



## STATE ENVIRONMENTAL PLANNING POLICY 65

### Apartment Design Guide

*Review for 29 Shirley Street and 2-4 Milton Street, Byron Bay*

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
PART 3: SITING THE DEVELOPMENT			
3A Site Analysis			
<b>Objective 3A-1</b> Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		<p>The development has been supported by a comprehensive set of architectural drawings and urban design analysis prepared by Hayball (<b>Appendix A</b>). The plans demonstrate the suitability of the proposed development in the surrounding urban context, taking into consideration neighbouring development, amenity, and site opportunities and constraints.</p> <p>The development is considered to make best use of the site.</p>	Yes
3B Orientation			
<b>Objective 3B-1</b> Building types and layouts respond to the streetscape and site while optimising solar access within the development	<ul style="list-style-type: none"><li>▪ Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.</li><li>▪ Where the street frontage is to the east or west, rear buildings should be orientated to the north.</li><li>▪ Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings</li></ul>	<p>The following is specifically noted:</p> <ul style="list-style-type: none"><li>▪ The development incorporates high-quality landscape treatment, defined vehicle access and delineated pedestrian access via Shirley and Milton Streets.</li></ul>	Yes

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
	behind the street frontage should be orientated to the east and west.	<ul style="list-style-type: none"> <li>The site frontages are located to the west and south of the developments.</li> <li>The development has been designed to maximise setbacks to the north, to ensure that overshadowing is minimised.</li> </ul>	
<b>Objective 3B-2</b> Overshadowing of neighbouring properties is minimised during mid winter	<ul style="list-style-type: none"> <li>Living areas, private open space and communal open space should receive solar access.</li> <li>Solar access to living rooms, balconies and private open spaces of neighbours should be considered.</li> <li>Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.</li> <li>Overshadowing should be minimised to the south or downhill by increased upper level setbacks.</li> <li>It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development</li> <li>A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings</li> </ul>	<p>The following is specifically noted:</p> <ul style="list-style-type: none"> <li>The development provides open plan living, kitchen and dining areas which all have access to private open space areas. The seamless transition between the internal areas and provide open space ensure solar access and cross-ventilation is achieved.</li> <li>The development incorporates deep recesses and expansive balconies. These design features ensure the building avoids austere blank walls, and an overbearing bulk toward neighbouring development. This design also ensure that shadow impacts are minimised for neighbouring development as far as practicable.</li> <li>A minimum of 4 hours solar access will be provided to adjacent budlings.</li> </ul>	Yes
<b>3C Public Domain Interface</b>			
<b>Objective 3C-1</b> Transition between private and public	<ul style="list-style-type: none"> <li>Terraces, balconies and courtyard apartments should have direct street entry, where appropriate</li> </ul>	The following is specifically noted:	Generally Complies

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
<p>domain is achieved without compromising safety and security</p>	<ul style="list-style-type: none"> <li>▪ Direct access to ground floor dwellings with changes in level to allow for privacy.</li> <li>▪ Upper level balconies and windows should overlook the public domain.</li> <li>▪ Front fences and walls along street frontages should use visually permeable materials and treatments.</li> <li>▪ Length of solid walls should be limited along street frontages.</li> <li>▪ Opportunities should be provided for casual interaction between residents and the public domain.</li> <li>▪ In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated.</li> <li>▪ Opportunities for people to be concealed should be minimised</li> </ul>	<ul style="list-style-type: none"> <li>▪ The proposed courtyard apartments fronting Shirley Street on Ground Level will have direct street access from Shirley Street, however those adjacent to Milton Street will not due the level differences to natural ground and apartment orientation for optimal solar benefits.</li> <li>▪ All other apartments are located above ground level and accessible via the common verandahs and central lift.</li> <li>▪ All dwellings have been designed to ensure balconies overlook the public domain for general surveillance.</li> <li>▪ Where practicable, frontage fencing features visually permeable batten screening.</li> <li>▪ The development has minimised all extent of solid walls along road frontages. These are softened through landscape planting and balconies at upper levels.</li> <li>▪ Casual interaction amongst residents and guests is provided via the ground level communal open space area.</li> <li>▪ Each building is provided with its own distinct entrance and lift core.</li> <li>▪ The development has been designed to avoid austere blank walls, dead-end lane ways, or other areas for antisocial behaviour. Additionally, the</li> </ul>	

