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SALAMANDER SHORES HOTEL REDEVELOPMENT

SEPP 65 STATEMENT

Revision A - Original issue July 2010

Revision B - UPDATED November 2021

Revision C - UPDATED February 2022

Revision D - UPDATED MARCH 2022

Revision E - UPDATED MARCH 2022

Revision F - UPDATED MARCH 2022



INTRODUCTION

This report is an updated version of the one that accompanied the Concept Application for the Part 3A Mixed Use Development of 147 Soldiers Point Rd, Soldiers Point in 2010. It refers to the scheme depicted in the Part 3A modification application.

As the scheme is at concept level only, this report has high level commentary demonstrating that future development will be able to achieve design quality in accordance with the design quality principles of the SEPP 65 as well as the controls stated within the Apartment Design Guide, which has now replaced the Residential Flat Design Code.

The proposal is for the re-development of the existing Salamander Shores Hotel to:

- incorporate permanent residential,
- hotel accommodation, and
- improve the current public amenity provided by the hotel.

The context of the area is coastal with a mix of residential and commercial properties and a strong holiday and recreational focus supportive of the proposed function and scale.

Isolated from immediate residential neighbours, the site is bounded by Soldiers Bay Rd to the West; a vegetated foreshore reserve to the South and to the East; and an access road to the North.

The design concept aims to minimise visual impact, dispersing the development's bulk across five separate buildings, maximising views, while minimising overlooking and providing a central and functional communal space.

The public communal facilities of the bistro, bar and retail shop are positioned to activate the North-western corner and provide a strong urban design focal point.

The permanent residential building "H" is located above the secure underground parking on the raised South- east corner of the site, with optimal views and privacy from the road. Permanent residential buildings C and D are clustered with the hotel and hospitality functions with the accommodation in those buildings expected to be placed in the tourist letting pool.

The following information describes the ways in which the residential section of the proposal will satisfy the quality design principles of SEPP 65.

The proposed development will contribute to the sustainable development of NSW by:

- Providing suitable housing in social and environmental terms;
- Being a long term asset to the community;
- Providing a better built form and aesthetic of building than presently exists on the site;
- Satisfying the increasing demand, the changing social and demographic profile of the community, and the needs of a wide range of people.
- Maximising amenity, safety and security for the benefit of its occupants and the wider community.

DESIGN QUALITY PRINCIPLES (SEPP 65)

Principle 1: Context and Neighbourhood Character

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.

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.

COMMENTS:

Use

- The proposal is an appropriate scale and use to meet the ever growing demand for hospitality and tourist accommodation services in this local area.
- The existing campus provides those services, but the proposal enhances that offer in scale and quality.
- It promotes direct employment opportunities through a wider variety of patron amenity. Secondary employment opportunities in support and tourism will be created.

Setting

- The existing building complex is surrounded by established bushland that is common in this neighbourhood. The dense tree cover significantly screens the existing buildings from most viewpoints. The proposed built envelope will generally stay within the nominal canopy profile and be further screened by additional planting on Soldiers Point Road frontage.
- Proposed setbacks are greater than existing which is generally 6m alongside (South) and up to 5m along rear (East).
- The Eastern and Southern faces of the approved concept responded to a bushfire Asset Protection Zone of 10m. That requirement is no longer considered necessary, but the proposed modification still generally observes the approved footprint at those aspects.

Principle 2: Built Form and Scale

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.

COMMENTS:

Scale

- From inside the site, the buildings will form a compact cluster of built edges around a central communal open space and pool. The space will be activated by the dwellings facing inward and relieved by a broad opening to the east and water view.
- From outside the site, the campus will read as a collection of buildings of different typologies identified by the grain of the solid/void relationships and proportions of the balconies and windows. The composition will be coherent with careful consideration of the materiality and detail. Although the campus is relatively dense in accommodation and building volume, it will be significantly screened with existing and new planting to soften the view and reduce visual impact.
- Given the separation to neighbouring properties, the density of vegetation, the site can accommodate a development of this scale.

Height.

- The proposal complies with the FSR control of 1.6:1 and the height controls as agreed with the consent authority based on surrounding tree canopy height. Building H has a nominal roof edge height of RL36.1 to permit floor to floor heights that permit code compliant waterproofing, energy rating and acoustic attenuation. Lift overruns will be in the centre of the plate and will have low additional visual impact.
- The elevations of all buildings are depicted diagrammatically and some variation is expected for architectural treatment of facades and roofscape to provide high aesthetic merit through articulation of building elements, addressing scale and bulk and creating identity for each component of the development. This will be resolved at DA stage.

