

BAYLEY WARD

119-123 JONSON STREET BYRON BAY

SEPP 65 DESIGN QUALITY PRINCIPLES STATEMENT

PREPARED BY BAYLEY WARD

AMENDMENT HISTORY

REVISION	DATE	REMARKS
1	25.05.23	For Review
2	29.05.23	For Development Application
3	13.12.23	For Development Application

DESIGN QUALITY PRINCIPLES of SEPP 65

Design Quality Principle	Objective / Control	Evaluation	Verification
01 CONTEXT	<p><i>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</i></p> <p><i>Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</i></p>	<p>The design report accompanying the application outlines the context, analysis and assessment undertaken in relation to examining the existing built form in Byron Bay Town Centre and Byron Shire more broadly.</p> <p>The site has been carefully considered in the context of its location in Byron Bay Town Centre, surrounding sites both existing in form and those which are subject to recent or approved developments.</p> <p>Byron Town Centre is undergoing change at present and the Council is seeking to provide further direction in relation to the resulting built form. The building design responds to the streetscape with retail activation at Ground floor with residential accommodation on two upper levels. The building form is broken down into smaller volumes and further articulated with vertical breaks and a variety of faced treatments to provide a finer grain response. Upper residential levels are setback in keeping with the objectives for the zoning.</p> <p>The proposed development response to the built and natural context through material selection and integrated landscape features providing high quality spaces for both public and residents.</p>	✓

02 BUILT FORM AND SCALE	<p><i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i></p>	<p>The proposed built form seeks to define the public domain and contribute to the character of the streetscape.</p> <p>The design of the proposal seeks to incorporate a significant degree of articulation and manipulation of building elements to assist in minimising the bulk and scale of the proposed development. The vertical proportions have been carefully considered to ensure that the building does not present as a long blank elevation to Jonson Street. The upper residential level is set back and to ensure that there is a two storey presentation to Jonson Street to align with Council DCP objectives for the bulk and scale.</p> <p>Activated streetscapes, generous internal courtyard and significantly landscaping to public domain including new public gathering space under the Melaleuca will contribute to character and provide amenity.</p>	✓
03 DENSITY	<p><i>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</i></p>	<p>The proposed density of the proposal is in keeping with Council's maximum floor space ratio control providing uses that align with council objectives for the zone. The development will provide 21 no. residential apartments with a mix of 2,3 and 4 beds as well as 9 no. retail units including a food and beverage offering and a large, shared courtyard space at Ground floor.</p> <p>The central location and surrounding uses, including being in close proximity to shops / transport / schools / tourist accommodation, the proposed retail and residential dwellings respond to the desired density and scale of the E1 zoning.</p>	✓

04 SUSTAINABILITY	<p><i>Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</i></p>	<p>The building has been designed with the following ESD principles:</p> <ul style="list-style-type: none"> - Passive design – NatHERS 6.0stars - 100% electric - Improved air quality and energy use through ERV/HRV ventilation - Recycled water for irrigation - Design for flexibility of spaces - Biophilia – native gardens & natural materials / raw finishes - EV charging infrastructure - Roof PV - Bike facilities 	✓
05 LANDSCAPE	<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for</i></p>	<p>The proposed landscape architecture has been incorporated and integrated into the building design to achieve both an attractive development and a high level of amenity for public and residents.</p> <p>On the ground floor there is substantial landscaping to new central courtyard and public plaza space in the public domain providing amenity and character for both the public, retail tenants as well as residents. On upper levels landscaping has been integrated into façade with balcony planters, planters to breezeways and landscaping to roof terraces and pool area.</p> <p>Landscaping contributes positively to streetscape amenity and helps to integrate the development into the existing landscape setting. Landscaping will create beautiful microclimates in and around buildings and enhance the function of outdoor living spaces.</p> <p>Amenity has been maximised including the incorporation of private rooftop decks for the upper level apartments whilst also providing for areas of social interaction including the</p>	✓

	<i>practical establishment and long term management.</i>	swimming pool and large ground floor courtyard.	
06 AMENITY	<i>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</i>	<p>The internal amenity of the apartments has been carefully considered and incorporates appropriate room dimensions, solar access and natural ventilation. All apartments have an attractive outlook onto the surrounding streetscape. with balconies that have integrated planting. Additional outdoor amenities are provided in shared spaces at Ground floor and rooftop private terraces and shared pool area.</p> <p>All apartments exceed minimum space requirements allowing for flexibility and adaptability for residents. Additionally, 10% of apartments provided will have the option to be post adapted.</p>	✓
07 SAFETY	<i>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</i>	<p>The proposed building's living areas and balconies have been orientated towards the public domain overlooking for overlooking and passive surveillance to facilitate a safe and secure transition between the private and public spaces.</p> <p>The residential entrances are well located in high activity and visible areas providing direct, equitable, secure access to all residential levels. Secure car parking spaces have been designed with an appropriate allocation of car parking.</p> <p>Different types of communal open space are provided including the rooftop pool area and the ground floor shared courtyard which will provide opportunities for social interaction. Upper residential levels and rooftop will have access control for residents only.</p>	✓

08 HOUSING DIVERSITY & SOCIAL INTERACTION	<p><i>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</i></p>	<p>A mix of apartment sizes is provided, providing a choice for different demographics in Byron Bay. There are a range of 2, 3 and 4 bed apartments providing options for couples, families and downsizers alike to be located centrally in proximity to all facilities and amenities of Byron Town Centre.</p> <p>The Ground Floor communal courtyard space provides spaces for interaction, gathering and reflection for the public and residents complemented by food and beverage and retail outlets. On residential levels the breezeway access is oversized with space around apartment entrances for seating, storage and interaction fostering a sense of ownership and community. This is further enhanced by a private area of rooftop open space contains a pool for residents, providing further opportunities for social interaction.</p>	✓
09 AESTHETICS	<p><i>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well- designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</i></p>	<p>This building design considers and responds to the Byron Bay landscape by incorporating a variety of robust materials, colours and textures with integrated landscaping in balanced composition of elements. The proposed development responds to the existing and proposed future local context, incorporating desirable elements and providing a robust and attractive contribution to the emerging character of Jonson Street.</p>	✓

DESIGN OBJECTIVES & GUIDANCE COMPLIANCE

The following table lists the Objectives and associated Design Criteria of the Apartment Design Guide (ADG), and assesses the project's achieves the intent of those Objectives, as required by Clause 50(1B) of the EPA Regulation.