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		development incorporates balconies at all levels which will facilitate ongoing surveillance opportunities to deter such behaviour.	
<b>Objective 3C-2</b> Amenity of the public domain is retained and enhanced	<ul style="list-style-type: none"> <li>Planting softens the edges of any raised terraces.</li> <li>Mail boxes should be located in lobbies.</li> <li>The visual prominence of underground car park vents should be minimised.</li> <li>Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.</li> <li>Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.</li> <li>Durable, graffiti resistant and easily cleanable materials should be used.</li> <li>On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking.</li> </ul>	<p>The following is specifically noted:</p> <ul style="list-style-type: none"> <li>The development incorporates high-quality landscape planting at all levels. A planting palette comprised of predominantly sub-tropical landscape species has been selected to complement the site's beachside location. Refer to the Landscape Package at <b>Appendix B</b>.</li> <li>Mail boxes are incorporated into the pedestrian entrance from Shirley Street – immediately prior to the lobby entrance.</li> <li>The development has been designed to hide vents to basement car parking areas.</li> <li>All services such as pump rooms, waste rooms and other servicing requirements have been incorporated into the building and are hidden from view.</li> <li>Where required, durable materials have been used in the façade of the building at ground level.</li> <li>The development has been designed to complement the site's sloping nature, with the majority of car parking located in basement structured to avoid building bulk and setback encroachments.</li> </ul>	Yes
<b>3D Communal and Public Open Space</b>			

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
<b>Objective 3D-1</b> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	<p><b>Design Criteria</b></p> <ul style="list-style-type: none"> <li>Communal open space has a minimum area equal to 25% of the site.</li> <li>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).</li> </ul> <p><b>Design Guidance</b></p> <ul style="list-style-type: none"> <li>Communal open space should be consolidated into a well designed, easily identified and usable area.</li> <li>Communal open space should have a minimum dimension of 3m.</li> <li>Communal open space should be co-located with deep soil areas.</li> <li>Where communal open space cannot be provided at ground level, it should be provided on a podium or roof</li> <li>Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: <ul style="list-style-type: none"> <li>provide communal spaces elsewhere such as a landscaped roof top terrace or a common room</li> <li>provide larger balconies or increased private open space for apartments</li> </ul> </li> </ul>	<p>The development provides a total of approximately 1,392m<sup>2</sup> of communal open space centrally within the middle of the site, with an additional area of 1,384 m<sup>2</sup> to be provided around the periphery of the Site for deep planting. Approximately 46% of the site will therefore be provided as communal open space.</p> <p>Strict compliance with this provision would require a total of 435m<sup>2</sup> of Communal Open Space be provided. This is a minor non-compliance of 79m<sup>2</sup>.</p> <p>Despite this non-compliance, the development achieves compliance with the design guidance listed, as follows:</p> <ul style="list-style-type: none"> <li>communal open space has been consolidated at the ground floor level of the building and incorporates an outdoor recreational space with adjacent lap pool;</li> <li>Communal open space has a minimum dimension of 7.8m.</li> <li>Communal open space incorporates planting areas (planters) for the establishment of mature trees.</li> </ul>	<p>Generally Complies</p>

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<b>Objective 3D-2</b> Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		Communal open space area comprises a combination of external active and passive recreation areas – lawns and swimming pool.	Yes
<b>Objective 3D-3</b> Communal open space is designed to maximise safety		The area has been designed to be inclusive, stimulate social interaction, and be safe for all users.	Yes
<b>Objective 3D-4</b> Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		No public open space is proposed.	N/A
<b>3E Deep Soil Zones</b>			
<b>Objective 3E-1</b> Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to have minimum width of 6m and minimum of 7% of site area	A series of Deep Soil zones are provided with a total area of 1,394sqm - ADG compliant minimum 6m dimensions (23%).	Yes
<b>3F Visual Privacy</b>			
<b>Objective 3F-1</b> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy  Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from habitable rooms and balconies to the side and rear boundaries are as follows: <ul style="list-style-type: none"> <li>Up to 12m/4 storeys: 6m</li> <li>Up to 25m/5-8 storeys: 9m</li> <li>Over 25m (9+storeys): 12m</li> </ul>	Currently the adjoining sites are low-density dwellings subject to the similar medium density zoning. As such the proposed design seeks to accommodate future building separation requirements, namely: <ul style="list-style-type: none"> <li>Minimum setbacks to eastern boundary of: <ul style="list-style-type: none"> <li>4m from slab edge of balcony</li> </ul> </li> <li>Minimum setbacks to south western boundary of: <ul style="list-style-type: none"> <li>4.8m from slab edge</li> </ul> </li> </ul>	Non-Compliance