Shadows.

- The sloped landform and dense vegetation of the neighbouring reserve and foreshore currently have a significant impact on open space daylight levels. Additional shading from the proposal will be minimal.
- Proportions and aspects of the proposal are similar to the approved and will not significantly change the amenity of the neighbouring unbuilt reserve.

Principle 3: Density

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.

COMMENTS:

Built form

- The hotel, and residential components are proposed to be in close proximity. The resulting communal open space is intended to be energetic and common to tourist resort facilities of this scale.
- The proposed floorplates of the residential buildings can be planned to permit adequate building separation for visual and acoustic privacy.
- Despite the close proximity, the buildings are only medium rise permitting ample access to natural light. Their collective footprints still permit adequate deep soil planting.
- Deep balconies around apartments provide a buffer for visual privacy to internal living spaces.

Principle 4: Sustainability

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.

COMMENTS:

- The site is currently a premium tourist destination. There is ample scope to raise the scale and quality of campus as there is proven demand for it. The social benefits include a wider variety of patron amenity and greater employment opportunities.
- The creation of additional residential accommodation will support the business on site, but also increase the demand in the broader community for other goods and services.
- The siting, orientation and proportion of the residential building floorplates makes them capable of achieving the daylight and ventilation target minima.
- Building C and D are low rise and will have rooftop gardens that provide a pleasant outlook for residents above as well as better insulation for the dwellings beneath.
- Water conservation and waste management requirements can be met and will be addressed at the detailed design stage.
- Material, structure and services selections will be made on the basis of minimum resource consumption and recycled component in their production as well as ongoing maintenance

requirements.

- Options for energy and waste initiatives will be assessed on their whole of life benefit and total resource consumption.

Principle 5: Landscape

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 usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

COMMENTS:

Open space

- The site has a central open area, including a pool and landscaping to be shared between permanent residences and holiday accommodation. It is the "internal" view on the site and will have a high quality landscaped resort feel.
- The space creates building separation between residential and holiday functions and allows clearer view from apartments to the surrounding natural environment.
- Private open space in the form of large balconies can be provided up to 60m² for 3 bed apartments, taking advantage of the natural outlook and promoting outdoor living
- Building C and D are low rise and will have rooftop gardens that will be communally accessible.

Periphery

- A walking track is incorporated into the side and rear setbacks and through the central open space.
- Apartments looking south have unobstructed views into the natural bushland
- To Soldiers Point Road, the existing dressed landscape will be enhanced to provide greater screening of the complex from the public realm.

Deep soil.

- The development complies with Deep Soil Zone requirements which are provided in the front, rear and side setbacks of the site.
- Approximately 27% of the site acts as a Deep Soil Zone.

Principle 6: Amenity

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.

COMMENTS:

Habitable spaces.

- The building envelope is designed so that a 2.7m ceiling height is achievable in all habitable rooms of every apartment. The floor to floor dimension of 3100 permits current waterproofing and acoustic treatments.
- The plate proportions and the opportunity for stepping the façade lines permit the placement of windows and balconies to achieve visual and aural privacy. Most Living and balconies are oriented to the north or water view to take advantage of the site's location
- Wide frontages provide opportunity for good natural daylighting, natural ventilation and pleasant,

long-range outlooks to natural environment and open space.

- Dwelling sizes will be in the order of 65sqm for 1 bed, 95sqm for 2 bed and 150sqm for 3 bed. These dimensions are well above the ADG minima and will provide generous interiors with well proportioned rooms. That will result in a wide range of furnishing and lifestyle options for occupants.
- Balcony enclosure. Opportunity to incorporate (operable) shading devices into external façade design for Resident's control of weather conditions to be dealt with in later detailed design stage.

Entry.

- The RL of many of the Ground floor apartments corresponds with the adjacent outdoor ground level
- Each of the four residential buildings is initially accessed from the main central Foyer on Ground floor. Lifts and stairs from this space lead to each building. Pedestrian entry can also be obtained from the central communal open space that can be accessed from the peripheral walking track. All buildings will have controlled security entry.
- Vertical circulation and access from the car park is via lifts.
- Both minimum grade pathways and stairs provide access from the street through the site.