The assessment demonstrates that the proposed development is consistent with the relevant objectives and the majority of the numeric Design Criteria, and that all apartments within the proposed development will achieve a very high standard of residential amenity. Where an alternative solution is proposed to the Design Criteria to meet the Objectives, the proposal's consistency with the Objectives and associated Design Guidance are discussed in further detail below the table.

Design Criteria	Proposal	Achievement of Objective
Part 3 Siting the Development		
3A Site Analysis		
<p><u>Objective</u> 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 sited in response to detailed analysis of opportunities and constraints in Architectural Design Report which contain diagrams showing response, solar, prevailing winds, contextual building types, scale and massing among other opportunities and constraints have been assessed
<p><u>Design Criteria</u> Each element in the Site Analysis Checklist should be addressed (see Appendix 1)</p>	✓	Refer to Architectural Design Report
3B-1 Orientation		
<p><u>Objective</u> Building types and layouts respond to the streetscape and site while optimising solar access within the development</p>	✓	The buildings have been aligned with the street frontages maximising solar access for all apartments with no south facing apartments and allowing for good solar access to central courtyard and secondary apartment spaces.
<p><u>Design Criteria</u> Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)</p> <p>Where the street frontage is to the east or west, rear buildings should be orientated to the north</p> <p>Where the street frontage is to the north or south,</p>	✓	<p>The building is aligned to the street frontages, defining the street with direct access to retail tenancies from the street and laneway pedestrian access to central courtyard and residential entrance from each frontage.</p> <p>The north – south orientation of the buildings along Jonson Street and Middleton Lane reduce the interface with the southern boundary minimizing overshadowing and allowing for future development.</p>

<p>overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)</p>		
<p>3B-2 Orientation</p>		
<p><u>Objective</u> Overshadowing of neighbouring properties is minimised during mid-winter</p>	<p>✓</p>	<p>The north – south orientation of the plans along Jonson St and Middleton Lane reduce the interface with the southern boundary minimising overshadowing and allowing for future development.</p>
<p><u>Design Criteria</u> Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access</p> <p>Solar access to living rooms, balconies and private open spaces of neighbours should be considered</p> <p>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%</p> <p>If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy</p> <p>Overshadowing should be minimised to the south or down hill by increased upper level setbacks</p> <p>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</p>		<p>Apartments are oriented to the North, East and West with no south facing apartments. The central Courtyard open space receives a generous amount of solar access.</p> <p>There is only one adjoining property to the site located at 125 Jonson Street to the south. The site is currently being used for commercial purposes and additional shadowing does not affect any residential uses. Additionally, the owners of the property have informed us that this site will be developed and they are supportive of the proposed development and setbacks.</p> <p>The building is orientated at 90 degrees to the southern boundary in order to minimize solar impacts while optimizing future development opportunities.</p>

A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings		No solar collectors are present on adjacent property and are therefore not impacted.
3C-1 Public Domain Interface		
<u>Objective</u> Transition between private and public domain is achieved without compromising safety and security	✓	After hours access to residential levels will be provided by access control to lift lobbies and security gates to upper levels.
<u>Design Guidance</u> Terraces, balconies and courtyard apartments should have direct street entry, where appropriate Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1) Upper level balconies and windows should overlook the public domain Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m Length of solid walls should be limited along street frontages Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions:	✓	Retail tenancies along street frontage to have glazed shopfronts to street and central courtyard. Managed access is provided to the Residential levels via the lobby and access control with security gates to all residential stair access. Integrated seating in and around courtyard activates this publicly accessed space allowing for casual interaction between residents and the public domain. Upper level balconies over look Jonson Street, Kingsley St, Middleton Lane and central courtyard and provide passive surveillance to these areas. Consistent Consistent Consistent. Consistent

<ul style="list-style-type: none"> • architectural detailing • changes in materials • plant species, colours <p>Opportunities for people to be concealed should be minimised</p>		<p>Consistent</p>
3C-2 Public Domain Interface		
<p><u>Objective</u></p> <p>Amenity of the public domain is retained and enhanced</p>	✓	<p>The north east corner of the site has an existing mature Melaleuca Tree which is to be retained and a focal point with new public gathering space supported but hospitality tenancy on ground floor.</p> <p>The Jonson Street and Kingsley Street frontages have been activated via glazed shopfronts and entrances including operable facades to ground level hospitality and tenancies.</p> <p>The central landscape courtyard includes external seating is shared for public and residents.</p>
<p><u>Design Guidance</u></p> <p>Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking</p> <p>Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided</p> <p>The visual prominence of underground car park vents should be minimised and located at a low level where possible</p> <p>Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view</p> <p>Ramping for accessibility should be minimised by</p>	✓	<p>The ground floor contains retail uses with clearly defined pathways to the central courtyard.</p> <p>Service spaces have been positioned in basements and on top of the roof as far as practicable. Where it is not practicable, located towards Middleton Lane away from primary street frontages and are integrated in the built form.</p> <p>Location off lane has very low prominence</p> <p>Consistent</p> <p>Consistent</p>