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
		<p>This results in separations distances that are non-compliant and a variation is sought. This minor variation is justified having regard to:</p> <ul style="list-style-type: none"> <li>– Existing conditions on the site with similar setbacks;</li> <li>– Orientation of dwellings away from common boundaries;</li> <li>– Significant vegetation screening planted along property boundaries;</li> <li>– Design of balconies to obscure views looking downward.</li> </ul>	
<b>Objective 3F-2</b> 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		<p>The development has been designed to maximise separation between neighbouring dwellings without compromising the floor plate of the proposed development</p> <p>This has been achieved through the deliberate location of balconies and deep recesses to the façade of the building.</p> <p>Moreover, the development incorporates screening elements, along with the deliberate location of windows and sill heights, to avoid overlooking and minimise amenity impacts.</p>	Yes
<b>3G Pedestrian Access and Entries</b>			
<b>Objective 3G-1</b> Building entries and pedestrian access connects to and addresses the public domain		The development has been designed to facilitate vehicle and pedestrian access via Shirley Street. Access is clearly	Yes
<b>Objective 3G-2</b> Access, entries and pathways are accessible and easy to identify			Yes

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
<b>Objective 3G-3</b> Large sites provide pedestrian links for access to streets and connection to destinations		delineated through access paths, lighting and landscape planting.  Pedestrian access to Milton Street is facilitated via a secondary pedestrian entry point which connects near the basement car park.	Yes
<b>3H Vehicle Access</b>			
<b>Objective 3H-1</b> Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	<ul style="list-style-type: none"> <li>Car park entries should be located behind the building line</li> <li>Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout</li> <li>Car park entry and access should be located on secondary streets or lanes where available</li> <li>Garbage collection, loading and servicing areas are screened</li> <li>Clear sight lines should be provided at pedestrian and vehicle crossings</li> </ul>	<p>The following is specifically noted:</p> <ul style="list-style-type: none"> <li>The car park entry is located behind the front building line when viewed from Shirley Street.</li> <li>The development has been designed to facilitate vehicle access toward the lowest point – the south-western corner.</li> <li>Vehicle access has been provided via Milton Street as the site's secondary road frontage.</li> <li>The temporary bin storage area will be well screened from view.</li> <li>The development has been designed to achieve require sight line requirements. Refer to the attached Traffic Impact Assessment <b>Appendix G</b>.</li> </ul>	Yes
<b>3J Bicycle and Car Parking</b>			
<b>Objective 3J-1</b> Car parking is provided based on proximity to public transport in metropolitan	<p>For development in the following locations:</p> <ul style="list-style-type: none"> <li>on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</li> </ul>	The development is not located within the Sydney Metropolitan areas, nor is it located within proximity of any of the mentioned Zones.	Yes.



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Sydney and centres in regional areas	<ul style="list-style-type: none"><li>on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre</li><li>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</li><li>The car parking needs for a development must be provided off street.</li></ul>	The development has been designed in compliance with the Byron Development Control Plan 2010 and provides car parking which complies with Section A2.	
Objective 3J-2 Parking and facilities are provided for other modes of transport		The development has been supported by the following which demonstrates the suitability for the design of car parking areas, and screening elements: <ul style="list-style-type: none"><li>Architectural Plans, prepared by Hayball (Appendix A).</li><li>Landscape Package, prepared by Urbis (Appendix B).</li><li>Traffic Impact Assessment, prepared by Cardno (Appendix G).</li></ul>	Yes
Objective 3J-3 Car park design and access is safe and secure			Yes
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised			Yes
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised			Yes
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised			Yes
Part 4 – Designing the Building			
4A Solar and Daylight Access			
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms,	<b>Design Criteria</b>  In all other areas (outside the Sydney Metropolitan Area, Newcastle and Wollongong local government areas) , living rooms and private open spaces of at least 70% of apartments in a building receive a	The proposal is located in Byron Council and is subject to a requirement of a minimum 3 hours of direct sunlight between 9am and 3pm at mid winter. The Architectural Plans illustrate that the proposal is generally capable of	Yes