Parking.

- Adequate parking is provided in the underground car park and resident spaces will allocated near the relevant lift core.
- Access to the car park is via a driveway cutting through the landscaped area along Soldiers Point Road with good visibility from both directions. Entry is separate from the loading dock. The width of the porte cochere and access roads exceeds minimum standard as to allow truck and bus entry/exit.

Principle 7: Safety

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.

COMMENTS:

Access

- Being part of a tourist facility, there is ample staff, surveillance opportunity for other residents and controlled access to provide resident security
- Passive surveillance is available from balconies that overlook the communal open space
- Other access is via the main entry Foyer which will have staff, other residents and CCTV monitoring. The carpark will be security controlled to limit and record access.
- Each floor lift lobby serves a low number of dwellings and will be security controlled to limit access. This is particularly appropriate to tourist resorts where populations can be transient.
- A crime risk assessment to be undertaken at the detailed design stage.

Principle 8: Housing Diversity and Social Interaction

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, providing opportunities for social interaction amongst residents.

COMMENTS:

Flexibility

- The apartment buildings can be designed with non loadbearing internal walls that permit reconfiguration or merging of dwellings post occupation.
- The apartment areas are generous and permit furnishing flexibility for recreation, work activities
- These strategies will attract occupant groups with a wide variety of access, age, family and vocation needs and can be adapted as those needs change over time

Social

- Building access is via common foyer and communal open space as well as the site walking track and beach access offering ample opportunity for casual encounter with neighbours.
- Lift lobbies have natural light and ventilation making them pleasant and convenient places for social interaction
- Premium formal and informal hospitality venues on site encourage convenient social interaction.

Principle 9: Aesthetics

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.

COMMENTS:

- Since the original application, Bannisters now operate the precinct. The proposed buildings will adopt the resort image associated with their brand.
- That will be characterised by materials that are informally and simply expressed and an emphasis on giving a sense of the outdoor and indoor spaces being connected. Broad glazing opening onto private balconies reinforce that connection.
- It will have the feel of a seaside tourist resort, but with a subtle sophistication of a contemporary high quality residential development.
- The apartment buildings will compliment, but be subservient to the hospitality elements of the development which are intended to be the primary public point of contact.

PRIMARY APARTMENT DESIGN GUIDE DEVELOPMENT CONTROLS		
Part 2: Developing the Controls		
Primary Development Control	Aims/Objectives	Comment
Building Height <ul style="list-style-type: none"> - Ensure that building height controls respond to the desired number of storeys, the minimum floor to floor heights required for future building uses and include generous ground floor heights - Where a floor space ratio control is defined, test height controls against the FSR to ensure a good fit - It may be appropriate to determine heights by relating them to site-specific features such as cliff lines or heritage items. 	<ul style="list-style-type: none"> • building height controls ensure development responds to the desired future scale and character of the street and local area • building height controls consider the height of existing buildings that are unlikely to change (for example a heritage item or strata subdivided building) • adequate daylight and solar access is facilitated to apartments, common open space, adjoining properties and the public domain • changes in landform are accommodated • building height controls promote articulated roof design and roof top communal open spaces, where appropriate. 	<ul style="list-style-type: none"> - The proposal complies with the FSR control of 1.6:1 and the height controls as agreed with the consent, based on surrounding tree canopy height. - Building H therefore has a maximum height of approximately 36 metres. - The sloped landform and dense vegetation of the neighbouring reserve and foreshore currently have a significant impact on open space daylight levels. Additional shading from the proposal will be minimal. - The building envelope is designed so that a 2.7m ceiling height is achievable in all habitable rooms of every apartment.
Floor Space Ratio <ul style="list-style-type: none"> - Test the desired built form outcome against the proposed FSR to ensure it is coordinated with the building envelope, height, depth, setbacks and open space requirements. - The GFA should fit comfortably within the building envelope as the envelope needs to also account for building elements and service areas that are not included in the GFA definition and to allow for building articulation 	<ul style="list-style-type: none"> • ensure that development aligns with the optimum capacity of the site and the desired density of the local area • provide opportunities for building articulation and creativity within a building envelope by carefully setting the allowable floor space. 	<ul style="list-style-type: none"> - The proposed development maintains the approved FSR of 1.6:1
Building Depth <ul style="list-style-type: none"> - Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line when precinct planning and testing development controls. This will ensure that apartments receive adequate daylight and natural ventilation and optimise natural cross ventilation - Test building depths against 	<ul style="list-style-type: none"> • ensure that the bulk of the development relates to the scale of the desired future context • ensure building depths support apartment layouts that meet the objectives, design criteria and design guidance within the Apartment Design Guide. 	<ul style="list-style-type: none"> - The proposed floorplates of the permanent apartments have been altered from the approved. - This strategy will provide façade configurations with greater choice for balcony and window placement. - Some consideration has been given to lift core placement in order to permit more through building apartments - It is expected that these strategies will permit the vast majority of