<p>building entry location and setting ground floor levels in relation to footpath levels</p> <p>Durable, graffiti resistant and easily cleanable materials should be used</p> <p>Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions:</p> <ul style="list-style-type: none"> • street access, pedestrian paths and building entries which are clearly defined • paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space <p>minimal use of blank walls, fences and ground level parking</p> <p>On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking</p>		<p>Consistent</p> <p>Consistent</p> <p>Consistent</p> <p>Consistent</p> <p>Consistent</p>
3D-1 Communal and Public Open Space		
<p><u>Objective</u></p> <p>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</p>	✓	<p>Abundant general public communal open space is provided at ground level with the large shared landscaped courtyard.</p> <p>Private rooftop terrace and generous swimming pool is provided for resident access only</p>
<p><u>Design Criteria</u></p> <p>Communal open space has a minimum area equal to 25% of the site</p>	✓	<p>681m² communal open space required (25% of 2727m²)</p> <p>Courtyard garden - 530m² + Rooftop pool - 192m² = 722m²</p> <p>Sunlight to courtyard is achieved for in excess of 2 hours between 9am and 2pm on 21st June</p> <p>Sunlight to the rooftop pool is unimpeded.</p>

<p>Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)</p> <p><u>Design Guidance</u></p> <p>Communal open space should be consolidated into a well designed, easily identified and usable area</p> <p>Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions</p> <p>Communal open space should be co-located with deep soil areas</p> <p>Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies</p> <p>Where communal open space cannot be provided at ground level, it should be provided on a podium or roof</p> <p>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:</p> <ul style="list-style-type: none"> • provide communal spaces elsewhere such as a landscaped roof top terrace or a common room • provide larger balconies or increased private open space for apartments • demonstrate good proximity to public open space and facilities and/or provide contributions to public open space 	<p>Achieves intent ✓</p>	<p>Communal space is provided by the central courtyard and rooftop pool area. These areas have generous dimensions suitable to scale of development and are co-located with significant areas of suspended landscape planting including deeper planting zones. The principal communal open spaces are the ground floor courtyard and rooftop pool areas which combined achieve well over 50% direct sunlight on June 21st.</p> <p>There is direct and equitable access to both from the street and via lift to rooftop.</p> <p>Each apartment has a generous oversized balcony with integrated planters and Level 2 apartments have access to additional private roof terrace open space access via an internal stair.</p>
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<ul style="list-style-type: none"> • provide larger balconies or increased private open space for apartments <p>demonstrate good proximity to public open space and facilities and/or provide contributions to public open space</p>		
3D-2 Communal and Public Open Space		
<p><u>Objective</u></p> <p>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</p>	✓	<p>The ground floor courtyard and rooftop pool area provide a range of spaces, experiences and activities for residents.</p>
<p><u>Design Guidance</u></p> <p>Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements:</p> <ul style="list-style-type: none"> • seating for individuals or groups • barbecue areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms <p>The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts</p> <p>Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks</p>	✓	<p>The ground floor courtyard has a range of seating areas for people to congregate or relax. The courtyard responds to the microclimate providing a range of spaces that provide full sun as well as shade.</p> <p>The rooftop pool area has a pool and lounging areas as well as seating areas for individuals and groups. The roof top location has access to sun all year round.</p> <p>Screening to plant areas is to be provided in the form of fixed screens and planting.</p> <p>Consistent</p> <p>Consistent</p>
3D-3 Communal and Public Open Space		
<p><u>Objective</u></p> <p>Communal open space is designed to maximise safety</p>	✓	<p>The communal areas are designed to maximise safety.</p>

<p><u>Design Guidance</u></p> <p>Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include:</p> <ul style="list-style-type: none"> • bay windows • corner windows • balconies <p>Communal open space should be well lit</p> <p>Where communal open space/facilities are provided for children and young people they are safe and contained</p>		<p>The ground floor communal courtyard area is readily visible from the glazed shopfronts at ground floor and overlooked by the residential breezeway's above.</p> <p>The space will be well lit with lighting integrated into breezeways and landscaping.</p>
3D-4 Communal and Public Open Space		
<p><u>Objective</u></p> <p>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</p>	✓	<p>Ground floor courtyard is accessed via laneways that connect through to secondary streets and directly via retail units in keeping with existing neighborhood patterns</p>
<p><u>Design Guidance</u></p> <p>The public open space should be well connected with public streets along at least one edge</p> <p>The public open space should be connected with nearby parks and other landscape elements</p> <p>Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid</p> <p>Solar access should be provided year round along with protection from strong winds</p> <p>Opportunities for a range of recreational activities should be provided for people of all ages</p> <p>A positive address and active frontages should be provided adjacent to public open space</p> <p>Boundaries should be clearly defined between public open space and private areas</p>	✓	<p>Multiple pedestrian access laneways with clear sightlines are provided from each of the surrounding streets and laneways providing connection from Jonson Street through to secondary road/lane network.</p> <p>Additional public open space is provided to the north east corner around the existing Melaleuca Tree in the form of seating, landscaping and outdoor seating areas.</p> <p>The central courtyard has good daylight access and is well protected from wind.</p> <p>Landscaping is integral to the design of the central courtyard with substantial areas sub-tropical in planters as well as falling from integrated planters to breezeways above. Additionally, a range of areas are provided, some with seating, to provide a range of spaces for people to interact with.</p>

