysis	Objective 3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		An appropriate site analysis plan has been provided as part of the package of information	Satisfactory
Orientation	Objective 3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development		The proposed orientation of the building is considered reasonable.	Satisfactory
	Objective 3B-2	Overshadowing of neighbouring properties is minimised during mid winter		Minor overshadowing of the outdoor play area of the childcare centre at 73 Cygnet Avenue results at 2pm - 3pm on June 21 which is not considered unreasonable. Shade sails have also been provided to this area, so the development itself will not result in any additional overshadowing of the play areas.	Satisfactory
Public Domain Interface	Objective 3C-1	Transition between private and public domain is achieved without compromising safety and security		The interface with the public domain is considered satisfactory.	Satisfactory
	Objective 3C-2	Amenity of the public domain is retained and enhanced		Commercial premises to 3 sides maximise the active streetscape which is required.	Satisfactory
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	<ol style="list-style-type: none"> 1. Communal open space has a minimum area equal to 25% of the site 2. Developments achieve min 50% direct sunlight to the principal usable part of the communal open space for min 2 hours 	<p>Communal open space = @ 1,040m² / 40% of site area</p> <p>Level 6 COS area = 325m². COS will receive in excess of 3 hours of direct solar access on June 21.</p>	Complies

	Objective	Design Criteria		Proposed	Council Comments
			between 9 am and 3 pm on 21 June (mid winter)	COS is designed with seating, shade, bbq and a play area for a range of occupant recreation A condition of consent is recommended requiring a Plan of Management for the COS with regard to hours of use. Appropriate balustrading and access to the COS area proposed.	
	Objective 3D-2	Communal open space is designed for range of activities, respond to site conditions and be attractive and inviting			Satisfactory
	Objective 3D-3	Communal Open space is designed to maximise safety.			Satisfactory
	Objective 3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		Public open space provided outside commercial spaces 5 and 6 fronting Amaroo Way is suitably located for clear access from the street.	Satisfactory
Deep Soil Zones	Objective 3E-1 - Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth.	<p>Deep soil zones are to meet the following minimum requirements:</p> <p>Site Area: Greater than 1500sqm Minimum dimensions: 6m Percentage of site area: 7%</p>		<p>No deep soil zone is proposed. The proposal relies on landscaping across various levels to support the application, particularly the oversized communal open space area on the rooftop. It is also noted that the site is within a city centre location and does not contain any significant vegetation that would otherwise be required to be retained within an area of deep soil planting. The site also adjoins Harrison Park to the immediate west which provides opportunities for the use of open space with deep soil plantings by future occupants. It is also noted that several other developments in the city centre have also been granted concessions to the provision of compliant deep soil zone areas, including the development at 16 College Avenue, 7 Minga and 4 and 6 Benson Avenue.</p> <p>The variation to the deep soil requirement is recommended to be supported in this case.</p>	Variation sought

	Objective	Design Criteria	Proposed	Council Comments
Visual Privacy	Objective 3F-1	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: Building height: Up to 25 m (5-8 Storeys). Habitable rooms and balconies: 9 metres Non-habitable rooms: 4.5 metres.	9m separation provided from Unit 501 & 504, 601 & 604 POS to trafficable areas of rooftop COS. The proposal complies with all setback requirements.	Satisfactory
	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.	Proposal is designed to maximise portion of apartments with views to the west to the Lake	
Pedestrian Access and Entries	Objective 3G-1	Building entries and pedestrian access connects to and addresses the public domain.	The proposal has 3 clear pedestrian entry points fronting Minga Ave and a rear entry from Amaroo Way which also accesses the ground level communal open space and café premises.	Satisfactory
	Objective 3G-2	Access, entries and pathways are accessible and easy to identify.	See above comments.	Satisfactory
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 entry point is considered largely appropriate, using an existing laneway which does not impact on the streetscape.	Satisfactory.
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 on land zoned B3 Commercial Core, the minimum car parking requirement for residents and	The car parking provided meets the required rates pursuant to the SDCP 2013. See SDCP 2013 assessment below.	Satisfactory

	Objective	Design Criteria	Proposed	Council Comments
		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.		
	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 for 20 bicycles in a secure store is proposed within the basement area. 10 adaptable spaces and 4 motorbike spaces included. A condition requiring that residential car parking spaces be provided with appropriate connections to charging is recommended. Post completion, owners can connect the individual parking spaces without requiring consent.	Satisfactory
	Objective 3J-3	Car park design and access is safe and secure	The car park design is designed with a secure garage entry door	Satisfactory
	Objective 3J-4	Visual and environmental impacts of underground car parking are minimised.	Carpark location is from a side lane and recessed under the north facing wall to minimise visual impact	Satisfactory
Solar and Daylight Access.	Objective 4A-1	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 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	The development has been designed to provide 78% of units with 2 hours of solar access and 65% of units with 3 hours of solar access, falling short of the required 70% for 3 hours requirement. Only 10% of units would not receive any solar access on June 21. A solar access study has been prepared and submitted in support of the variation and demonstrates that the 2 hour control which applies to Wollongong, Newcastle and the	Variation sought.