indicative floor plate and apartment layouts to ensure they can meet natural ventilation and sunlight requirements. Site constraints may require varied building depths to achieve good levels of residential amenity for residents and neighbours		<p>dwellings to comply with the depth requirement</p> <ul style="list-style-type: none"> - Broad balconies and solar access will be available to dwellings that exceed minimum requirement
<p>Building Separation</p> <ul style="list-style-type: none"> • Minimum separation distances for buildings are: <u>Up to four storeys (approximately 12m):</u> <ul style="list-style-type: none"> - 12m between habitable rooms/balconies - 9m between habitable and non-habitable rooms - 6m between non-habitable rooms • <u>Five to eight storeys (approximately 25m):</u> <ul style="list-style-type: none"> - 18m between habitable rooms/balconies - 12m between habitable and non-habitable rooms - 9m between non-habitable rooms • <u>Nine storeys and above (over 25m):</u> <ul style="list-style-type: none"> - 24m between habitable rooms/balconies - 18m between habitable and non-habitable rooms - 12m between non-habitable rooms • Test building separation controls for sunlight and daylight access to buildings and open spaces. 	<ul style="list-style-type: none"> • ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings • assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook • provide suitable areas for communal open spaces, deep soil zones and landscaping. 	<ul style="list-style-type: none"> - A number of planning studies has informed the new shapes of the residential floorplates. - Consideration has been given to the proximity of the hotel buildings as part of understanding the building separation needs - Given the "outward" looking nature of the building cluster, Living spaces are generally on the external periphery permitting close proximity while achieving visual and aural privacy. - The proposed permanent apartment floorplates are capable of being planned with the "inward" facing dwelling balcony and window locations being strategically positioned to capture views, but be screened from neighbours
<p>Street Setbacks</p> <ul style="list-style-type: none"> • Determine street setback controls relative to the desired streetscape and building forms, • Align street setbacks with building use. For example, in mixed use buildings a zero-street setback is appropriate • In conjunction with height controls, consider secondary upper level setbacks to reinforce the desired scale of buildings at the street frontage and minimise overshadowing of the street and other buildings 	<ul style="list-style-type: none"> • establish the desired spatial proportions of the street and define the street edge • provide space that can contribute to the landscape character of the street where desired • create a threshold by providing a clear transition between the public and private realms • assist in achieving visual privacy to apartments from the street • create good quality entries to lobbies, foyers or 	<ul style="list-style-type: none"> - The Permanent residential apartment buildings do not have absolute street frontage, - Building entry is through a ground floor lobby off the site's Grand Foyer and/or central communal space.