3E-1 Deep Soil Zones

<p><u>Objective</u> 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.</p>	✓							
<p><u>Design Criteria</u> Deep soil zones are to meet the following minimum requirements:</p> <table border="1" data-bbox="206 510 855 662"> <thead> <tr> <th>Site Area</th> <th>Minimum Dimensions</th> <th>Deep Soil Zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>Greater than 1,500m²</td> <td>6m</td> <td>7%</td> </tr> </tbody> </table> <p><u>Design Criteria</u></p> <p>On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:</p> <ul style="list-style-type: none"> • 10% of the site as deep soil on sites with an area of 650m² - 1,500m² • 15% of the site as deep soil on sites greater than 1,500m² <p>Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:</p> <ul style="list-style-type: none"> • basement and sub basement car park design that is consolidated beneath building footprints • use of increased front and side setbacks • adequate clearance around trees to ensure long term health • co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil <p>Achieving the design criteria may not be possible on</p>	Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)	Greater than 1,500m ²	6m	7%	✓	<p>There site includes a site wide basement that sets back from the boundary in the north east corner to allow for 47sqm root protection zone around the existing Melaleuca tree located on council land.</p> <p>A nearly site wide basement is required to meet the parking requirements of Byron Shire Council DCP requirements resulting in landscaped areas being provided over the basement car park.</p> <p>Ground floor landscaping:</p> <p>127sqm soft landscaping m² 600mm-1200mm deep covering 5% of site area.</p> <p>In lieu of deep soil planting the site due to the basement requirements an integrated landscaping strategy has been developed with the Landscape Architects on all levels from Ground to Roof providing significant amounts of sub-tropical endemic planting in planters of varying depths as well as areas of vertical climbing vegetation to provide connections to nature for the public and residents throughout the development.</p> <p>Also, significant amounts of hard landscaping and seating throughout the 530sqm Ground floor courtyard will be provided as well upgrades to streetscape including paving, street trees, public seating and planters.</p> <p>Stormwater systems have been designed with an OSD tank and filtration system in consultation with the Civil Engineer and Council.</p>
Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)						
Greater than 1,500m ²	6m	7%						

<p>some sites including where:</p> <ul style="list-style-type: none"> • the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) • there is 100% site coverage or non-residential uses at ground floor level <p>Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure</p>		
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3F-1 Visual Privacy

<p><u>Objective</u> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</p>	✓	<p>All living spaces for apartments are arranged towards the boundary/street with predominantly solid balustrades and planters to provide privacy. No apartments look towards one another.</p> <p>There are no openings to southern boundary to prevent overlooking and loss of privacy to neighbour.</p>
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<p><u>Design Criteria</u> 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:</p> <table border="1" data-bbox="183 1021 873 1356"> <thead> <tr> <th>Building Height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table>	Building Height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	✓	<p>The central courtyard is 12-15m wide providing separation between volumes.</p> <p>The bedroom spaces with windows to the central courtyard are afforded privacy through hit-miss brick style screens and planting as well as provisions for blinds and curtains to providing layers of privacy to these spaces.</p>
Building Height	Habitable rooms and balconies	Non-habitable rooms												
Up to 12m (4 storeys)	6m	3m												
Up to 25m (5-8 storeys)	9m	4.5m												
Over 25m (9+ storeys)	12m	6m												

3F-2 Visual Privacy

<p><u>Objective</u> 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>		
<p><u>Design Guidance</u></p> <p>Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include:</p> <ul style="list-style-type: none"> • setbacks • solid or partially solid balustrades to balconies at lower levels • fencing and/or trees and vegetation to separate spaces • screening devices • bay windows or pop out windows to provide privacy in one direction and outlook in another • raising apartments/private open space above the public domain or communal open space • planter boxes incorporated into walls and balustrades to increase visual separation pergolas or shading devices to limit overlooking of lower apartments or private open space 	<p>✓</p>	<p>Balconies looking out towards streets and public spaces predominantly have solid balustrades and run full width across apartments to maximise privacy.</p> <p>The bedroom spaces with windows to the central courtyard are afforded privacy through hit-miss brick style screens and planting as well as provisions for blinds and curtains to providing layers of privacy to these spaces.</p> <p>Planting and screening also used on roof areas to provide privacy between public and private open spaces.</p>
<p>3G-1 Pedestrian Access and Entries</p>		
<p><u>Objective</u> Building entries and pedestrian access connects to and addresses the public domain</p>	<p>✓</p>	<p>Pedestrian access is provided from each surrounding street and lane. Vehicle access is via Middleton Lane.</p>

<p><u>Design Guidance</u></p> <p>Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge</p> <p>Entry locations relate to the street and subdivision pattern and the existing pedestrian network</p> <p>Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries</p> <p>Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries</p>	✓	<p>Pedestrian access points are provided from Jonson St, Kingsley Street and Middleton Lane. These access points have a distinct laneway character and sightlines to central courtyard.</p> <p>Retail frontages and entrances are also off each street and lane surrounding the site activating the street edge.</p> <p>The residential levels are accessed from basement carpark and secure glazed lobby located off central courtyard which can be access from Jonson Street, Kingsley Street or Middleton Lane.</p>
3G-2 Pedestrian Access and Entries		
<p><u>Objective</u></p> <p>Access, entries and pathways are accessible and easy to identify</p>	✓	<p>All pathways to entrances are accessible and easy to identify through built form and signage.</p>
<p><u>Design Guidance</u></p> <p>Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces</p> <p>The design of ground floors and underground car parks minimise level changes along pathways and entries</p> <p>Steps and ramps should be integrated into the overall building and landscape design</p> <p>For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)</p> <p>For large developments electronic access and audio/video intercom should be provided to</p>	✓	<p>The Lift lobby is clearly visible from public courtyard and the laneway from Kingsley Street.</p> <p>All stairs and ramps will be incorporated in the overall building and landscape design.</p> <p>Consistent</p> <p>Way finding is not thought be necessary with this project. Best practice technology will be employed to assist visitor and resident access</p>

manage access		
3G-3 Pedestrian Access and Entries		
<u>Objective</u> Large sites provide pedestrian links for access to streets and connection to destinations	✓	Laneways provide through links to all surrounding streets, connecting site into extended neighbourhood street network.
<u>Design Guidance</u> Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	✓	Pedestrian laneways provide links to the central courtyard and surrounding streets. Laneways have clear sightlines between street and courtyard, are well lit and have retail frontages activating the laneways.
3H Vehicle Access		
<u>Objective</u> Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	✓	
<u>Design Guidance</u> Car park access should be integrated with the building's overall facade. Design solutions may include: <ul style="list-style-type: none"> the materials and colour palette to minimise visibility from the street security doors or gates at entries that minimise voids in the facade where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed 	✓	Carpark access is to the rear of the site set back off Middleton Lane which is a secondary lane. The entry is integrated into the façade minimizing impact from streetscape while providing good sight lines.
3J Bicycle and Car Parking		