	Objective	Design Criteria		Proposed	Council Comments
				greater Sydney area should also be applied to Shellharbour in the case of the subject site that is within the City Centre area. The variation is also sought due to the elongated north/south orientation of the site, and views to the north west and west which have informed the design and resulted in a greater number of units being oriented to the west. A similar variation has also been granted to other development within the city centre area.	
				5 apartments (10.9%) receive no direct sunlight mid winter – being apartments with southern aspect	Satisfactory
	Objective 4A-2	Daylight access is maximised where sunlight is limited.		Apartments facing south with limited sunlight are designed with maximum glazing for natural light	Satisfactory
	Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months		West elevation designed with screens, balconies and window hoods for shading and glare control during summer	Satisfactory
Natural Ventilation	Objective 4B-1	All habitable rooms are naturally ventilated.		All living and bedrooms have windows for natural ventilation	Satisfactory
	Objective 4B-2	The layout and design of single aspect apartments maximises natural ventilation		Single aspect apartments have wider exterior to increase areas of openable windows and balconies	Satisfactory
	Objective 4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	35 of 46 apartments (76%) have cross ventilation.	Satisfactory

	Objective	Design Criteria		Proposed	Council Comments
			2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	East -west apartments in northern building all have an internal length of 18m	Complies
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	2.7m ceiling heights provided for all apartments.	Complies
	Objective 4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		Achieved	Satisfactory
	Objective 4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building		Compliant heights achieved	Satisfactory
Apartment Size and Layout	Objective 4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.	Apartments are required to have the following minimum internal areas: 1 bedroom – 50m ² 2 bedroom – 70m ² 3 bedroom – 90m ²	All units have floor areas greater than minimum required.	Complies

	Objective	Design Criteria		Proposed	Council Comments
			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 windows greater than 10% of floor area of the room.	Complies
	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	Max depth permitted = 6.75m. Most apartments comply with this depth except as explained below.	Satisfactory
			2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Living / kitchen / dining rooms with 8.2m depth have secondary side facing windows for additional natural light	Satisfactory 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)	Master bedrooms are min 10m ² Bedrooms 2 & 3 are min 9m ²	Complies
			2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All bedrooms min 3m dimension	Complies

	Objective	Design Criteria		Proposed	Council Comments
			<p>3. Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 	Living areas to all apartments have a minimum dimension of 4m	Complies
			4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Cross-through apartments have a minimum width of 6m	Complies
Private Open Space and Balconies	Objective 4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity	<p>All apartments are required to have primary balconies as follows:</p> <p>1 bedroom – 8m², minimum depth 2m.</p> <p>2 bedroom - 10m², minimum depth 2m.</p> <p>3+ bedroom – 12m² minimum depth 2.4m.</p> <p>Ground level units – 15m², minimum 3m depth</p>	<p>1 bedroom – min 11.3m², 2m depth</p> <p>2 bedroom – min 13.8m², 2.1m depth</p> <p>3 bedroom – min. 12.9m², 2.7m depth</p>	Complies

	Objective	Design Criteria		Proposed	Council Comments
	Objective 4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents		PPOS areas all attached to living areas	Satisfactory
	Objective 4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		Balcony elements complement design of façade to each side	Satisfactory
	Objective 4E-4	Private open space and balcony design maximises safety.		Balustrading will be required in accordance with the NCC.	Satisfactory
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	Maximum 4 apartments per circulation core	Complies
	Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents		Lift and stair entries clearly identifiable on each level. Residents able to socialise in lobby.	Satisfactory
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 At least 50% of the required storage is to be located within the apartment.	Compliant storage areas provided in each unit with > 50% of minimum volume required provided within the unit, plus 9m ³ per unit in the basement parking area	Satisfactory on merit.
	Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments		Additional secure storage in basement parking area.	Complies