	<ul style="list-style-type: none"> individual dwellings promote passive surveillance and outlook to the street. 	
Side and Rear Setbacks <ul style="list-style-type: none"> Test side and rear setbacks with height controls for overshadowing of the site, adjoining properties and open spaces Test side and rear setbacks with the requirements for building separation, visual privacy, communal and private open space and deep soil zone requirements 	<ul style="list-style-type: none"> provide access to light, air and outlook for neighbouring properties and future buildings provide for adequate privacy between neighbouring apartments retain or create a rhythm or pattern of spaces between buildings that define and add character to the streetscape achieve setbacks that maximise deep soil areas, retain existing landscaping and support mature vegetation consolidated across sites manage a transition between sites or areas with different development controls such as height and land use. 	<ul style="list-style-type: none"> Proposed setbacks are greater than existing which is generally 6m alongside (South) and up to 5m along rear (East). Proportions and aspects of the proposal are similar to existing and will not significantly change amenities of the neighbouring unbuilt reserve. Building is free standing with all sides treated as front aspect for façade and landscaping design. Balconies and living areas around all facades provide good passive surveillance of surrounding public domain.
Part 3: Siting the Development		
Primary Control	Aims/Objectives	Comment
Communal and Public Open Space <ul style="list-style-type: none"> Communal open space has a minimum area equal to 25% of the site. 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) 	<ul style="list-style-type: none"> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting. Communal open space is designed to maximise safety Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood 	<ul style="list-style-type: none"> The site has a central open area, including pool and landscaping, to be shared between permanent residences and holiday accommodation. Central space creates building separation between residential and holiday functions and allows clearer view from apartments to the surrounding natural environment. A walking track is incorporated into the side and rear setbacks and through the central open space. Large balconies can be provided, up to 60m² for 3 bed apartments, taking advantage of the natural outlook and promoting outdoor living.
Deep Soil Zones <ul style="list-style-type: none"> Site area greater than 1,500m² has a minimum deep soil zone of 7%, with a minimum dimension of 6m. 	<ul style="list-style-type: none"> 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>Approximately 27% of the site acts as a Deep Soil Zone. Zones are located along the boundary perimeter in side and rear setbacks and the street front landscaped area.</p>

<p>Visual Privacy</p> <ul style="list-style-type: none"> Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table border="1" data-bbox="264 443 591 575"> <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	<ul style="list-style-type: none"> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. 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. 	<ul style="list-style-type: none"> The site does not bound other residential development having roads or bush on all sides Building separation is discussed above the proposed modified floorplates have resulted from design studies that offer greater potential to carefully place balconies and windows to achieve the visual privacy objective.
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>Pedestrian Access and Entries</p>	<ul style="list-style-type: none"> Building entries and pedestrian access connects to and addresses the public domain. Access, entries and pathways are accessible and easy to identify. Large sites provide pedestrian links for access to streets and connection to destinations. 	<ul style="list-style-type: none"> The RL of many Ground floor apartments corresponds with the adjacent outdoor ground level Pedestrian entry is via the main ground floor foyer from the site's primary entry point. Access to the secure lobbies of the apartments can also be gained from the central open space. Entry to each apartment is from an internal foyer on each level. Vertical circulation and access from the car park is via lifts. Both minimum grade pathways and stairs provide access from the street through the site. 												
<p>Vehicle Access</p>	<ul style="list-style-type: none"> 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"> A primary vehicle entry point is located on the north west corner of the site. It permits controlled vehicle entry and exit movement. From that point, residents, visitors patrons, deliveries or service vehicles can orient themselves once in the site (not at the road frontage) Residential visitors proceed to the entry point of the basement parking via a shutter that can be design into the façade of Building C 												
<p>Bicycle and Car Parking</p>	<ul style="list-style-type: none"> Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. Parking and facilities are provided for other modes of transport. Car park design and access is safe and secure. Visual and environmental impacts of underground car parking are minimised. Visual and environmental impacts of on-grade car parking are minimised. Visual and environmental 	<ul style="list-style-type: none"> The quantity of vehicle parking has been assessed via a site specific traffic report. The minimum required spaces has been provided in the proposed modification and is 10% greater than the approved scheme Bicycle (and motorcycle) parking will be assessed on a site specific needs basis. Given the expected occupancy mix, it is likely the provision of secure bicycle parking will exceed the DCP minima. 												

	impacts of above ground enclosed car parking are minimised.	
Part 4: Designing the Building		
Primary Control	Aims/Objectives	Comment
Solar Access and Daylight Access <ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. Daylight access is maximised where sunlight is limited. Design incorporates shading and glare control, particularly for warmer months. 	<ul style="list-style-type: none"> The proposed modifications to the residential floorplates have resulted from design studies that have identified opportunities to locate balconies and windows in more amenable locations. It should be noted that the exposure of the site to strong winds should see the introduction of balcony screening and other devices for weather protection. The proposed plates have the potential to exceed the ADG minima and a balance can be struck between high quality view, solar gain and weather protection in the design of Living spaces
Natural Ventilation <ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> All habitable rooms are naturally ventilated. The layout and design of single aspect apartments maximises natural ventilation. The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. 	<ul style="list-style-type: none"> Concept planning of apartment layouts using an open plan arrangement for kitchen, dining and living shows direct access to natural ventilation is achievable to the combined living space and all bedrooms of apartment. The proposed floorplates have the potential to exceed the ADG minima.
Ceiling Heights <ul style="list-style-type: none"> Measured from finished floor level to finished ceiling level, minimum ceiling heights are: 	<ul style="list-style-type: none"> Ceiling height achieves sufficient natural ventilation and daylight access. Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms. Ceiling heights contribute to the flexibility of building use over the life of the building. 	<ul style="list-style-type: none"> The proposal indicates and increased floor to floor height of 3100mm. This is facilitate contemporary waterproofing and acoustic requirements of the BCA while achieving the ADG ceiling height requiriements 2.7m minimum ceiling height for habitable rooms is achievable through concept slab to slab height design. Lower ceilings are anticipated in non-habitable zones but should not need to be below minimum