<p><u>Objective</u></p> <p>Car Parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</p>	✓	
<p><u>Design Criteria</u></p> <p>For development in the following locations:</p> <ul style="list-style-type: none"> ▪ on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or ▪ on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>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.</p> <p>The car parking needs for a development must be provided off street.</p> <p>Parking and facilities are provided for other modes of transport</p>	✓	<p>Parking is provided in accordance with Byron Shire DCP rates. See Traffic Report.</p> <p>Bicycle parking has been incorporated into the design with EOT facilities.</p> <p>Consistent</p>
3J-4 Bicycle and Car Parking		
<p><u>Design Criteria</u></p> <p>Visual and environmental impacts of underground car parking are minimised</p>	✓	<p>Parking is limited to one basement level that is entirely under ground floor level. The layout is efficient, maximising parking spaces.</p> <p>The basement is mechanically exhausted with supply and exhaust louvres incorporated into the rear facade at ground floor to minimize visual impact. The finishes will complement the shopfront finishes to ensure they are integrated with the façade design.</p>

Design Criteria	Proposal	Achievement of Objective
Part 4 Designing the Buildings		
4A-1 Solar and Daylight access		
<u>Objective</u> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	✓	
<u>Design Criteria</u> Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. 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 A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	✓	85% of apartment living areas and private open spaces will achieve 3 hours of direct sunlight between 9am and 3pm in mid-winter. 100% of apartment living areas and private open spaces will achieve 2 hours of direct sunlight between 9am and 3pm in mid-winter. 0% apartments have no direct sunlight between 9 am and 3 pm at mid winter. 0% single aspect south facing apartments. All apartments have dual aspects and there are also two dual level mezzanine apartments to the south on Jonson Street. Apartments achieve a minimum of 15 minutes of sunlight to living rooms
4A-2 Solar and Daylight access		
<u>Objective</u> Design incorporates shading and glare control, particularly for warmer months	✓	Shading to large areas of glazing is provided by balconies and awnings.
<u>Design Guidance</u> Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms		N/A
4A-3 Solar and Daylight access		
<u>Objective</u> Daylight access is maximised where sunlight is		

limited		
<i>Design Guidance</i> Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms		N/A

4B-1 Natural Ventilation

<i>Objective</i> All habitable rooms are naturally ventilated	✓	All habitable rooms will allow natural ventilation
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<i>Design Guidance</i> The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms Depths of habitable rooms support natural ventilation The area of unobstructed window openings should be equal to at least 5% of the floor area served Light wells are not the primary air source for habitable rooms Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • adjustable windows with large effective openable areas • a variety of window types that provide safety and flexibility such as awnings and louvres • windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	✓	60-70% of breezes during the summer months (Dec-Jan) come from the North-East. Apartments all have dual aspects in terms of natural ventilation (East-West and North-South). Balcony Sliding Doors to act as large effective openable areas. Bedrooms include operable windows or full height sliding doors.
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4B-21 Natural Ventilation

<p><u>Objective</u> The layout and design of single aspect apartments maximises natural ventilation</p>		Apartments all have dual aspect for the purpose of cross ventilation												
<p><u>Objective</u> 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 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</p>	✓	All apartments target cross ventilation. Depth of apartments (glass line to glass line) = < 15m.												
4C-1 Ceiling Height														
<p><u>Objective</u> Ceiling height achieves sufficient natural ventilation and daylight access</p>	✓													
<p><u>Design Criteria</u> Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table border="1" data-bbox="159 954 813 1283"> <tr> <th colspan="2">Minimum ceiling height</th> </tr> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable</td> <td>2.4m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic spaces</td> <td>1.8m at edge of room with a 30 degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed use areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> </table> <p>These minimums do not preclude higher ceilings if</p>	Minimum ceiling height		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use	✓	Ceiling height compliance achieved.
Minimum ceiling height														
Habitable rooms	2.7m													
Non-habitable	2.4m													
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area													
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope													
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use													

desired.												
4C-2 Ceiling Height												
<u>Objective</u> Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	✓	Services located over non- habitable rooms to maximise ceiling space within living and bedrooms.										
4C-3 Ceiling Height												
<u>Objective</u> Ceiling heights contribute to the flexibility of building use over the life of the building	✓											
<u>Design Guidance</u> Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non- residential uses (see figure 4C.1) Ceiling heights contribute to the flexibility of building use over the life of the building	✓	All apartments are located on Level 1 and 2.										
4D-1 Apartment Size and Layout												
<u>Objective</u> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	✓											
<u>Design Criteria</u> Apartments are required to have the following minimum internal areas: <table border="1" data-bbox="183 1129 754 1286"> <thead> <tr> <th>Apartment Type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>70m²</td> </tr> <tr> <td>3 bedroom</td> <td>90m²</td> </tr> </tbody> </table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each.	Apartment Type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	✓	Apartments meet the area requirements. 2 bedroom: 89-91m ² (EX balcony/s) 3 Bedroom: 102-129m ² (EX balcony/s) 4 Bedroom: 124-160m ² (EX balcony/s)
Apartment Type	Minimum internal area											
Studio	35m ²											
1 bedroom	50m ²											
2 bedroom	70m ²											
3 bedroom	90m ²											