	Objective	Design Criteria	Proposed	Council Comments
	Objective 4H-1	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses.	Minimum 6m as proposed deemed adequate where no opposing windows	Satisfactory
		Window and door openings are generally orientated away from noise sources.	No significant noise anticipated from local road network that has frontage to site	Satisfactory
		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.	Access corridors all vertically aligned. Communal Open Space on rooftop sets trafficable areas back from building edge with perimeter landscaping to dampen noise projection from occupants.	Satisfactory
		Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources.	No windows provided facing lobby areas to minimise any audible lobby noise	Satisfactory
		The number of party walls (walls shared with other apartments) are limited and are appropriately insulated.	Party walls all 300mm thick to insulate noise	Satisfactory
		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.	Bedrooms on L2 located > 2m from courtyard and garage entry below to basement.	Complies
	Objective 4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	Party walls provide acoustic attenuation	Satisfactory
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	Environment not assessed as having high background noise levels.	Satisfactory

	Objective	Design Criteria	Proposed	Council Comments
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	Range of 1, 2 and 3 bedroom designs provided including adaptable units and 'flow through'.	Satisfactory
	Objective 4K-2	The apartment mix is distributed to suitable locations within the building	Mix of apartments distributed in a common pattern between levels	Satisfactory
Ground Floor Apartments	Objective 4L-1	Street frontage activity is maximised where ground floor apartments are located.	N/A – mixed use requires ground floor with commercial premises for activated street frontage.	N/A
Facades	Objective 4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	Façade form and stepping considered to create visual interest to street.	Satisfactory
	Objective 4M-2	Building functions are expressed by the façade.	Balconies define residential clearly and commercial frontage is clear.	Satisfactory
Roof Design	Objective 4N-1	Roof treatments are integrated into the building design and positively respond to the street.	Roof treatments include landscaping which will enhance the appearance of the building from the surrounds.	Satisfactory
	Objective 4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	Roof top terrace provides communal open space.	Complies
Landscape Design	Objective 4O-1	Landscape design is viable and sustainable	Landscape design prepared by Landscape Architect assessed as satisfactory.	Satisfactory
	Objective 4O-2	Landscape design contributes to the streetscape and amenity	Landscape on rooftop and at street level positively contributes to streetscape.	Satisfactory
Planting on Structures	Objective 4P-1	Appropriate soil profiles are provided	Landscape plans include sections for range of proposed planting.	Satisfactory
	Objective 4P-2	Plant growth is optimised with appropriate selection and maintenance.	Conditions of consent are recommended in this regard.	Satisfactory

	Objective	Design Criteria	Proposed	Council Comments
	Objective 4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.	Planting considered to complement communal open space and ground level terrace to café.	Satisfactory
Universal Design	Objective 4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	Consistent design and layout provided for each type of unit.	Satisfactory
	Objective 4Q-2	A variety of apartments with adaptable designs are provided	10 Adaptable Units proposed	Satisfactory
	Objective 4Q-3	Apartments layouts are flexible and accommodate a range of lifestyle needs	Adaptable units provide flexible layout options for living areas and bedrooms	Satisfactory
Mixed Use	Objective 4S	Mixed use development to be concentrated around public transport and centres. Mixed use developments include active street frontages, diverse activities, diverse land uses, avoid blank walls etc...	Active street frontage provided for ground level commercial premises.	Satisfactory
Awnings and signage	Objective 4S	Awnings should be located along streets with high pedestrian activity and active frontages Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development.	Awning over ground floor commercial to front west and rear eastern sides.	Satisfactory
Energy Efficiency	Objective 4U-1	Development incorporates passive environmental design	Solar collectors provided to rooftop of level 8. A condition is recommended requiring that the car parking areas be provided with access to the infrastructure to charge an electric vehicle within the designated car parking spaces.	Satisfactory
	Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	BASIX demonstrates satisfactory solar design	Satisfactory
	Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	Adequate ventilation designed for all apartments	Satisfactory

	Objective	Design Criteria	Proposed	Council Comments
Water management and Conservation	Objective 4V-1	Potable water use is minimised	Potable water services site. BASIX report demonstrates compliant design for water consumption.	Satisfactory
Waste Management	Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Water storage facilities at ground floor are not intrusive to external building form and residents amenity.	Satisfactory
	Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	Waste storage room in parking area is secure for residents to dispose of and separate waste.	Satisfactory
Building maintenance	Objective 4X-1	Building design detail provides protection from weathering	Materials and their colour deemed suitable for durability from UV and weathering.	Satisfactory
	Objective 4X-2	Systems and access enable ease of maintenance.	Plant rooms in basement all accessible for ease of maintenance.	Satisfactory
	Objective 4X-3	Materials selection reduces ongoing maintenance.	Materials and their colour deemed suitable for low maintenance.	Satisfactory