		standard.
<p>Apartment Size and Layout</p> <ul style="list-style-type: none"> • Apartments are required to have the following minimum internal areas: • 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 • 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. • Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) • Bedrooms have a minimum dimension of 3m (excluding wardrobe space) • Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> - 3.6m for studio and 1 bedroom apartments - 4m for 2 and 3 bedroom apartments • The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts 	<ul style="list-style-type: none"> • The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. • Environmental performance of the apartment is maximised. • Environmental performance of the apartment is maximised. • Apartment layouts are designed to accommodate a variety of household activities and needs. 	<ul style="list-style-type: none"> - Single aspect apartments exceed 8m in depth. Concept is that non-habitable rooms will be located against the internal foyer walls, generally allowing all habitable rooms to be within 8m. Broad balconies and ample glazing will be provided - It is expected that approximately 60% of apartments have kitchens within 8m, with remainder no more than 10m. Given the expected open plan nature of the kitchens, broad glazing and reflectivity of light surfaces, no additional lighting will be necessary for safe occupation of those kitchens - Wide frontages provide opportunity for good natural daylighting, natural ventilation and pleasant, long-range outlooks to natural environment and open space. - Apartments range from 65m² to 150m² providing options of 1, 2 or 3 bedrooms.
<p>Private Open Space and Balconies</p> <ul style="list-style-type: none"> • All apartments are required to have primary balconies as follows: • For apartments at ground level or on a podium or similar structure, a private open space 	<ul style="list-style-type: none"> • Apartments provide appropriately sized private open space and balconies to enhance residential amenity. • Primary private open space and balconies are appropriately located to enhance liveability for residents. • Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building. • Private open space and 	<p>All balconies will exceed the minima in line with the significant exceedance of the their internal minimum area</p>

is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m	balcony design maximises safety	
Common Circulation and Spaces <ul style="list-style-type: none"> The maximum number of apartments off a circulation core on a single level is eight For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 	<ul style="list-style-type: none"> Common circulation spaces achieve good amenity and properly service the number of apartments. Common circulation spaces promote safety and provide for social interaction between residents. 	<ul style="list-style-type: none"> - Most cores serve at most four or five dwellings - All lobbies have windows for natural light and ventilation - Given the quantity and quality of common open space, the scale of the proposed Grand Foyer, and proximity to the beach and parks, it is expected that social interaction will occur at those locations and the emphasis on social interaction in individual lobbies could be reduced. - Building H is likely to have between eight and ten dwellings on each floor. Given the permanent residential nature of the occupancy, the additional lift, access to natural light and ventilation, availability of ample external open space, it is considered that safety and security of residents will be maintained.
Storage <ul style="list-style-type: none"> In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <p>At least 50% of the required storage is to be located within the apartment.</p>	<ul style="list-style-type: none"> Adequate, well designed storage is provided in each apartment. Additional storage is conveniently located, accessible and nominated for individual apartments. 	<ul style="list-style-type: none"> - Apartment footprints exceed minimum standards, providing generous scope for storage areas above the minimum rates within apartments - There is potential for large, secure storage facilities within the underground car park, located at resident's car space for bulky items
Ground Floor Apartments	<ul style="list-style-type: none"> Street frontage activity is maximised where ground floor apartments are located. Design of ground floor apartments delivers amenity and safety for residents. 	<p>Ground floor apartments have the opportunity for private open space in the form of courtyards or extended terraces</p> <ul style="list-style-type: none"> - Each courtyard has the opportunity for direct access to/from the site's landscaped walkways around the building.