A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each.		
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.	Achieves intent ✓	Windows meet requirements.
4D-2 Apartment Size and Layout		
<u>Objective</u> Environmental performance of the apartment is maximised	✓	
<u>Design Criteria</u> Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	✓	Ceiling height 2.7m x 2.5 = 6.75m maximum depth. Combined living/ dining spaces are <8m deep
<u>Design Guidance</u> Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths	✓	All living areas and bedrooms are located on the extremities of the apartment to maximise access to solar and natural ventilation.
4D-3 Apartment Size and Layout		
<u>Objective</u> Apartment layouts are designed to accommodate a variety of household activities and needs	✓	
<u>Design Criteria</u> Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	✓	All apartments meet requirements
Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	✓	All apartments meet requirements
Living rooms or combined living/dining rooms have a minimum width of: ▪ 3.6m for studio and 1 bedroom apartments	✓	All apartments meet requirements

<ul style="list-style-type: none"> 4m for 2 and 3 bedroom apartments 		
<ul style="list-style-type: none"> The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts. 	✓	All apartments meet requirements
4E Private Open Space and Balconies		
<p><u>Objective</u> Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p>	✓	<p>Minimum bedroom width – 3m/ 10m² minimum achieved throughout development.</p> <p>Minimum living room width across development is: 4000mm</p>
<p><u>Design Guidance</u> Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas.</p> <p>All bedrooms allow a minimum length of 1.5m for robes</p> <p>The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high</p> <p>Apartment layouts allow flexibility over time, design solutions may include:</p> <ul style="list-style-type: none"> dimensions that facilitate a variety of furniture arrangements and removal spaces for a range of activities and privacy levels between different spaces within the apartment dual master apartments dual key apartments Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the 	✓	<ol style="list-style-type: none"> Access to bedrooms, bathrooms and laundries are managed off hallways. wardrobes typically surpass minimum dimensions. design solutions have been incorporated where possible.

<p>purposes of the Building Code of Australia and for calculating the mix of apartments</p> <ul style="list-style-type: none"> room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) 																	
<p><u>Design Criteria</u> All apartments are required to have primary balconies as</p> <table border="1" data-bbox="156 478 813 1031"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum Area</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio apartment</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1 bedroom apartment</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 bedroom apartment</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ bedroom apartment</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>follows:</p> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p>	Dwelling Type	Minimum Area	Minimum internal area	Studio apartment	4m ²	-	1 bedroom apartment	8m ²	2m	2 bedroom apartment	10m ²	2m	3+ bedroom apartment	12m ²	2.4m	<p>Achieves intent ✓</p>	<p>Smallest balcony/ private open space: 15m² Smallest Depth: 2.6m</p> <p>Level 2 apartments have roof terraces in addition to covered balcony/terrace.</p>
Dwelling Type	Minimum Area	Minimum internal area															
Studio apartment	4m ²	-															
1 bedroom apartment	8m ²	2m															
2 bedroom apartment	10m ²	2m															
3+ bedroom apartment	12m ²	2.4m															
<p>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.</p>	<p>N/A</p>																
<p>4E-2 Private Open Space and Balconies</p>																	

<p><u>Objective</u> Primary private open space and balconies are appropriately located to enhance liveability for residents</p>	✓	
<p><u>Design Guidance</u> Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space</p> <p>Private open spaces and balconies predominantly face north, east or west</p> <p>Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms</p>	✓	Achieved throughout.
4E-3 Private Open Space and Balconies		
<p><u>Objective</u> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</p>	✓	Balconies assist in articulating the façade.
<p><u>Design Guidance</u> Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred.</p> <p>Full width full height glass balustrades alone are generally not desirable</p> <p>Projecting balconies should be integrated into the building design and the design of soffits considered</p>	✓	<p>Generally balustrades are solid with some areas of metal balustrading to allow for views and ventilation.</p> <p>No glass balustrade to be used across development.</p> <p>Balconies are integrated into the façade design.</p> <p>Noted, no overlooking issues. Safety to be addressed by NCC/AS compliant balustrades.</p> <p>Water points and power provided to balconies.</p>
4E-4 Private Open Space and Balconies		

<i>ctive</i> Private open space and balcony design maximises safety	✓	Safety in design register will address prior to construction.
<i>Design Guidance</i> Changes in ground levels or landscaping are minimised Design and detailing of balconies avoids opportunities for climbing and falls	✓	Noted, seamless transitions to be detailed.
4F-1 Common Circulation and Spaces		
<i>Objective</i> Common circulation spaces achieve good amenity and properly service the number of apartments	✓	All apartments are serviced by naturally ventilated circulation spaces, external corridors take advantage of climate
<i>Design Criteria</i> The maximum number of apartments off a circulation core on a single level is eight.	✓	11 apartments per floor with 3 circulation cores (3 stairs + 1 lift pair): 3-4 apartments/core.
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	N/A	
<i>Design Guidance</i> Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors Daylight and natural ventilation should be provided to all common circulation spaces that are above ground Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include:	✓	All above minimum requirements. 1500 wide corridors targeted where possible. Circulation spaces are externalised and naturally ventilated. Lift lobbies have glazing, and circulation is external. External breezeway circulation has integrated planters and screening

<ul style="list-style-type: none"> a series of foyer areas with windows and spaces for seating <p>wider areas at apartment entry doors and varied ceiling heights</p> <p>Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments</p> <p>Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including:</p> <ul style="list-style-type: none"> sunlight and natural cross ventilation in apartments access to ample daylight and natural ventilation in common circulation spaces common areas for seating and gathering generous corridors with greater than minimum ceiling heights <p>other innovative design solutions that provide high levels of amenity</p> <p>Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from</p>		<p>elements. Seating and planters at key moments included as well.</p> <p>All apartments are to have dual access to light and ventilation, with screened bedrooms/private courtyards on corridor side – balcony to open side.</p> <p>Corridors to be external which allows sunlight and natural cross ventilation in apartments and access to ample daylight and natural ventilation in corridors.</p> <p>Corridors are 1500mm wide where possible. Wheelchair clearances to be integrated.</p> <p>A series of privacy measures including separation voids, window boxes, sliding privacy screens as well as provision for blinds and curtains control visual and acoustic privacy from common circulation areas</p>
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4F-1 Common Circulation and Spaces