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
primary windows and private open space	minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter.	complying with these objectives – optimising the northern-orientation to receive sunlight in habitable rooms and primary windows.	
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.		Yes
	<p><b>Design Guidance</b></p> <ul style="list-style-type: none"><li>▪ The design maximises north aspect and the number of single aspect south facing apartments is minimised</li><li>▪ Single aspect, single storey apartments should have a northerly or easterly aspect</li><li>▪ To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used:<ul style="list-style-type: none"><li>– dual aspect apartments</li><li>– shallow apartment layouts</li><li>– two storey and mezzanine level apartments</li><li>– bay windows</li></ul></li></ul>		Yes
	<b>Objective 4A-2</b> Daylight access is maximised where sunlight is limited.		Yes
<b>Objective 4A-3</b> Design incorporates shading and glare control, particularly for warmer months.	<p>A number of the following design features are used:</p> <ul style="list-style-type: none"><li>▪ balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas</li><li>▪ shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting</li></ul>	<p>The following is specifically noted:</p> <ul style="list-style-type: none"><li>▪ Balconies have been designed to be screened from sunlight via the balconies above. Their orientation,</li></ul>	Yes

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
	<ul style="list-style-type: none"><li>horizontal shading to north facing windows</li><li>vertical shading to east and particularly west facing windows</li><li>operable shading to allow adjustment and choice</li><li>high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)</li></ul>	<p>size and incorporate of glass balustrading ensure that sunlight is provided.</p> <ul style="list-style-type: none"><li>Northern and eastern facing windows will incorporate screening elements as necessary. This can be incorporated through a reasonable and relevant condition of approval.</li><li>Operable shading elements will be provided as necessary.</li></ul>	
4B Natural Ventilation			
Objective 4B-1 All habitable rooms are naturally ventilated		The development ensures that appropriate cross-ventilation is provided. This is achieved through openable walls to balconies which allow for breezes through each unit.	Yes
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation			Yes
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	Design Criteria		Yes
	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 cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed		
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line		Yes
4C Ceiling Heights			

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
<b>Objective 4C-1</b> Ceiling height achieves sufficient natural ventilation and daylight access	<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <ul style="list-style-type: none"> <li>Habitable: 2.7m</li> <li>Non habitable: 2.4m</li> <li>Ground/First Floors: 3.3m</li> </ul> <p>These minimums do not preclude higher ceilings, if desired.</p>	<p>The development incorporates the following minimum floor the ceiling heights:</p> <ul style="list-style-type: none"> <li>Habitable rooms – 2.7m</li> <li>Non-habitable – 2.65m</li> <li>Ground/First Floors: 2.95m – due to the sloping nature of the site</li> </ul> <p>The development has been designed to incorporate high floor to ceiling heights, common in high-end apartment product. This achieves a sense of place for residents, along with ensuring other important features such as cross-ventilation, sunlight penetration, and servicing between levels can be provided.</p> <p>The development is not mixed-use or commercial in nature and as such, flexible reuse of the building is not anticipated.</p>	Yes.
<b>Objective 4C-2</b> Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms			Yes
<b>Objective 4C-3</b> Ceiling heights contribute to the flexibility of building use over the life of the building			N/A
<b>4D Apartment Size and Layout</b>			
<b>Objective 4D-1</b> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	<p><b>Design Criteria</b></p> <p>Apartments are required to have the following minimum internal areas:</p> <ul style="list-style-type: none"> <li>Studio: 35sqm</li> <li>1 bed: 50sqm</li> <li>2 bed: 70sqm</li> <li>3 bed: 90sqm</li> </ul>	<p>The development provides apartments with a minimum area of 90m2.</p> <p>Each bedroom is provided with windows to an external wall.</p> <p>Habitable rooms do not exceed a depth of 2.5 x the ceiling height.</p>	Yes