<p><i>Objective</i></p> <p>Common circulation spaces promote safety and provide for high level of passive surveillance within</p>		<p>The circulation spaces are external and provide ample opportunity for passive surveillance. The breezeways have sitting areas to encourage neighbourly interaction and provide a sense of ownership of the spaces.</p>
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corridors and circulation spaces		
<p><i>Design Guidance</i></p> <p>Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines</p> <p>Where external galleries are provided, they are more open than closed above the balustrade along their length</p>	✓	<p>All external breezeways have good sightlines and are kept to a minimum length. The lower public/private courtyard allows for opportunities to look up into corridors to provide additional surveillance without compromising privacy for residents windows.</p> <p>External corridors are open above balustrade with integrated planting.</p>

4G-1 Storage

<p><i>Objective</i></p> <p>Adequate, well designed storage is provided in each apartment</p>	✓	
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<p><i>Design Criteria</i></p> <p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <table border="1" data-bbox="219 885 752 1042"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum Area</th> </tr> </thead> <tbody> <tr> <td>Studio apartment</td> <td>4m²</td> </tr> <tr> <td>1 bedroom apartment</td> <td>6m²</td> </tr> <tr> <td>2 bedroom apartment</td> <td>8m²</td> </tr> <tr> <td>3+ bedroom apartment</td> <td>10m²</td> </tr> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment.</p>	Dwelling Type	Minimum Area	Studio apartment	4m ²	1 bedroom apartment	6m ²	2 bedroom apartment	8m ²	3+ bedroom apartment	10m ²	✓	Noted, compliant storage to be achieved.
Dwelling Type	Minimum Area											
Studio apartment	4m ²											
1 bedroom apartment	6m ²											
2 bedroom apartment	8m ²											
3+ bedroom apartment	10m ²											

<p><i>Design Guidance</i></p> <p>Storage is accessible from either circulation or living areas</p> <p>Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street</p>		<p>Noted.</p> <p>No storage on balconies.</p>
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Left over space such as under stairs is used for storage		Noted.
4G-2 Storage		
<i>Objective</i> Additional storage is conveniently located, accessible and nominated for individual apartments	✓	
<i>Design Guidance</i> Storage not located in apartments is secure and clearly allocated to specific apartments	✓	Located in basement and will be lockable and allocated as noted on plans.
4H-1 Acoustic Privacy		
<i>Objective</i> Noise transfer is minimised through the siting of buildings and building layout	✓	Noted, apartments all face one primary direction (either North, East or West) to limit noise interaction. Refer to Acoustic Report for full assessment.
<i>Design Guidance</i> Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy) Window and door openings are generally orientated away from noise sources 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 number of party walls (walls shared with other apartments) are limited and are appropriately insulated	✓	There is a masonry wall to the southern boundary and a 2.1m wall to the southern end of the courtyard to minimize acoustic impact. Refer to Acoustic report. Apartments facing Jonson Street have predominantly a continuous solid balcony to assist with acoustic separation from street. Circulation spaces are stacked. Apartments have a maximum of 2 party walls between apartments. Insulation to be provided to meet NCC requirements.
4H-1 Acoustic Privacy		
<i>Objective</i> Noise impacts are mitigated within apartments through layout and acoustic treatments	✓	

<p><u>Design Guidance</u></p> <p>Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions:</p> <ul style="list-style-type: none"> rooms with similar noise requirements are grouped together doors separate different use zones <p>wardrobes in bedrooms are co-located to act as sound buffers</p> <p>Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions:</p> <ul style="list-style-type: none"> double or acoustic glazing acoustic seals use of materials with low noise penetration properties <p>continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements</p>	✓	<p>Achieved.</p> <p>Bedrooms are generally separated from each other and accessed by shared corridor to create separation from living spaces.</p>
4J Noise and pollution		
<p><i>Objective 4J-1</i></p> <p>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</p>	✓	<p>All apartments are located on Level 1 and 2 above street level. With the exception of Jonson Street the noise impacts on the site are minimal.</p>
<p><i>Objective 4J-2</i></p> <p>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</p>	✓	<p>Noted.</p> <p>Solid masonry balconies assist in reducing noise from Jonson Street and Kingsley Street.</p>
4K Apartment mix		

<p><i>Objective 4K-1</i> A range of apartment types and sizes is provided to cater for different household types now and into the future</p>	✓	<p>A mix of 2, 3 and 4 bedroom apartments have been provided in lie with current and projected demands of the area.:</p> <p>2 bed – 14%, 3bed – 81% 4 bed – 5%</p> <p>The planning allows for flexibility over time.</p>
<p><i>Objective 4K-2</i> The apartment mix is distributed to suitable locations within the building</p>	✓	<p>The full mix of apartments is located on each floor.</p>
4L Ground floor apartments		
<p><i>Objective 4L-1</i> Street frontage activity is maximised where ground floor apartments are located</p>		<p>N/A</p>
<p><i>Objective 4L-1</i> Design of ground floor apartments delivers amenity and safety for residents</p>		<p>N.A</p>
4M Facades		
<p><i>Objective 4M-1</i> Building facades provide visual interest along the street while respecting the character of the local area</p>	✓	<p>Façade has been articulated to describe the use of the development while respecting the scale/material palette of the Byron local area.</p>
4N Roof design		
<p><i>Objective 4N-1</i> Roof treatments are integrated into the building design and positively respond to the street</p>	✓	<p>Roof has been articulated with services setback and screened.</p> <p>Roof has been articulated by stepped roof. It has also been broken down by providing significant breaks in the façade to imitate the composition of 3 buildings rather than one linear building.</p> <p>Materials and levels are complementary to contextual buildings.</p>
<p><i>Objective 4N-2</i> Opportunities to use roof space for residential accommodation and open space are maximised</p>	✓	<p>Rooftop incorporates residential pool/ terrace and private roof terraces.</p>

<u>Objective 4N-3</u> Roof design incorporates sustainability features	✓	Photo voltaic cells located on roof.
4O Landscape design		
<u>Objective 4O-1</u> Landscape design is viable and sustainable	✓	The landscape design proposed is viable and sustainable with diverse and appropriate planting. The landscape architects will provide detailed maintenance plans for the proposed development.
<u>Objective 4O-2</u> Landscape design contributes to the streetscape and amenity	✓	The proponents will be seeking to enhance the streetscape via the planting of appropriate trees in accordance with Council's master plan. The existing Melaleuca tree to the north east public domain is to be retained and protected with protection measures as recommended by landscape architect.
4P Planting of Structures		
<u>Objective 4P-1</u> Appropriate soil profiles are provided	✓	Appropriate soil profiles will be provided as recommended by landscape architect.
<u>Objective 4P-2</u> Plant growth is optimised with appropriate selection and maintenance	✓	Appropriate species have been recommended. A maintenance plan will be provided post DA approval. The proposal provides for irrigation to support the proposed plan
<u>Objective 4P-3</u> Planting on structures contributes to the quality and amenity of communal and public open spaces	✓	Landscaping is accommodated within the building including a generous sub-tropical central garden, private planters to balconies and roof top planters.
4Q Universal Design		
<u>Objective 4Q-1</u> Universal design features are included in apartment design to promote flexible housing for all community members	✓	Appropriate distribution of equitable access apartments achieved. 10% of apartments are to be adaptable, promoting flexible housing for all community members.
<u>Objective 4Q-2</u> A variety of apartments with adaptable designs are provided	✓	A number of apartment types will have adaptable design variants

<u>Objective 4Q-3</u> A variety of apartments with adaptable designs are provided	✓	A number of apartment types will have rooms with multiple functions and larger apartments with various living space options
4R Adaptive Reuse		
<u>Objective 4R-1</u> New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	✓	N/A – new buildings
<u>Objective 4R-2</u> Adapted buildings provide residential amenity while not precluding future adaptive reuse	✓	N/A – new buildings
4S Mixed Use		
<u>Objective 4S-1</u> Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	✓	Ground plane addresses the street and encourages public pedestrian movement into the site. The development is in the central business district of Byron Bay on the main commercial street and has good proximity to street network, public transport including buses, bicycles and taxis.
<u>Objective 4S-2</u> Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	✓	Residential lobby is at ground level accessed from the shared public space with all residential levels at Level 1 and 2 with access control measures. Communal open space is provided Roof top (residential only) + ground level (community use).
4T Awnings and Signage		
<u>Objective 4T-1</u> Awnings are well located and complement and integrate with the building design	✓	Awnings are provided to Jonson and Kingsley Street continuing the predominant retail character and providing protection to footpaths. The awnings are masonry and integrated into the design of the façade.
<u>Objective 4T-2</u> Signage responds to the context and desired streetscape character	✓	Building and landscape design intent to be integrated with signage design.
4U Energy Efficiency		

<u>Objective 4U-1</u> Development incorporates passive environmental design	✓	85% of apartments have living areas and private open spaces achieving 3+ hrs solar access in winter between 9am and 3pm. 100% of apartments have living areas and private open spaces achieving 2+ hrs solar access in winter between 9am and 3pm.
<u>Objective 4U-2</u> Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	✓	Masonry construction along with deep eaves for balconies will assist in solar heat storing for winter and will also provide shade to reduce heat transfer in summer. Cooling and heating infrastructure to be located on roof.
<u>Objective 4U-3</u> Adequate natural ventilation minimises the need for mechanical ventilation	✓	All apartments have access to cross ventilation.
4V Water management and conservation		
<u>Objective 4V-1</u> Potable water use is minimised	✓	Rainwater collection tank at ground for use around development. Tapware with efficient flow rates to be used.
<u>Objective 4V-2</u> Urban stormwater is treated on site before being discharged to receiving waters	✓	Appropriate storm water management and maintenance measures have been proposed for the development. Refer to Stormwater Management Plan.
<u>Objective 4V-3</u> Flood management systems are integrated into site design	✓	The proposed storm water design incorporates appropriate onsite detention tanks.
4W Waste Management		
<u>Objective 4W-1</u> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	✓	Waste facilities located in basement for residential and retail. Bin chutes are provided on residential levels. Refer to Site Waste Management Plan
<u>Objective 4W-2</u> Domestic waste is minimised by providing safe and convenient source separation and recycling	✓	Residents have access to bin chutes adjacent to the lift core. Bins are located in dedicated bin rooms in basement.
4X Building Maintenance		

<p><u>Objective 4X-1</u> Building design detail provides protection from weathering</p>	<p>✓</p>	<p>The building is constructed primarily of robust materials including concrete, brick and glass to enable cleaning and ensure longevity.</p> <p>Building to be detailed to protect from weathering through the use of recessed balconies, expressed window boxes that protect the building.</p>
<p><u>Objective 4X-2</u> Systems and access enable ease of maintenance</p>	<p>✓</p>	<p>Balconies generally allow all glazing to apartments to be cleaned on balconies</p> <p>All plant is accessible at basement, ground or roof. Meters are provided on each level and are accessed via cupboards.</p>
<p><u>Objective 4X-3</u> Material selection reduces ongoing maintenance costs</p>	<p>✓</p>	<p>Building constructed primarily of robust, long lasting materials such as concrete, brick and glass to enable cleaning and ensure longevity</p>