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.  A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.	Habitable rooms do not have a depth exceeding 8m from a window.	
	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		Yes
	<b>Objective 4D-2</b> Environmental performance of the apartment is maximised		<b>Design Criteria</b>  Habitable room depths are limited to a maximum of 2.5 x the ceiling height
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		Yes
<b>Objective 4D-3</b> Apartment layouts are designed to accommodate a variety of household activities and needs	Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space)	The development complies with the mentioned dimension requirements.  Refer to the Architectural Plans, prepared by Hayball <b>Appendix A.</b>	Yes
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		Yes
	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		Yes
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts		Yes
4E Private Open Space and Balconies			

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
<b>Objective 4E-1</b> Apartments provide appropriately sized private open space and balconies to enhance residential amenity	<b>Design Criteria</b>  All apartments are required to have primary balconies as follows:  Minimum area: <ul style="list-style-type: none"> <li>▪ Studio: 4sqm</li> <li>▪ 1 bed: 8sqm</li> <li>▪ 2 bed: 10sqm</li> <li>▪ 3 bed: 12sqm</li> </ul> Minimum depth: <ul style="list-style-type: none"> <li>▪ Studio: -</li> <li>▪ 1 bed: 2m</li> <li>▪ 2 bed: 2m</li> <li>▪ 3 bed: 2.4m</li> </ul> The minimum balcony depth to be counted as contributing to the balcony area is 1m	The development complies with the listed design requirements. All balconies range between 58m <sup>2</sup> and 300m <sup>2</sup> . In addition, apartments of level 2 also benefit from roof terraces approximately 130m <sup>2</sup> in area.  Refer to attached Architectural Plans at <b>Appendix A</b> for further detail.	Yes
	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 15sqm and a minimum depth of 3m.		N/A
	<b>Objective 4E-2</b> Primary private open space and balconies are appropriately located to enhance liveability for residents.		Yes
	<b>Objective 4E-3</b> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		Yes

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
Objective 4E-4 Private open space and balcony design maximises safety.			Yes
4F Common Circulation and Spaces			
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	The maximum number of apartments off a circulation core on a single level is eight.	The maximum number of units per level is 3 units.  The building is a maximum of 3 storeys.	Yes
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.		N/A
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Common circulation spaces are found in the building lobby and to the core of the building. These spaces are sufficiently large, well lit, and encourage social interaction.	Yes.
4G 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> <ul style="list-style-type: none"><li>Studio: 4m<sup>3</sup></li><li>1 bed: 6m<sup>3</sup></li><li>2 bed: 8m<sup>3</sup></li><li>3 bed: 10m<sup>3</sup></li></ul> <p>At least 50% of the required storage is to be located within the apartment.</p>	Each apartment provide sufficient storage by way of cabinetry and linen cupboards included in bedrooms, bathrooms and kitchen.  Each apartment benefits from additional storage, in the form of designated storage cages (9.6sqm), within the basement car parking levels. These storage cages are conveniently located and accessible, with no raised platforms or stairs restricting access.	Yes.
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.		
4H Acoustic Privacy			

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<b>Objective 4H-1</b> Noise transfer is minimised through the siting of buildings and building layout.		Refer to attached Noise Impact Assessment, prepared by at <b>Appendix E.</b>	Yes
<b>Objective 4H-2</b> Noise impacts are mitigated within apartments through layout and acoustic treatments.			Yes
4J Noise and Pollution			
<b>Objective 4J-1</b> In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.		Refer to attached Noise Impact Assessment at <b>Appendix E.</b>	Yes
<b>Objective 4J-2</b> Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.			Yes
4K Apartment Mix			
<b>Objective 4K-1</b> A range of apartment types and sizes is provided to cater for different household types now and into the future.		The development contributes to the diversity of apartment types and sizes in the local area.	Yes
<b>Objective 4K-2</b> The apartment mix is distributed to suitable locations within the building		The apartments are vary in size and location within the site to facilitate a mix of price-points and orientation.	Yes
4L Ground Floor Apartments			
<b>Objective 4L-1</b> Street frontage activity is maximised where ground floor apartments are located		The proposed development includes four ground level courtyard apartments fronting Shirley Street Street. These apartments have their private open space oriented towards Shirley Street, including designated access direct from the street, which assists in further activating the street frontage. Amenity and safety is maintained through the apartment layouts promoting opportunities for surveillance of the streetscape.	Yes
<b>Objective 4L-2</b> Design of ground floor apartments delivers amenity and safety for residents			Yes
4M Facades			



OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
<b>Objective 4M-1</b> Building facades provide visual interest along the street while respecting the character of the local area	<ul style="list-style-type: none"><li>Building entries should be clearly defined.</li></ul>	The building is a high-quality contemporarily designed building. The development incorporates a range of building materials and forms to achieve a bespoke architectural design outcome to the local catchment.	Yes
<b>Objective 4M-2</b> Building functions are expressed by the facade		Light coloured materials, including glass, stone and rendered concrete, have been deliberately incorporated into the design as a reflection of the site's beachside location.	Yes
		Building entries are clearly delineated through access paths, lighting and landscape planting.	
4N Roof Design			
<b>Objective 4N-1</b> Roof treatments are integrated into the building design and positively respond to the street		The development provides a subtle roof treatment which complements the buildings form, and balconies below. This ensure that the building is not overstated in the surrounding context, and nestles amongst the existing residential development in the catchment.	Yes
<b>Objective 4N-2</b> Opportunities to use roof space for residential accommodation and open space are maximised			N/A
<b>Objective 4N-3</b> Roof design incorporates sustainability features			Rooftop communal open space have been maximised across the site.
		Sustainability features can be provided as required.	
4O Landscape Design			
<b>Objective 4O-1</b> Landscape design is viable and sustainable		Refer to attached Statement of Landscape Intent, prepared by Urbis at <b>Appendix B</b> .	Yes
<b>Objective 4O-2</b> Landscape design contributes to the streetscape and amenity			Yes
4P Planting on Structures			

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
<b>Objective 4P-1</b> Appropriate soil profiles are provided		Refer to attached Statement of Landscape Intent, prepared by Urbis at <b>Appendix B</b> .	Yes
<b>Objective 4P-2</b> Plant growth is optimised with appropriate selection and maintenance			Yes
<b>Objective 4P-3</b> Planting on structures contributes to the quality and amenity of communal and public open spaces			Yes
4Q Universal Design			
<b>Objective 4Q-1</b> Universal design features are included in apartment design to promote flexible housing for all community members		The proposed development provides a variety of apartment sizes and layouts, which are flexible and will accommodate a range of lifestyle needs.	Yes
<b>Objective 4Q-2</b> A variety of apartments with adaptable designs are provided			Yes
<b>Objective 4Q-3</b> Apartment layouts are flexible and accommodate a range of lifestyle needs		The apartments are generously sized, such that universal design features can be incorporated as applicable.	Yes
4R Adaptive Reuse			
<b>Objective 4R-1</b> New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		Not applicable	NA
<b>Objective 4R-2</b> Adapted buildings provide residential amenity while not precluding future adaptive reuse			NA
4S Mixed Use			
<b>Objective 4S-1</b> Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		Not applicable	NA
<b>Objective 4S-2</b> Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents			NA

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
4T Awnings and Signage			
Objective 4T-1	Awnings are well located and complement and integrate with the building design	Not applicable	NA
Objective 4T-2	Signage responds to the context and desired streetscape character		NA
4U Energy Efficiency			
Objective 4U-1	Development incorporates passive environmental design	Refer to attached BASIX Assessment.	Yes
Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		
Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation		
4V Water Management and Conservation			
Objective 4V-1	Potable water use is minimised	Refer to attached BASIX Assessment.	Yes
Objective 4V-2	Urban stormwater is treated on site before being discharged to receiving waters		
Objective 4V-3	Flood management systems are integrated into site design		
4W Waste Management			
Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Refer to attached Waste Management Plan.	Yes
Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling		Yes
4X Building Maintenance			
Objective 4X-1	Building design detail provides protection from weathering	Refer to attached Architectural Plans.	Yes

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
Objective 4X-2 Systems and access enable ease of maintenance			
Objective 4X-3 Material selection reduces ongoing maintenance costs			